



25/03746/OUT – Land Between Huntingdon Road and M11 and Madingley Road, Cambridge, Cambridgeshire

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Castle Ward

Proposal: Outline planning application (all matters reserved except for means of access to the public highway) for a phased mixed use development, including demolition of existing buildings and structures, such development comprising: Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), co-living (Sui Generis) and senior living (Class C2), flexible employment floorspace (Class E(g) / Sui Generis research uses), academic floorspace (Class F1), and floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)), public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works alongside supporting facilities, car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses and means of access and circulation routes within the site, highway works, site clearance, preparation and enabling works, supporting infrastructure, plant, drainage, utility, earthworks and engineering works.

Applicant: University of Cambridge

Presenting officer: Janine Richardson

Reason presented to committee: The application falls within the Cambridge West and North West area as identified within the Terms of Reference of the Joint Development Management Committee, and relates to the provision of more than one hundred residential units.

Member site visit date: 14 September 2026

25/03753/OUT – Land Between Huntingdon Road and M11 and Madingley Road, Cambridge, Cambridgeshire

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Girton Parish

Proposal: Outline planning application (all matters reserved except for means of access to the public highway) for a phased mixed use development, including demolition of existing buildings and structures, such development comprising: Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), co-living (Sui Generis) and senior living (Class C2), flexible employment floorspace (Class E(g) / Sui Generis research uses), academic floorspace (Class F1), and floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)), public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works alongside supporting facilities, car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses and means of access and circulation routes within the site, highway works, site clearance, preparation and enabling works, supporting infrastructure, plant, drainage, utility, earthworks and engineering works.

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Key issues: 1. The proposed increase in development from the 2013 outline planning permissions and the impact on landscape and heritage assets

2. Parameter Plans and Design Code controls

3. Affordable (Key Worker) Housing

Recommendation: Approve applications reference 25/03746/OUT and 25/03753/OUT subject to:

(i) The planning conditions as set out in **Appendix 8** of this report, with delegated authority to officers to carry through amendments to those conditions (including additional/revised conditions as appropriate and necessary)

(ii) The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 by 16 December 2026, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms. If the Section 106 agreement is not completed by this date, then delegated authority shall be given to officers to either refuse the Applications based on a lack of secured mitigation contrary to the adopted Local Plans, or to agree any such extended period for completion of the agreement as appropriate.

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Table 1 Contents of report

1. Executive summary

- 1.1 This report relates to outline planning applications (the Applications) for the Site which is located within the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council (the Councils'). The Applications fall within the North West Cambridge Area Action Plan (NWCAAP).
- 1.2 The Applications relate to the future phases of the Eddington development, forming the next major stage of the North West Cambridge Development. Outline planning permission for the wider development was originally granted in February 2013 (refs. S/1886/11 and 11/1114/OUT), establishing the masterplan and principle of development for a new mixed-use neighbourhood including residential, student accommodation, employment and academic uses, community facilities, open space and associated infrastructure.
- 1.3 The first phase of Eddington has subsequently been delivered through a series of Reserved Matters applications. The current Applications seek to bring forward the future phases of the development, following the expiry in 2023 of the period for submission of Reserved Matters applications for further residential development under the original outline permission.
- 1.4 Following the initial consultation the Applications have been amended to take account of concerns raised, including junction and highway works design, parameter plan limits, heritage concerns and Design Code considerations.
- 1.5 The submitted proposals (as amended) seek outline permission for up to 3,800 dwellings, student accommodation, co-living and senior living, flexible employment and academic floorspace, supporting retail, nursery, health and indoor sport and recreation uses, public open space, sports

facilities and allotments. All matters are reserved except for access junctions onto Huntingdon Road.

- 1.6 The submitted Parameter Plans (PPs) include key spatial fixes relating to the land uses and movement and access across the Site. They also set out the parameters relating to building heights and open space.
- 1.7 The PPs have been submitted with the Applications for formal approval along with an Illustrative Masterplan and detailed access plans. The proposed parameters of development demonstrate that the Site can accommodate the quantum of development proposed, making effective use of land and maintaining the context of the Site.
- 1.8 The proposals are considered to align with the development plan policy framework and objectives of creating a sustainable community which will enhance the special character of the City and its setting, as guided by the NWCAAP.
- 1.9 The development will deliver a significant number of new homes, which will help to maintain the Greater Cambridge five-year housing land supply. The proposals include 50% key worker affordable housing, which accords fully with development plan policies and the NWCAAP.
- 1.10 Policy objectives of delivering the social objectives of sustainable development will be further met by the application proposals, in the form of provision for play, sports and open space, active travel routes, communal growing spaces and allotments.
- 1.11 National planning policy places a clear emphasis on the importance of economic growth and delivering economic benefits as a key component of sustainable development. The Applications will generate significant positive economic impacts with employment and academic space, both during the construction and operational phases of the development.
- 1.12 In terms of environmental impacts, the proposed development will contribute to an improvement in habitat quality and biodiversity net gain. Provision is made to ensure prudent use of natural resources at the Site, utilise water reduction measures, sustainable urban drainage systems and measures to minimise waste and pollution. Mitigation and adaptation to climate change will be facilitated through the proposed Site wide sustainability strategy, fulfilling policy objectives of demonstrating excellence in sustainable development.

- 1.13 Some harm is identified to the Conservation Areas and the settings of designated heritage assets. The economic, social and environmental benefits of the proposals provide clear and convincing justification that outweighs the identified harm.
- 1.14 The agreed transport mitigation package will also bring environmental benefits, through the prioritisation of sustainable travel. To this end, the proposals are supported by a Section 106 package of sustainable travel interventions to support the development. As such, the development will be able to successfully mitigate its highway impacts and promote sustainable travel.
- 1.15 Overall, the proposed development will bring significant public benefits that accord with the three overarching objectives of sustainable development as set out in the National Planning Policy Framework 2026 (the NPPF) – economic, social and environmental. Having taken into account the provisions of the development plans, the views of statutory consultees, as well as all other material planning considerations, the proposed development is recommended for approval subject to planning conditions and the prior completion of a Section 106 Agreement.

Summary of Consultee responses

Consultee	Object / No objection / No comment	Paragraph Reference
Access and Inclusive Design	No objection	6.6
Active Travel England	No objection	6.9
Anglian Water	No objection	6.11
British Horse Society	No objection	6.16
Cadent Gas	No objection	6.19
Cambridge City Airport	No objection	6.20

Cambridge Cycling Campaign	No objection	6.21
Cambridge Past, Present and Future	Objection	6.22
Cambridge Water	No objection	6.25
Conservation Officer	No objection	6.30
County Active Travel	No objection	6.35
County Archaeology	No objection	6.37
County Community Services	No objection	6.39
County Education	No objection	6.40
County Highways Development Management	No objection	6.42
County Library Service	No objection	6.43
County Public Health	No objection	6.44
County Transport Assessment Team	No objection	6.45
Definitive Maps Officer (Public Rights of Way)	No objection	6.47
Ecology Officer	No objection	6.49
Environment Agency	No objection	6.51
Environmental Health	No objection	6.57
Fire Authority	No objection	6.60

Girton Parish Council	No comment received	-
Health Development Officer	No objection	6.61
Health and Safety Executive (Building Safety Regulator)	No objection	6.62
Historic England	No objection	6.64
Housing Strategy	No objection	6.67
Landscape Officer	No objection	6.68
Lead Local Flood Authority	No objection	6.74
Ministry of Defence	No objection	6.78
Natural England	No objection	6.79
National Gas	No objection	6.80
National Highways	No objection	6.81
NHS – Property Services	No objection	6.83
Police Architectural Liaison Officer	No objection	6.84
Sport England	No objection	6.85
Sustainability Officer	No objection	6.87
The Gardens Trust	No objection	6.89
Tree Officer	No objection	6.95
Urban Design Officer	No objection	6.96
Waste Shared Services	No objection	6.97

Third Party Representations (90)	Objections	7.1
Member Representations (2)	Objections	8.1
Local Interest Groups and Organisations (2)	Objections	9.1

Table 2 Consultee summary

2. Site description and context

- 2.1 The site is located approximately 2km north-west of Cambridge city centre and comprises land between Huntingdon Road (A1307), Madingley Road (A1303) and the M11. The Site forms part of the emerging settlement of Eddington.
- 2.2 The site is approximately 114 hectares and falls within the administrative areas of both Cambridge City and South Cambridgeshire District Councils.
- 2.3 The site predominantly comprises grassland fields, construction areas, and sections of Huntingdon Road (A1307) and Madingley Road (A1303). Barcroft Centre and associated buildings are located within the most northerly extent of the site, along Huntingdon Road.
- 2.4 The site contains areas of hard standing, including an area utilised for parking to the south of the site. There are a variety of amenity and green spaces on the site including swales, ponds, grassland, areas of woodland, hedgerows and individual trees. A storm water recycling system pond, is located along the western edge of the site.
- 2.5 Traveller's Rest Pit Site of Special Scientific Interest ("SSSI") is located within the eastern extent of the Site. The Washpit Brook is the closest watercourse to the site which runs through the site from southeast to the northwest.
- 2.6 The western edge of the site and the central Girton Gap are located within the Green Belt.
- 2.7 The site is bounded by a small portion of the A14 to the north, and Girton College, residential properties and agricultural fields which front onto Huntingdon Road (A1307) the north and north-east.

- 2.8 To the east of the site there are residential properties located along Huntingdon Road, Ascension Parish Burial Ground, Trinity Hall (University of Cambridge student accommodation) and Trinity Hall sports grounds.
- 2.9 Madingley Road Park and Ride, Madingley Road (A1303), and residential properties and buildings associated with the University of Cambridge lie to the south of the site. The M11 motorway is to the west, beyond which lies agricultural fields. Storeys Way Conservation Area lies to the east of the site and Conduit Head Conservation Area lies to the south.
- 2.10 The entire site is designated as a Major Development site within the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan (2018), and is allocated as a Major Development site within the North West Cambridge Area Action Plan (2009).
- 2.11 The site also forms part of the North West Cambridge Development Masterplan redevelopment site, which was granted outline planning permission in 2013. A portion of the 2013 outline planning permission, known as 'Phase 1' has been built out, with a number of other Phase 1 plots currently under construction.

3. The proposals

- 3.1 Outline planning applications were submitted to both Cambridge City Council and South Cambridgeshire District Council on 25 September 2025. Formal amendments were submitted on 2 April 2026.
- 3.2 Although two separate planning applications have been submitted, this is to reflect the cross-authority boundary nature of the proposed development and is for administrative purposes only. The development must be considered as a single entity.
- 3.3 The proposal has been shaped through a positive and collaborative pre-application process as part of a Planning Performance Agreement (PPA). The proposals have been discussed with the Councils' officers as part of detailed pre-application work which was undertaken between the summer of 2024 and July 2025. The University carried out three formal rounds of public consultation from September 2024 to April 2025.
- 3.4 The applicant also attended the North West and West Community Forum meetings over this period to update local residents and stakeholders of the emerging proposals.

- 3.5 Prior to the submission of the Applications, developer presentations were made to the Joint Development Management Committee (JDMC) in November 2024 and April 2025.
- 3.6 The proposals have also been considered by the Cambridgeshire Quality Panel in November 2024 and April 2025.
- 3.7 The proposal is an outline planning application (all matters reserved except for means of access to the public highway) for a phased mixed-use development, including:
- Demolition of existing buildings and structures, such development comprising: Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings),
 - Student accommodation (Sui Generis),
 - Co-living (Sui Generis) and senior living (Class C2),
 - Flexible employment floorspace (Class E(g) / Sui Generis research uses),
 - Academic floorspace (Class F1),
 - Floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)),
 - Public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works and supporting facilities,
 - Car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses,
 - Means of access and circulation routes within the site, highway works,
 - Site clearance, preparation and enabling works, supporting infrastructure, plant, drainage, utility, earthworks and engineering works.

Development Specification

- 3.8 The outline Applications seek permission for the principle of mixed-use development of the Site. All details are 'reserved' which the exception of access. This means that matters of appearance, landscaping, layout and scale will be submitted as part of subsequent detailed reserved matters applications.
- 3.9 The description of development provides flexibility to the Applicant, given that it is not known at the present time how much of the proposed development is likely to come forward in each land use. The Applications

include a Development Specification. This sets out the proposed maximum development amount as set out in Table 3.

Table 3 - Proposed Maximum Development Amount

Use	Use Class	Amount (Gross External Area) sqm
Residential	C3/C4	Up to 365,000*
Co-Living	Sui Generis	Up to 52,000*
Student Accommodation	Sui Generis	Up to 52,000*
Senior Living	C2	Up to 6,500
Employment	E(g) / Sui Generis Research uses	Up to 40,000
Academic	F1(a)	Up to 60,000
Supporting retail, nursery, health, indoor sports and recreation	E(a) – E(f)	Up to 3,500
Ancillary floorspace comprising Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, development infrastructure required to support the development etc	N/A	No maximum

* Total maximum floorspace of Residential (C3/C4) + Co-Living (Sui Generis) + Student Accommodation (Sui Generis) – Up to 417,000 sqm GEA.

3.10 Within these limits the residential uses (including Class C3 – dwellinghouse, Class C4 - Houses in Multiple occupations [up to six occupants], Sui Generis uses Co-living and Student occupation) will have an overall limit to 417,000sqm.

3.11 Three principal access junctions to the Site are being applied for in full:

- Junction 1 : Huntingdon Road and Cartwright Avenue Signalised junction (Huntingdon Road West – opposite Grange Drive)

- Junction 2 : Huntingdon Road north west priority controlled access (at existing Barcroft Centre)
- Junction 3 : Huntingdon Road north west priority controlled access (opposite Orchard Drive)

In addition, the following off site works are proposed:

- Dedicated cycle lanes: Huntingdon Road south of the junction
- Upgrade of Eddington Avenue / Huntingdon Road junction: To include a new right turn signal head and signal timings to allow for right turn movements to give way.

- 3.12 During the course of the application, amendments were made to the access proposals and highway works to Huntingdon Road. These include the retention of the bus lane on Huntingdon Road and changes to active travel provision with shared use pedestrian and cycle infrastructure.

Parameter Plans

- 3.13 As an outline planning application, a series of Parameter Plans (PPs) are submitted for approval (**Appendix 4**). PPs provide a framework for what the future detailed development proposals should include. The PPs relating to this application are as follows:

- PP 1 – Demolition Plan
- PP 2 – Green Infrastructure Plan, Play and Open Space
- PP 3 – Access and Movement
- PP 4 – Land Use
- PP 6 – Proposed Maximum Heights

- 3.14 PPs showing existing levels across the site (PP 5), and a composite urban design PP (PP 7), which draws together high-level structuring principles and design intent have also been submitted for information but not for approval.

- 3.15 An Illustrative Masterplan has also been prepared (**Appendix 5**) which is underpinned by the PPs which are submitted with the Applications.

Design Code

- 3.16 A Design Code has been produced for the site and is submitted alongside the Applications for approval. The purpose of the Design Code is to set out illustrated and written design guidance for future planning applications. This

will ensure the quality and coordination of the development to create a distinctive place. For reserved matters applications, the code must be referred to in future design decisions and serve as a tool to ensure innovation, promote best practice, embed sustainable design and maintain project quality throughout delivery.

- 3.17 The Design Code sets out Site Wide Codes which apply to the whole site and establish the general strategic principles and guidance that is relevant to all spaces and buildings.
- 3.18 Within the Design Code, Place Codes provide more detailed guidance for particular spaces or buildings, in response to the particular character of an area of the site.

Amendments

- 3.19 The Applications have been amended to address representations, and further consultations and publicity have been carried out as appropriate.
- 3.20 The amendments include:

Parameter Plans

Parameter Plan	Summary of changes
PP2 – Green Infrastructure, Play and Open Space	Adjustment of green links to east of Brook Leys to align with Landscape Strategy. Adjustment of labelling in Key to align with Landscape Visual Impact Assessment as well as confirmation of approach to landscaping in Gravel Hill area. Addition of a Shared Garden to the south of 'Lot 2'. Depth of planting on northern western tip of masterplan increased. Additional existing planting reinforcement on site boundary with Huntingdon Road and Conduit Head. Indicative location of landscape bunds on Brook Leys added. Existing building context shown under red hatching.
PP3 – Access and Movement	Ridgeway shown as a continuous segregated cycle way.

	Existing building context shown under red hatching.
PP4 – Land Use	North western Development Zone reduced to reflect increase depth of planting. Development Zone moved away from Huntingdon Road. Existing building context shown under red hatching.
PP5 – Existing Levels	Existing building context shown under red hatching.
PP6 – Maximum Heights	Further Above Ordnance Datum (AOD) references added to plan. Clarification added to Key that Maximum building height AOD includes roof, rooftop plant, parapet and lift overruns. Building Height/Development Zone moved away from Huntingdon Road. Building Heights along Conduit Head boundary with Site reduced to reflect 2013 Outline Planning Permission. Existing building context shown under red hatching.
PP7 – Urban Design	Updates to reflect amendments to other Parameter Plans. Text in key relating to 'Frontages' updated. Frontage designation added to Girton Gap. Existing building context shown under red hatching.

Table 4 – Parameter Plan amendments

Design Code

- 3.21 The Design Code has also been amended to improve clarity, enhancement of the overall structure and usability of the document. More detailed site wide coding chapters have been introduced, with greater depth on codes covering key topics and character areas becoming more streamlined and more specific.

Development Specification

- 3.22 The Development Specification has been updated to reflect revised Highway Plans as well as the description of certain highway works.

Highway works

- 3.23 Amendments have been made to the access proposals and highway works to Huntingdon Road. These include the retention of the bus lane on Huntingdon Road and changes to active travel provision with shared use pedestrian and cycle infrastructure.

Amended Planning Application Documents

- 3.24 The following documents accompanying the Applications have had an addendum or been updated to consider the impact of the proposed amendments on the assessment/analysis or conclusions set out:

- Environmental Statement Addendum
- Environmental Statement Non-Technical Summary (replacement document)
- Transport Assessment Addendum
- Flood Risk Assessment and Surface Water Drainage Strategy (replacement document)
- Landscape Strategy (replacement document)
- Biodiversity Net Gain Report (replacement document)
- Biodiversity Metric Calculation (replacement document)
- Proposed Tree Planting Strategy (updated plans)
- Additional information on Heritage and Landscape

4. Relevant site history

Reference	Description	Outcome
S/1886/11 and 11/1114/OUT	Proposed development comprising up to 3,000 dwellings; Up to 2,000 student bedspaces 100,000 sq.m. employment floorspace of which: up to 40,000 sq.m. commercial floorspace (Class B1(b) and sui generis research uses) and at least 60000 sq.m. academic floorspace (Class D1) up to 5,300 sq.m. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq.m. net floorspace) Senior Living up to 6500sq.m. (Class C2) Community Centre Indoor Sports Provision Police Primary Health Care Primary School Nurseries (Class D1) Hotel (130 rooms) Energy Centre and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd) pedestrian cycle and	Approved 22 February 2013

	vehicle routes parking drainage open spaces and earthworks.	
S/2036/13/VC	Section 73 application to vary condition 69 (Drawing Numbers) of S/1886/11	Approved 25 November 2013
13/1402/S73	Section 73 application to vary condition 69 (Drawing Numbers) of 11/1114/OUT	Approved 21 November 2013

Table 5 Relevant site history

4.1 See **Appendix 1** for full planning history.

5. Policy

5.1 See **Appendix 2** for Policy summary

5.2 Environmental Impact Regulations (EIA)

5.3 The application proposals fall within Schedule 2, Class 10 (b) “Urban Development Projects” of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (‘The Regulations’).

5.4 In accordance with the EIA Regulations, given the size, scale and nature of the Proposed Development, significant environmental effects are considered likely in the absence of measures to reduce these effects. Accordingly, the Applicant has undertaken a voluntary EIA for the Proposed Development.

5.5 As part of the EIA process, an EIA Scoping Opinion was requested and received from the Local Planning Authority. The Scoping Opinion, which was issued on 23 January 2025, confirmed the scope of the EIA, and the EIA has been undertaken in accordance with the comments received through the Scoping Opinion as well as the EIA regulations.

5.6 Methodology for the Environmental Statement (ES)

5.7 The ES considers the likely significant effects of the proposed development during its construction and once it is complete and operational. The ES assess the maximum quantum, physical extent and development principles defined for the proposal, as set out in the submitted plans which are put forward for approval.

5.8 Topics covered by the Environmental Statement

5.9 The topics covered by the ES include: Enabling, Demolition and Construction, Socio-Economics, Traffic and Movement, Air Quality, Noise and Vibration, Built Environment, Ecology and Biodiversity, Land Take and

Soils (Agriculture), Ground Conditions and Land Contamination, Water Resource, Flood Risk and Drainage, Climate Change and a Landscape and Visual Impact Assessment.

- 5.10 Regulation 26 of the EIA Regulations states that when determining and application in relation to which an environmental statement has been submitted, the relevant planning authority, the Secretary of State or an inspector, as the case may be, must –
- a) examine the environmental information
 - b) reach a reasoned conclusion on the significant effects of the proposed development on the environment, taking into account the examination referred to in sub-paragraph (a) and, where appropriate, their own supplementary examination,
 - c) integrate that conclusion into the decision as to whether planning permission or subsequent consent is to be granted
 - d) if planning permission or subsequent consent is to be granted, consider whether it is appropriate to impose monitoring measures.
- 5.11 This requirement is dealt with throughout the report.
- 5.12 The ES sets out the mitigation measures designed to address significant adverse effects of the proposed development on the surrounding environment. Mitigation measures can be used to prevent avoid, reduce, and offset the environmental effects of a development project, and may even enhance the receiving environment.
- 5.13 Regulation 29 sets out the information which is required to accompany decisions for EIA developments. Having assessed the submitted details, officers are satisfied that the ES and other additional information provided complies with the 2017 EIA Regulations (as amended) and that sufficient environmental information has been provided to assess the environmental impacts of the development proposals.
- 5.14 An ES Addendum (ESA) and updated Non-Technical Summary Addendum was submitted in April 2026. The main amendments (within the addendums to be read alongside the original application document) relate to Built Heritage and Landscape and Visual Impact Assessment. The addendum confirms that the scope of the updates would not alter the conclusions of the main Environmental Statement nor introduce additional likely significant effects.
- 5.15 **National policy**
- National Planning Policy Framework (NPPF) 2026

- 5.16 The updated NPPF, which was published on 17 August 2026, is a material consideration which must be taken into account where it is relevant to a planning application. It replaces the December 2024 with immediate effect for making decisions on planning applications. The document is intended to create a clearer, more rules -based planning system, accelerate housing delivery, support economic growth, and make planning decisions more predictable.
- 5.17 For the purposes of decision making on planning applications, the adopted local plans of the Councils remain the statutory starting point when considering planning applications. However, the updated NPPF is clear in Annex A that an existing development plan policy (or part of a policy) which is materially inconsistent with a new national decision making policy should be given *limited* weight.
- 5.18 A review of the adopted Local Plan policies has been undertaken in the context of the updated NPPF. This has found that the majority of policies in both adopted plans remain broadly consistent with national policy and can be given weight until replaced by policies in the Greater Cambridge Local Plan. A small number of policies, or parts of policies are materially inconsistent with national policy. Where appropriate, reference is made within the relevant sections of the assessment, to the appropriate policy weight which is attributed to local plan policies.
- 5.19 NPPF (2026) introduces a suite of national Development Management decision making policies – a set of procedural policies, and a number of thematic policies, structured around the respective document chapters, which must be taken into account where it is relevant to an application. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4 of the NPPF, which requires approving development proposals that accord with an up-to-date development plan without delay, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 5.20 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. These roles are considered in weighing up the benefits and dis-benefits of the development proposals, relative to all material considerations discussed in the report.

- 5.21 In following these requirements, the application proposals have been assessed against the NPPF (2026), and the relevant development plan policies.

National Planning Practice Guidance

National Design Guide 2021

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

5.22 **South Cambridgeshire Local Plan (2018)**

LP/1 – Superseded Policies referred to in Adopted Area Action Plans

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/5 – Provision of New Jobs and Homes

S/6 – The Development Strategy to 2031

S/7 – Development Frameworks

S/12 – Phasing, Delivery and Monitoring

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

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/5 – Sites of Biodiversity or Geological Importance
 NH/6 – Green Infrastructure
 NH/7 – Ancient Woodlands and Veteran Trees
 NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
 NH/9 – Redevelopment of Previously Developed Sites and infilling in the Green Belt
 NH/10 – Facilities for Recreation in the Green Belt
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 H/21 – Gypsy and Traveller Provision at New Communities
 E/9 – Promotion of Clusters
 E/10 – Shared Social Spaces in Employment Areas
 SC/2 – Health Impact Assessment
 SC/4 – Meeting Community Needs
 SC/5 – Community Healthcare Facility Provision
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 SC/14 – Odour and Other Fugitive Emissions to Air
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/6 – Cambridge Airport Public Safety Zone
 TI/8 – Infrastructure and New Developments
 TI/9 – Education facilities
 TI/10 – Broadband

5.23 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 4: The Cambridge Green Belt
 Policy 5: Strategic transport infrastructure
 Policy 8: Setting of the city
 Policy 14: Areas of major change and opportunity areas – general principles
 Policy 19: West Cambridge Area of Major Change
 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 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
 Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
 Policy 40: Development and expansion of business space
 Policy 42: Connecting new developments to digital infrastructure
 Policy 43: University development
 Policy 45: Affordable housing and dwelling mix
 Policy 46: Development of student housing
 Policy 47: Specialist housing
 Policy 49: Provision for Gypsies and Travellers
 Policy 50: Residential space standards
 Policy 51: Accessible Homes
 Policy 55: Responding to context
 Policy 56: Creating successful places
 Policy 57: Designing new buildings
 Policy 59: Designing landscape and the public realm
 Policy 60: Tall buildings and the skyline in Cambridge
 Policy 61: Conservation and enhancement of Cambridge's historic environment
 Policy 62: Local heritage assets
 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
 Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.24 North West Cambridge Area Action Plan (NWCAAP) 2009

NW1: Vision
 NW2: Development Principles
 NW3: Implementing the Area Action Plan
 NW4: Site and Setting
 NW5: Housing Supply
 NW6: Affordable Housing

NW7: Balanced and Sustainable Communities
 NW8: Employment Uses
 NW9: Employment Uses in the Local Centre
 NW10: Mix of Uses
 NW11: Sustainable Travel
 NW12: Highway Infrastructure
 NW13: Vehicular Access
 NW14: Madingley Road to Huntingdon Road Link
 NW15: Highway Provision
 NW16: Public Transport Provision
 NW17: Cycling Provision
 NW18: Walking Provision
 NW19: Parking Standards
 NW20: Provision of Community Services and Facilities, Arts and Culture
 NW21: A Local Centre
 NW22: Public Art
 NW23: Open Space and Recreation Provision
 NW24: Climate Change and Sustainable Design and Construction
 NW25: Surface Water Drainage
 NW26: Foul Drainage and Sewage Disposal
 NW27: Management and Maintenance of Surface Water Drainage Systems
 NW28: Construction Process
 NW29: Strategic Landscaping
 NW30: Phasing and Need
 NW31: Infrastructure Provision

- 5.25 **Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)**
- 5.26 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.27 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 5.28 The NPPF (2026) advises that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. Policy DM4 advises that local planning authorities may give weight to relevant policies in emerging plans according to several factors.

- 5.29 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.30 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

5.31 **Neighbourhood plan**

5.32 None

5.33 **Supplementary Planning Documents (SPD)**

Greater Cambridge Health Impact Assessment – Adopted April 2025
Greater Cambridge Planning Obligations SPD – Adopted April 2026
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:

Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.34 **Other guidance**

Greater Cambridge Housing Strategy 2024 to 2029
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001)
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Cycle Parking Guide for New Residential Developments (2010)
Cambridgeshire County Council RECAP Waste Management Design Guide (2026)

5.35 **Area Guidelines**

Cambridge Suburbs and Approaches: Huntingdon Road (2009)
Conduit Head Road Conservation Area Appraisal (2009)
Howes Place Conservation Area Appraisal (2024)
Storeys Way Conservation Area Appraisal (2018)
West Cambridge Conservation Area Appraisal (2011)

6. Consultations

6.1 **Publicity**

6.2 Neighbour letters – Yes. Over 2,000 neighbours notified covering both South Cambridgeshire and Cambridge City Council areas.

6.3 Site Notice – Yes. 6 Site Notices posted around the site.

6.4 Press Notice – Yes. Major and Environmental Impact Assessment Development.

Re-consultation on the amendments was also carried out as above.

Girton Parish Council- No comment

6.5 No comments received.

Access and Inclusive Design- No Objection

6.6 Ponds/Suds features should ensure that there are accessible sitting area / viewing points. The British Standard 8300:2018 Design of an Accessible and Inclusive Built Environment, is mentioned in the Design and Access Statement. This should be secured and detailed designs should meet this standard.

6.7 New sports pitches should meet Sport England standards for accessibility; this includes provision within associated pavilion buildings with accessible changing facilities. 5% of dwellings should meet Building Regulations M4 (3) Wheelchair user dwellings – this should be across the mix and not just one-bedroom units, to ensure provision for families and carers.

6.8 Play space should be all inclusive. Lighting: bollard lighting is preferable for those with visual impairments as can help with wayfinding. These types are included in the proposed strategic lighting strategy. Lighting to entrances should be differentiated to nearby windows to provide clear access. Swale edges should be defined.

Active Travel England- No Objection

- 6.9 The revised material demonstrates sufficient evidence that the proposed development can be conducive to active travel. Advise that in some instances there is the need for further information and/or demonstrate of commitment e.g. through further enhancement of the active travel route auditing process. This can take place following planning conditions/contributions to be set at the discretion of the local planning authority. Accept the proposed bi-directional cycle provision approach on the western side of the main spine road (Cartwright Avenue).
- 6.10 Recommend conditions to secure; Travel Plan targets which consider the Government aim that 50% of all short trips are walked, wheeled or cycled by 2030, improvements to the active travel infrastructure of the key routes that the Walking Route Audit Tool identified, technical drawings of access points in line with Local Transport Note (LTN) 1-20 (Cycle Infrastructure Design).

Anglian Water - No Objection

- 6.11 Assets -The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.
- 6.12 Wastewater Treatment - note that a number of dwellings permitted under outline consent S/1886/11 and 11/1114/OUT remain to be constructed and connected. Our holding objection is not required for this application, given the build-out rate for this site, it is not considered appropriate, as these plots will be connected post-2030, by which time the growth scheme at Cambridge Waste Recycling Centre is expected to have been delivered.
- 6.13 Used Water Network - Have engaged in discussions with the applicant regarding their on-site foul drainage strategy and proposed connection point. While these discussions are ongoing, Anglian Water acknowledges that the site benefits from outline consent and is therefore classified as known growth with an established right to connect.

- 6.14 Raise no objection to the principle of the development; however, further dialogue is required concerning the detailed on-site design and connection arrangements. Recommend a foul network condition is imposed to ensure the applicant engages with Anglian Water through a Tier 2 pre-planning enquiry. Support the approach outlined in Environmental Statement Chapter 14: Water Resources (September 2025), which proposes limiting potable water consumption to 80 litres per person per day. This measure will not only deliver a positive impact on water resource management but will also benefit the receiving local foul network by potentially reducing the volume of foul flow generated from the development site.
- 6.15 Surface Water Disposal - The proposed method of surface water management is via Suds with an outfall into Washpit Brook and does not relate to Anglian Water operated assets.

British Horse Society – No Objection

- 6.16 Support upgrades to Girton Footpaths 4 and 5 and the delivery of the wider bridleway connections associated with the development.
- 6.17 To secure a meaningful and usable connection for non-motorised users, including equestrians, the remaining section of Girton Footpath 5 between the University landholding and the M11 underpass must also be addressed. Support the Definitive Map Team's recommendation that a Section 106 obligation be secured requiring the University to use best endeavours, within a reasonable timeframe, to work with neighbouring landowners and the County Council to achieve the full bridleway connection. Should the developer be unable to secure the necessary agreements following demonstrable best endeavours, the British Horse Society agrees that an appropriate financial contribution should be secured through the Section 106 agreement to enable the County Council to deliver the upgraded and widened routes.
- 6.18 Recommend appropriate surfaces and design suitable for equestrian and other soft surface users. Welcome the intention to incorporate an equestrian crossing but object to this being incorporated later as is unlikely to materialise. Strongly encourages the Applicant and Planning Authority to ensure development delivers genuinely inclusive off-road connectivity for equestrians alongside other vulnerable road users.

Cadent Gas - No Objection

- 6.19 Cadent gas have a high pressure pipeline in the works area, which will need to be protected at all times this has an easement in place with a

Building Proximity Distance (BPD) that must not be encroached upon, nothing to be built on or placed/stored on or over the pipeline or in the easement for any assets in the works area. Informative recommended.

Cambridge City Airport - No Objection

- 6.20 The airport safeguarding team has assessed the proposal in accordance with the UK Reg (EU) No 139/2014 (the UK Aerodromes Regulation) and it was found to have the potential to conflict with Cambridge Airport's safeguarding criteria. Recommend condition for a bird hazard management plan.

Cambridge Cycling Campaign (CamCycle)- No Objection

- 6.21 Strongly support the principle of continued growth at Eddington, but it should be led by active travel investment. The on-site network is ambitious and largely well-conceived. However, the success of this approach creates a clear obligation to deliver high-quality off-site cycling infrastructure at scale. Densification can and should be supported at Eddington, but only if the active travel network is strengthened both within and well beyond the site boundaries.

Cambridge Past, Present and Future - Objection

- 6.22 Although Codes have changed, not convinced that these are strict enough to control building heights and visual impact. Concerned that Codes are insufficiently ambitious to actively drive innovative design.
- 6.23 No changes to the Shared Garden Codes so remain concerned on erosion of Green Corridors and loss of amenity.
- 6.24 Disappointed that there is no commitment to achieve 20% Biodiversity Net Gain (BNG) but note from the BNG report that over 20% is likely to be delivered and support this ambition.

Cambridge Water – No Objection

- 6.25 Welcome the intention to limit potable water consumption to 80l/p/d, but with the non-potable consumption to be limited to 45l/p/d, in line with the original masterplan assumptions of 125l/p/d total consumption and a non-potable reduction to this so that potable use meets the 80l/p/d standard.

- 6.26 The property numbers in our Water Resources Management Plan (WRMP) that determine the demand forecast for water are derived from the current adopted local plans and aggregated over our single water resources supply zone. The property forecast does consider specific numbers from larger strategic development, and build out rates, as per the local plans. Our WRMP includes significant reductions to current abstractions for the environment, and includes supply options to replace this, and allow for planned growth.
- 6.27 Currently restricting non-household connections to those that are below 20m³/day, and for non-household, non-domestic use, connections will be considered on a case by case basis and we will be unable to permit any connections that exceed 20m³/day. We will Quality Assess the calculations provided, and work with developers on solutions to enable connections as far as possible. This is of note for the intended flexible employment space, as this may not have water consumption specified until occupancy making connections difficult to assess.
- 6.28 We note that the updated application is for an increase in total proposed properties. Before our supply options are in place to offset supply reductions for the environment, increases in water supply demands as a result of increased growth above that planned for in our WRMP may cause a risk of deterioration to the environment, and in combination, total cumulative proposed growth in our supply area over the planning period could require additional new water supply options. These would be included in our next WRMP if we are provided certainty of development, through adopted local plans or similar, however significant water resources supply infrastructure can have significant lead times for delivery and would also need to be considered in a regional context.
- 6.29 It should also be noted that if the expansion does go ahead, it is likely our potable and non-potable booster stations will require an upgrade the cost of any upgrade required would fall to the developer.

Conservation Officer - No Objection

- 6.30 The height parameters immediately north of Conduit Head Road Conservation Area has been reduced from 4 storeys to 2 storeys for approximately half the immediate boundary. This would correspond to the previously approved parameter and helps to address concerns over the impact on the conservation area and associated heritage assets. The amendment is supported.

- 6.31 The Design Code has been updated to include wording with respect to the Gravel Hill Character Area that seeks to ensure a more sympathetic interface with the heritage assets. The proposed amendments are supported and address the earlier comment.
- 6.32 Further information and justification have been provided with respect to the overall LVIA methodology and its relationship to heritage effects, assisting in clarifying the approach and therefore addressing the earlier comment.
- 6.33 It is considered the proposed development would result in harm to the setting and significance of a number of heritage assets as summarised in the Built Heritage chapter of the Environment Statement (ES).
- 6.34 Where the effects are described in ES as Minor Adverse, affecting around 20 heritage assets, this is considered to equate to less than substantial harm at the lower end of the scale. This should therefore be weighed against the public benefits of the proposals as required by NPPF para. 215.

County Active Travel – No Objection

- 6.35 Phase 1 has proved to be successful in terms of modal share for active and sustainable transport, and the proposals are welcomed in terms of continuing the focus on active travel provision.
- 6.36 Amendments required to the Access and Movement Parameter plan for cycle and footpath links and priority crossings. Changes to the Design Code suggested in relation to bi-directional cycleways and visitor cycle parking and for better links of surrounding infrastructure.

County Archaeology- No Objection

- 6.37 Excavations were undertaken across Eddington in advance of development by the Cambridge Archaeological Unit in advance of development between 2012 and 2014 (CAU Report No. 1435, HER ECB4113 and ECB4179). The investigations revealed a rich archaeological landscape with continuity of use from the Bronze Age to the medieval periods.
- 6.38 The area around the Barcroft Centre, to the north west of the public right of way between Huntingdon Road and the M11, was excluded from the excavation as there were no immediate plans to development in this area. Evaluation had however identified Bronze Age and Iron Age sites in this zone (HER ECB3145, CAU Report No. 921). We recommend that a programme of archaeological investigation should be undertaken in advance of development, to record the archaeology vulnerable to

development ahead of construction. We recommend that the programme of work is secured by condition.

County Community Services – No Objection

- 6.39 Emphasise the importance of creating effective community spaces that foster connection. This will require coordination, either led by the community itself or supported through professional engagement. Consider expanding community development capacity for the increase in population. Tenure integration needs careful consideration. Queries raised on the Statement of Community Involvement.

County Education- No Objection

- 6.40 A financial or provision in kind contribution (whichever is the most appropriate) towards primary and secondary education provision, subject to a needs assessment. In addition, all new residential developments are required by the County Council to provide a separate contribution to support Special Educational Needs and Disabilities (SEND).
- 6.41 Contributions to be based on child yield. For primary school provision this will be an additional 1 Form Entry (1FE). For secondary school provision this would be 2 forms of entry (2FE). Contributions would be based on a costed scheme of DfE scorecard costs.

County Highways Development Management - No Objection

- 6.42 The revised junction layouts, crossing facilities and associated highway arrangements on Huntingdon Road are considered acceptable in principle by the Highway Authority. Subject to conditions to ensure the Huntingdon Road accesses are constructed, a Transport Management Plan and details of the proposed arrangements for future management and maintenance of the proposed streets within the development, the Highway Authority considers that the highway impacts of the development can be satisfactorily mitigated and therefore raises no objection to the proposal.

County Library Service- No Objection

- 6.43 No objection subject to an appropriate developer contribution secured by Section 106. Seek a proportionate and relevant contribution to support additional library resources in response to increased demand from population growth. This contribution would be calculated at a rate of £15

per new resident, based on 2019 costs, specifically to fund books, resources, and equipment.

County Public Health – No Objection

- 6.44 Is a comprehensive set of submission documents which aim to mitigate any impact on health and wellbeing. Encourage a robust compliance regime is established by the applicant, ensuring strict adherence by the contractors, to proposed mitigation measures set out in the Health Impact Assessment (HIA) and Construction Environmental Management Plan (CEMP) during construction.

County Transport Assessment Team- No Objection

- 6.45 Eddington is currently a very sustainable development in terms of travel. The 2024 Eddington Travel Surveys show that 79.1% of journeys to work from existing Eddington residents are undertaken by 'sustainable modes' of transport.
- 6.46 No objection to the proposals subject to mitigation measures for the Maddingley Road Greater Cambridge Partnership (GCP) improvement scheme, bus services uplifts, Travel Plan, Public Right of Way upgrades, highway works on Huntingdon Road, improvements to junction of Eddington Avenue and Maddingley Road, signal upgrades and transport monitoring scheme.

Definitive Maps Officer (Public Rights of Way)- No Objection

- 6.47 The agreement to upgrade the section of Girton Footpath 5 within the University's ownership is supported and will help to achieve the requirement to connect up Girton Bridleway 18 and the new bridleway linking to the M11 underpass. To complete the connection the University should also commit to best endeavours to upgrade the section of Girton Footpath 5 which connects their land with the M11 underpass which will be upgraded to a bridleway by National Highways. The University has also committed to best endeavours with the landowner to widen and upgrade Girton Footpath 4 which is welcome.
- 6.48 A commitment should be made through a Section 106 agreement that requires the University, over a reasonable course of time, to work with the neighbouring landowners to achieve the full bridleway connection between the M11 underpass and the upgraded A14 bridge at Girton in order to ensure that their development is fully connected up to the surrounding Public Rights of Way Network for all non-motorised users. Should following

best endeavours the developer not be able to deliver the upgrades, they should be required to make a financial contribution to the County Council which will cover the cost of securing the agreements with the landowners and delivering the upgraded/widened routes.

Ecology Officer- No Objection

- 6.49 The site contains diverse habitats and the Travellers Pitt SSSI, supporting protected species like bats, water voles, and barn owls. While construction poses risks such as habitat loss and pollution of Washpit Brook, the Ecological Enhancement Plan mitigates these through species licensing, habitat restoration (notably for skylarks), and bat-sensitive lighting. The BNG report has stated that a minimum 10% biodiversity net gain can be achieved on site.
- 6.50 Recommend conditions to ensure the biodiversity net gain is delivered, to secure a Landscape and Ecological Plan and ecology enhancement measures throughout the site.

Environment Agency- No Objection

- 6.51 Flood risk – The revised Flood Risk Assessment (FRA) addresses most of the issues raised in initial response. Section 6.1 of FRA acknowledges that one of the buildings and a foul pumping station is shown to be within the modelled 1% annual probability flood extent, including a 25% allowance for climate change. However, the FRA also indicates that it should be possible to amend the plot layout at the Reserved Matters application stage so that all the buildings are located outside this flood extent.
- 6.52 Waste Water Disposal - Whilst there may not be any need for increased drainage network capacity, as existing sewer designs are considered to offer sufficient capacity to cover the intensification of overall proposed development as part of this new application, it is important to note that there will still be a net increase in waste water flows being discharged to the Cambridge WWTW.
- 6.53 Risk to the environment from the development combined with wider planned growth could be mitigated by using a condition to delay occupation of the development until it can be evidenced that the anticipated additional net increase in waste water generated by the development is capable of being accommodated by the Cambridge WWTW to protect water quality and support the achievement of water quality objectives.

- 6.54 Water resources – Confirmation with Cambridge Water should be made to ensure that they have capacity to supply the remaining elements of the original Phase 1, 2013 development and the new proposals. Any non-domestic development should also be as water efficient as possible, achieving full BREEAM credits, with a minimum of 3 credits in WAT01 for new, extended or redeveloped non-household development, encouraged to see the efficiency measures highlighted within the Sustainable Statement. Support the water efficiency target of 80 litres per person per day.
- 6.55 Ground Water and Contaminated land - The proposed development site overlies principal and secondary aquifers. The PRA submitted with application 25/03746/OUT considers that there are potential land contamination risks to controlled waters and recommends additional ground investigations at the detailed design stage to confirm this finding. It appears from the Flood Risk Assessment and Surface Water Drainage Strategy submitted with the application that the use of infiltration SUDs has not been ruled out.
- 6.56 Recommend conditions for waste water, contaminated land, verification report, ground water monitoring, remediation strategy, drainage system for surface water, no loss of flood plain and piling scheme.

Environmental Health- No Objection

- 6.57 The ES is robust and satisfactorily details the Proposed Development, the alternatives considered by the Applicant, the likely significant effects and the identified residual likely significant environmental and socio-economic effects on Sensitive Receptors, and any required mitigation measures as proposed to protect the environment and Sensitive Receptors.
- 6.58 We agree that the methodology is in accordance with applicable EIA legislation, planning policy (national and local), standards, best practice technical guidance, case law and has been tailored to each topic of the EIA using industry standard methods and criteria and professional opinion / judgement where appropriate.
- 6.59 This ensures that the likely significant environmental effects of the project have been identified and assessed before a decision is taken on whether a project is granted planning permission. This means environmental issues can be identified at an early stage and projects can then be designed to avoid or to minimise adverse environmental effects, and appropriate mitigation and monitoring can be implemented.

Fire Authority - No Objection

- 6.60 Cambridgeshire Fire & Rescue Service will require a planning condition, for the provision of fire hydrants to be installed, for the purposes of providing water for firefighting.

Health Development Officer- No Objection

- 6.61 The HIA dated September 2025 was graded as adequate however material information such as the design code has been changed. The HIA has not been updated in light of this material which is referenced within the assessment. The assessor should provide written confirmation that their original assessment and recommendations remain valid and evidenced in light of all revisions to information.

Health and Safety Executive (Building Safety Regulator as of 27/01/2026) - No Objection

- 6.62 There appears to be reasonable access for fire appliances into and around the site to serve the locations where relevant buildings are likely to be positioned. For the avoidance of doubt, this substantive response pertains solely to the outline planning application seeking approval for matters relating to access to the public highway. The BSR is content with the fire safety design in relation to the access arrangement from the public highway (the non-reserved matter).
- 6.63 Recommend condition requiring the submission of a satisfactory fire statement with any reserved matters application and that the BSR is consulted.

Historic England- No Objection

- 6.64 Welcome the reduction of the height parameters for the part of the development immediately to the north of the Conduit Head Road Conservation Area. Whilst built form in this location will still have some adverse impact on the character and appearance of the conservation area through development in its setting, the potential harm has been much reduced and would be no greater than that implicit in the existing consent.
- 6.65 Also welcome the amendments to the proposed design code and the inclusion of further information and photomontages in the amended documents. The additional information has gone some way to alleviating our concerns about the approach to cultural heritage within the application.

- 6.66 Recognise that, if any harm to the significance of designated heritage assets were to be caused by the visual impact of the proposed development, it would be 'less than substantial' in the terms of the NPPF (2024) and has the potential to be outweighed by the public benefits. The balancing judgement is for your authority to make, in accordance with the NPPF (2024), paragraph 215.

Housing Strategy- No Objection

- 6.67 The Applicant has provided sufficient evidence to prove that the University / Colleges still require considerable keyworker housing. The remaining 50% of the will be market housing, some of which may be Build to Rent units. The market and Build to Rent units will be open to all residents of the City and South Cambridgeshire. Support the application.

Landscape Officer- No Objection

- 6.68 Changes have been made to Parameter Plan 2 – Green Infrastructure play and open space; to include structural planting to northwestern edge, text aligning with Landscape Visual Impact Assessment (LVIA) mitigation, woodland retention, green spaces in Gravel Hill area and additional structural planting on the boundary with the Conduit Head Conservation Area.
- 6.69 Changes have been made to Parameter Plans 4 and 6; the extent of built development in the area opposite Girton College tennis courts on Huntingdon Road has been reduced back from Huntingdon Road to reduce impacts on views and amenity.
- 6.70 In response to previous comments on the LVIA five viewpoints (1, 2, 8a, 17, 30 and 31) have been developed further to show tree planting 15 years after construction, based on the illustrative masterplan and tree strategy. Views from Huntingdon Road (10, 31, 32, 33 and 33a) have also been reassessed to check the impact of the reduction in built development opposite Girton College.
- 6.71 The 2025 LVIA has been reviewed to check if the amendments have any impact on the previous conclusions, but the overall conclusions remain unchanged. Agree with the conclusion of the LVIA review. The addition of the updated views showing planting after 15 years shows the proposed landscape mitigation more fully and is welcomed.
- 6.72 The tree strategy shows additional tree planting along the eastern edge of Brook Leys and to the northern edge of the Conduit Head Conservation

Area which mitigate impacts on views and landscape. Support these additions. A covering note has been provided on the strategy for existing trees at Gravel Hill in relation to new built development and addresses previous comments.

- 6.73 Conditions recommended for phasing of structural planting, allotments, sports facilities and open spaces, Design Code Statement for reserved matters, detailed design of youth facilities or children play provision, design and specification of sports pitches and associated facilities, allotment and community garden details, hard and soft landscaping plans, groundwork details, tree pit details, earthwork details, green roofs, landscape maintenance and management plan.

Lead Local Flood Authority (LLFA)- No Objection

- 6.74 The application documents demonstrate that surface water from the proposed development can be managed through the use of site wide SuDS, on-plot attenuation tanks and an attenuation basin, restricting surface water discharge rate of 2l/s/ha into Washpit Brook. This is in accordance with the previous wider site strategy permitted under planning references 11/1114/OUT and S/1886/11.
- 6.75 The proposal also demonstrates that a small area of the development will be attenuated through the lagoon provided in phase 1, and this has been appropriately accounted for. Shared gardens are proposed across the site which will function as surface water drainage conveyance routes, further details of which will be determined at reserved matters stage. It should be noted that the LLFA support the use of above surface SuDS/swales wherever practicable in accordance with the National SuDS Standards (2025).
- 6.76 Additional SuDS features such as permeable paving will also be considered as part of detailed plot design. The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 6.77 Recommend conditions for a detailed surface water strategy and water quality management during construction.

Ministry of Defence (MOD) – No Objection

- 6.78 The proposal falls outside of MOD safeguarded areas and does not affect other Defence interests. The MOD therefore have no objection.

Natural England- No Objection

- 6.79 Natural England considers that without appropriate mitigation the application would damage or destroy the interest features for which Traveller's Rest Pit Site of Special Scientific Interest (SSSI) has been notified. In order to mitigate these adverse effects and make the development acceptable, a condition requiring geological site management measures to be carried out (within 12 months) as part of the development proposals to ensure the SSSI is re-established to, and maintained in, a favourable condition in perpetuity. Natural England will need to approve the scheme of works for the SSSI before they take place.

National Gas – No Objection

- 6.80 There are no National Gas assets affected in this area.

National Highways – No Objection

- 6.81 Whilst National Highways acknowledge the positive mode shift to reducing the car trips to approximately 14% in the latest monitoring strategy, it is not understood what mechanisms are in place if the mode share targets are not achieved and therefore the resultant impact on the Strategic Road Network (SRN). National Highways recognise the Framework Site Wide Travel Plan identifies several 'soft' measures which are in principle acceptable to National Highways.
- 6.82 National Highways recommends a condition for a comprehensive Travel Plan to monitor the mode shift patterns and manage the impact appropriately including remedial measures that might be required should the trip budget not be met as the development progresses.

NHS – Property Services – No Objection

- 6.83 No objection subject to appropriate provision for health care facilities to be made on-site or off site contributions as appropriate.

Police Architectural Liaison Officer- No Objection

- 6.84 Generally acceptable layout, providing reasonable levels of natural surveillance from neighbouring properties, back-to-back protection rear

gardens. Pedestrian and vehicle routes are aligned together and overlooked suggesting that pedestrian safety has been considered, which should encourage some level of territoriality amongst residents. Security and crime prevention measures should be considered at the earliest opportunity as an integral part of any initial design.

Sport England – No Objection

- 6.85 The application does not result in the loss of existing playing fields. Subject to the proposal providing sufficient indoor and outdoor sporting provision (including playing pitches) to meet the demand arising from the development in accordance with local planning policy, the strategy for providing sports facilities is supported subject to provision being made in any planning permission for the facilities to be secured and delivered in practice; for the detailed design to be addressed as part of reserved matters applications; and where necessary, off-site financial contributions secured to offset the demand of the development upon existing indoor sport facilities.
- 6.86 Recommendations to secure the above by Section 106 and conditions for design and layout of the sports facilities, sports pitch feasibility study and construction specification, community use scheme, and approval for each parcel/phase of development to demonstrate how Active Design principles have been met.

Sustainability Officer- No Objection

- 6.87 The proposed development's sustainability strategy is highly supported, focusing on a "fabric first" approach with passive design, air source heat pumps, and a commitment to Passivhaus principles. Key measures include BREEAM "Excellent" standards for non-residential buildings, strict water usage targets, on-site soil reuse policy, and a target of 80% non-car transportation.
- 6.88 Recommend conditions for sustainability and energy statement for future reserved matters applications, detailed Potable Water Strategies, BREEAM pre-assessments, design stage and post construction certification.

The Gardens Trust- No Objection

- 6.89 Remain concerned at the level of harm impacting the significance of the heritage assets Madingley Hall (Grade II), the American Military Cemetery

(Grade I), the Garden of 48 Storey's Way (Grade II), and the Histon Road Cemetery (Grade II*).

- 6.90 The development represents a low level of less than substantial harm to the significance of Madingley Hall through the increase in high-level and - density built form in its setting.
- 6.91 As the view from Madingley Hall a Registered Park and Garden (RPG) towards Cambridge is fairly open, the scheme will result in a middling degree of less than substantial harm to the significance of the RPG, through the additional dense built form entering the long views, creating a stark contrast between modern urban character and the existing mosaic of countryside and townscape. Ensuring an effective tree screen must be achieved by the applicant, to limit the long-term impact of the development. A multi-layered structure should be used, with species chosen both for their local appropriateness and their tolerance of future climate conditions. Planting should be arranged in naturalistic clusters to integrate with existing landform and site topography and hydrology should guide the design so the planting can contribute to water management and withstand extreme weather. A 10-year adaptive management plan should be in place, including monitoring, replacement planting and flexibility to adjust species or management practices as conditions change. This will ensure the screen remains effective and resilient over the long term.
- 6.92 Garden of 48 Storeys Way - highlight concern about the introduction of tall buildings from the new development. The impact of the 49m high buildings would introduce a distinctly non-suburban built form into the skyline and setting of the garden, which has a strong suburban character. Part of its significance as a heritage asset is derived from this suburban feel. This RPG contributes strongly to the suburban development of West Cambridge, including the Storey's Way and Conduit Head Road Conservation Areas, which could be irreversibly harmed by urban-style buildings. This represents a middling degree of less than substantial harm to the significance of the RPG.
- 6.93 Histon Road Cemetery - We are satisfied from the applicant's clarification that there will be no intervisibility between the site and this RPG.
- 6.94 Overall, the application represents varying levels of less than substantial to the different historic designed landscapes. We strongly request the mitigation measures we have outlined to minimise the impact on the heritage assets.

Tree Officer- No Objection

- 6.95 The design principles set out within the Arboricultural Impact Assessment (AIA) report will need to be respected and honoured as the layout detail develops. Any reserved matters applications will need to be accompanied by a detailed arboricultural method statement to ensure the protection and long-term retention of the retained trees. The Arboricultural Method Statement (AMS) will need to be submitted before any development, including archaeological investigations and demolition occur on site – the pre-commencement element of which is vital to ensure suitable tree protection. Condition recommended.

Urban Design Officer - No Objection

- 6.96 Comments have now been satisfactorily resolved through the amended application and accordingly Urban Design now provides full support for the proposal. Recommend condition to ensure any application for reserved matters shall be in accordance with the Design Code.

Waste Shared Services – No Objection

- 6.97 Acknowledge receipt of the Transport Assessment Addendum submitted in support of the North-West Cambridge Masterplan future phases. The document confirms and appropriately acknowledges the matters relating to operational and design considerations including refuse vehicle tracking requirements.
- 6.98 Once a full refuse strategy has been developed further comment and guidance can be offered.

Cambridgeshire Quality Panel Meetings (28 November 2024 and 28 April 2025)

- 6.99 The proposals were reviewed by the Cambridgeshire Quality Panel at pre-application stages in November 2024 and April 2025. A copy of the review reports is attached in full at **Appendix 3**. The applicant has taken on board the feedback and amendments have been made as a result. These are considered in the assessment section below.
- 6.100 The following is a summary of the Panel's specific recommendations:

Community and Social Infrastructure

- Evaluate whether the mix and provision foster a sustainable, diverse community.

- Reassess social facility locations; current layout seems scattered.
- Ensure the Common serves as a vibrant social hub, not just a backdrop for taller buildings.

Design and Quality

- Future-proof dwelling mix, typologies, and frontage widths.
- Minimize hard surfaces and embed quality throughout the project.
- Re-evaluate building angles for better functionality.
- Enhance legibility to emphasize Cartwright Avenue as both a place and corridor.

Environmental and Sustainability Goals

- Promote carbon targets, biochar use, and soil-conscious strategies.
- Expand biodiversity net gain (BNG) potential.
- Maximize green assets, including large trees, photovoltaic systems, and battery storage.

Transportation and Connectivity

- Define a robust public transport strategy.
- Balance car use with efficient storage solutions for vehicles, bikes, and bins.
- Address podium design challenges thoughtfully.

Land Use and Building Efficiency

- Analyse land use percentages to optimize planning.
- Reconsider 25% single-aspect dwellings
- Rethink the northern end's functionality and explore less segregated mid-tech units.
- Integrate self-build plots near Huntingdon Road.

Innovative Solutions

- Challenge the prevalence of full height glazing to avoid overheating.
- Leverage the Research Group's expertise for greater impact.
- Investigate Octopus Energy's zero-bill offer for energy savings.

Joint Management Control Committee pre-application briefing of 23 April 2025

- 6.101 A developer led briefing was given to the Joint Development Management Committee on 23rd April 2025.
- 6.102 Members raised questions were relating to transport and parking, landscape and public realm, built form and density, housing mix, social infrastructure and sustainability.

7. Third party representations

- 7.1 Over 90 representations have been received in objection and 4 raising neutral comments (to both the original application submission and following consultation on amendments).
- 7.2 Public representations were received in relation to both outline planning applications. Most comments raise objections alongside a small number of neutral representations seeking clarification or assurances. The issues raised are broadly consistent across both Applications and are summarised below.

Deviation from the approved masterplan and outline vision

- Representations were received raising concern that the current proposal is inconsistent with the outline approval (2013) and original vision for Eddington. Specific concerns relate to deviations in building heights, density, layout and extent of green space compared with the approved scheme.

Scale, height and density of proposed development

Representations were received raising concern regarding the proposed scale, height and density of proposed development. This includes issues relating to an overly intensive level of development, with building scale and mass that would be out of keeping with the surrounding area (including adjacent residential properties along Storey's Way).

Green space, open space and landscape provision

- Objections were received regarding the quantity, quality and accessibility of green and open spaces allocated within the proposal siting insufficient publicly accessible green space, and fragmented approach to allocation. In addition, the loss of existing amenity green space such as Nineteen Acre Field was raised as a concern.

Heritage

- Concerns raised over the adverse impact of the proposal on the setting of the Storey's Way Conservation Area and on the setting of 48 Storeys Way (Grade II*) in particular. Other heritage concerns included elements of the proposal such as the height and scale of the development in proximity to the heritage assets and lack of sufficient level of design control within the Design Code.

Co-living accommodation

- Concerns raised around the proposed co-living accommodation. Specific issues include absence of local plan policy on this type of housing, the scale and concentration, the suitability of co-living in this location, lack of consultation, and whether such accommodation would function as self-contained housing in practice. Concerns raised about the potential impacts on local services, amenity and the character of the area.

Infrastructure and community facilities

- Concerns raised regarding the pressures on existing infrastructure and community provision, including schools, healthcare provision, and community facilities, and its capacity to support the new development.

Transport, traffic and highway impact

- Concerns raised around traffic congestion on surrounding roads, including Huntingdon Road and nearby residential streets, the capacity and safety of junctions, and the potential for increased rat-running. Reference also made to parking provision and the potential for overspilling parking, as well as the adequacy of public transport, walking and cycling infrastructure to accommodate projected additional demand.

Impact on residential amenity

- Concerns raised regarding impacts on the amenity of existing residents, including loss of outlook, overlooking, overshadowing, increased sense of enclosure and noise disturbance. Inadequate buffering distance, in particular between siting of new development and the Ascension Parish Church burial grounds was also raised as a concern.

Environmental and sustainability considerations

- Concerns raised around environmental matters such as potential flooding as a result of new development, impacts on biodiversity, trees and habitat, air quality, water supply and foul water infrastructure as well as light and noise pollution. Questions also raised regarding whether the proposal sufficiently addresses sustainability objectives.

Affordable housing

- Concern raised that the development does not adequately address affordable housing within the proposal.

Construction impact

- Concerns relating to construction impacts, including noise, construction traffic and cumulative impact effect of long-term development activity on nearby residents.

Hydrology

- Concerns on the impact on the hydrology of the area and Trinity Conduit Head.

Consultation and engagement

- Concerns raised regarding concerns regarding public consultation and engagement, suggesting that local residents have not been sufficiently involved or adequately informed of changes to the outline proposal. Concerns also raised on the difficulty of understanding the proposals and number of documents included.

Girton College

Girton College support the scheme as a whole and acknowledge that it is an allocated site in the adopted Local Plan and has the benefits of student and key worker housing, a wide range of amenities and pedestrian and cycle links to the south.

Concerns raised include:

- The massing and height of future buildings fronting Huntingdon Road
- The proximity of buildings to Huntingdon Road and the College
- The scale and extent of retained and new boundary planting along Huntingdon Road
- Visual impact given there is a degree of intervisibility between the College and grounds and the site
- The lack of clarity in the Design Code regarding this area
- The lack of consistency between the design code and parameter plans
- Highway safety concerns on new junction at Huntingdon Road with Cartwright Avenue / Grange Drive and modifications and changes to Huntingdon Road.

7.3 Those raising neutral comments have given the following reasons:

- Cambridge needs to expand and increase the count of available homes in the area.
- Need to link up all the active travel routes in the area, the new junction of Cartwright Avenue onto Huntingdon Road is key to doing so.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

8.1 Councillor Hugh Clough (Cambridge City – Newnham) and Councillor Dr Peter Rees (Cambridgeshire County Council – Newnham) have made representations, objecting to the Applications on the following grounds:

- Height and dominance of new buildings in relation to Conduit Head Road and minimal buffer
- Water shortage
- High density of population
- Pressure on overstretched medical services and school places
- Traffic congestion
- Light pollution
- Noise pollution
- Habitat for nature
- Loss of formerly designated Greenbelt land
- Loss of amenities

- Hydrology concerns in relation to Conduit Head Springs

9. Local Groups

9.1 Nineteen Acre Field Residents Association has made a representation objecting to the Applications on the following grounds:

- Proposed building height and housing density near Huntingdon Road and Nineteen Acre Field.
- Proposed number of homes is too high and should be backed up with evidence, along with enough public services to support it.
- Concerned that the development could make existing flooding problems on Huntingdon Road worse.
- Proposal could negatively affect local residents' quality of life and access to services and facilities.
- The Phase 2 Design Code should confirm the key planning principles agreed in the 2013 Design Code, fix any conflicting or unclear guidance from previous versions and address local issues to improve the area's design, walking and cycling routes, drainage, and biodiversity.

9.2 The Committee of Storey's Way Residents Association has made representations objecting to the Applications on the following grounds:

- Increased scale of development and higher rise buildings.
- Scale of increase of residential units from that originally approved. Suggestion that co-living could replace student rooms or residences.
- High population density out of keeping with edge of city location
- Concerned about height, the number of storeys permitted should be reduced to the original 2012 application
- Negative impact including on listed buildings, green belt land and open country.
- Concerned that English Heritage did not want a precedent for further increases in the height or building densities particularly on the Western edge which faces towards the M11.
- Concerned that the University had already decided to increase size when consultation took place.
- The concept of 'co-living' housing was never discussed.
- Ecology – higher population density and buildings raise concerns about biodiversity and the long-term ecological integrity of the site.

- Concerns on infrastructure requirements, such as water supply, sewage, traffic, schooling, health provision and green energy supply.
- Eddington has to be a development which both the City and the University can be proud.
- The densification would conflict with the council's stated view on housing land supply.
- The non-viability of the scheme to date is not a consideration for granting permission with excess density to enable the Landowner to make it viable.

9.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10. Planning background

10.1 The North West Cambridge Area Action Plan (NWCAAP) was jointly adopted by Cambridge City Council and South Cambridgeshire District Council in 2009, predating the 2012 NPPF, as well as the 2018 Local Plans.

10.2 Many of the strategic policies, guidance documents, and standards referenced in the NWCAAP have since been superseded/revoked. As such the consistency of NWCAAP policies with the NPPF and 2018 Local Plans varies.

10.3 Nonetheless, the overall vision and objectives of the AAP are considered to be largely consistent with the principles of sustainable development and the 2026 NPPF.

10.4 For the purposes of assessing the development proposals, officers have had regard to the NWCAAP, the policies within both local plans (noting that these are more recent and superseded elements of the AAP) and the NPPF (2026). Where there are differences, between the policy ambitions of the two local plans, this is referred to in the relevant assessment.

10.5 Outline planning permission was granted on 22 February 2013 (references 11/1114/OUT and S/1886/11). The outline planning permission granted permission for the following:

“Proposed development comprising up to 3,000 dwellings; Up to 2,000 student bedspaces; 100,000 sq.m. employment floorspace, of which: up to 40,000 sq.m. commercial floorspace (Class B1(b) and sui generis

research uses) and at least 60,000 sq.m. academic floorspace (Class D1); up to 5,300 sq.m. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq.m. net floorspace); Senior Living, up to 6,500sq.m. (Class C2); Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries (Class D1); Hotel (130 rooms); Energy Centre; and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd), pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.”

- 10.6 The 2013 outline permission (known as Phase 1) was granted on 22 February 2013, subject to a condition (condition 4) that all applications for approval of reserved matters should be made to the Local Planning Authority before the expiration of 10 years in respect of any residential development (by 22 February 2023), and 20 years for all other uses, (by 22 February 2033). The Phase 1 outline permission therefore remains extant for all other uses than residential.
- 10.7 Since the 2013 outline planning permission, a Section 73 application (reference 13/1402/S73 and S/2036/13/VC) was approved in February 2013 for a minor material amendment to condition 69 (Drawing Numbers) to increase the building heights in the local centre.
- 10.8 There have been numerous reserved matters applications and non-material amendments pursuant to the 2013 outline planning permission that have been approved. A full breakdown of these applications is provided in **Appendix 1**.
- 10.9 Table 6 below provides a breakdown of what has been delivered so far / is under construction as part of Phase 1 (at the time of the outline application submission in September 2025) and what is proposed under the new outline Applications for Phase 2.

Use	Amount approved	Delivered in Phase 1	Proposed for Phase 2
Residential	3,000 units (50% affordable housing to meet the needs of Cambridge University key	1,138 occupied of these, 686 for University key workers and 435 market homes.	Up to 3,800 units Class C3/C4

	workers, 50% market housing)	Total homes to come forward in Phase 1 = 1,848 .	
Co-living	None	None	Up to 52,000sqm (approximately 1,800 units) (Sui Generis)
Student accommodation	Up to 2000 bedspaces	325	Up to 52,000 sqm (approx. 1,800 bedspaces)
Employment / Academic Floorspace	100,000 sqm (40,000sqm employment / 60,000sqm academic)	None	100,000sqm (40,000sqm employment / 60,000sqm academic)
Retail	5,300sqm	New Local Centre including supermarket, additional retail units and market square. Total Phase 1 retail floorspace approved through reserved matters applications - 4,158 sqm	Supporting retail, nursery, health, indoor sports and recreation. Up to 3,500sqm
Senior Living	6,500sqm	None	Up to 6,500sqm
Hotel	130 rooms	Delivered (through full planning application reference 19/0156/FUL)	None
Primary School	3-form entry	Delivered (University of Cambridge Primary School)	None
Community Centre	-	Delivered (Storey's Field Centre)	None

Table 6 – Amount of development delivered under Phase 1 and proposed uses

11. Assessment

11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Housing provision
- Design, layout, and scale
- Landscape
- Existing Trees
- Heritage assets
- Biodiversity and ecology
- Carbon reduction and sustainable design
- Water management and flood risk
- Access and transport
- Employment and Academic floorspace
- Amenity
- Community Infrastructure
- Open space and recreation
- Environmental Considerations
- Cumulative Impacts
- Third party representations
- Other matters
- Planning obligations (s106)
- Planning balance
- Recommendation
- Planning conditions

12. Principle of Development

Local Policy

12.1 The NWCAAP recognised that the University's development needs relate not only to residential accommodation for staff and students, but that need arises from the University's research activities being carried out in collaboration with public and charitable sector research institutes and industry. Accordingly, the policy reflects this relationship by allowing for a residential-led mixed-use development, provided that an adequate needs case is provided to support specific proposals.

12.2 The NWCAAP proposals map (Figure 1) shows the relevant planning designations. The policies within the plan allocated the site to deliver:

- Approximately 3000 dwellings, 50% of which should be affordable housing for Cambridge University and College key workers;
- Approximately 2,000 units of student accommodation;
- 100,000sqm employment and academic floorspace:
- approximately 60,000sqm of higher education uses, including academic faculty development and a University Conference Centre within Use Class D1; and
- up to 40,000m2 of University-related sui generis research institutes and commercial research uses within Use Class B1(b).
- A new local centre with high quality services and facilities;
- Public art; and
- Open space and recreation uses.

North West Cambridge Area Action Plan. Proposals Map October 2009.



Figure 1 – Extract of NWCAAP Proposals Map

12.3 The Cambridge Local Plan 2018 policies map identifies the part of the site within Cambridge City Council's administrative boundary as subject to the policies set out in the NWCAAP.

- 12.4 Paragraph 2.38 of the Cambridge Local Plan describes how the site was released from the Cambridge Green Belt to support the ongoing development of the University. Supporting text to Policy 43 'University development' notes at paragraph 5.26 that the University's key growth needs are being met by the developments in West and North West Cambridge and around Addenbrooke's and that the development of the University of Cambridge's North West Cambridge site should be assessed in accordance with the NWC AAP.
- 12.5 The South Cambridgeshire Local Plan 2018 Policies map identifies the part of the site within the South Cambridgeshire District administrative area as a Major Development site NW/4. The remaining land is identified as Green Belt. Policy S/6 'The Development Strategy to 2031' identifies the edge of Cambridge as the main preferred area to meet the needs for jobs and homes (having regard to the purposes of the Cambridge Green Belt).
- 12.6 The NWCAAP includes a Concept Diagram which shows in diagrammatic form the structure of the development which is noted to provide the basis for subsequent Masterplans, Design Guides and Design Codes.

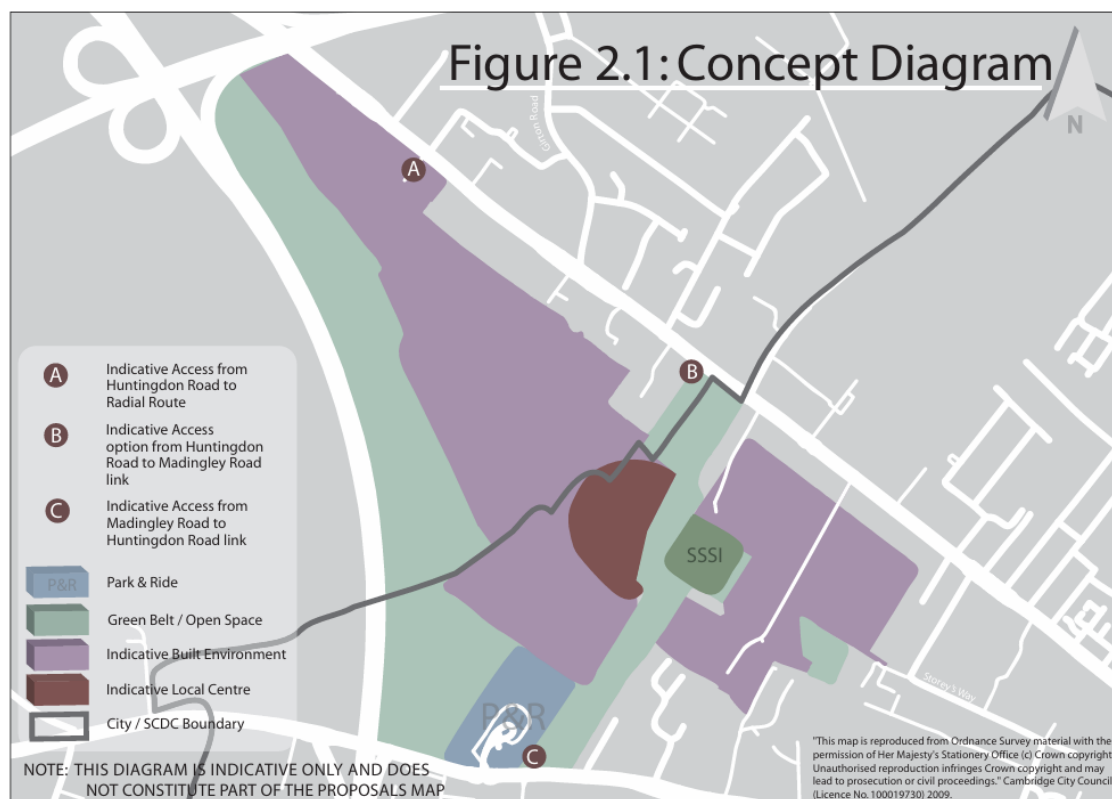


Figure 2 Concept diagram NWCAAP

- 12.7 The proposed development spatial layout aligns with the NWCAAP proposals map and figure 2.1.
- 12.8 The NWCAAP sought to deliver key objectives for the site to create a sustainable community as an exemplar of sustainable living. The 2013 outline planning permissions established the development of the site which has been delivered in part by the University over the last 10+ years. As the ability to bring forward further residential dwellings at Eddington under the 2013 outline planning permission has expired, the Phase 2 Applications are presented by the University as a positive opportunity to respond to the Governments planning reforms and ambitions for growth in Cambridge through the future phases for Eddington. Through the delivery of Phase 1, the amount of development that can be achieved on the remaining development areas to optimize the delivery of housing and other uses has been revisited.
- 12.9 All of the requirements in this policy are assessed within the relevant section of the report below as well as all other relevant policies in the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018).

Emerging Policy

- 12.10 The emerging policy in the Local Plan for Cambridge City Council and South Cambridgeshire District Council. A Regulation 18: 'Preferred Options' (2021) includes a draft policy S/DC: 'Development Strategy' identifies North West Cambridge as a site allocation.
- 12.11 Draft policy S/NWC: 'Eddington, Cambridge' sets out the detailed policy requirements for the site which includes additional homes within the existing site boundary, through changes to the dwelling mix and appropriate intensification of development areas that have yet to be built. This is anticipated to be an approximate additional 2,500 homes, in addition to the 3,000 identified in the NWCAAP and consented under the 2013 outline permission, with the final figure to be derived from a detailed review of the masterplan.

National Policy

- 12.12 The current Government's planning agenda is supportive of growth and the delivery of housing, recognising the current housing crisis and the need for a clear response. Since taking office, Ministers have consistently argued that the planning system must be reorientated towards delivering

substantially more homes, supporting economic growth, and enabling nationally significant locations, including Cambridge, to expand. This position is now embedded within the revised National Planning Policy Framework (NPPF) published on 17 August 2026 and a series of ministerial statements which build on Government's commitment to 'Get Britain Building'.

- 12.13 The Government recognises the acute housing crisis and that planning authorities are expected to support the delivery of significantly more homes. The 2026 NPPF introduces a stronger presumption in favour of sustainable development and places greater emphasis on approving development proposals that contribute towards housing supply and economic growth. The Government's direction of travel is that the planning system should be an enabler of development rather than a barrier to it.
- 12.14 A key theme of ministerial statements is that planning decisions should actively support economic growth. The Government has described housing delivery, infrastructure provision and economic competitiveness as mutually reinforcing objectives. The August 2026 policy paper accompanying the NPPF states that planning reforms are intended to "boost housing supply and unlock economic growth" and to deliver "good growth in every postcode."
- 12.15 In addition, Ministers have repeatedly identified Greater Cambridge as a location of national economic importance and a critical driver of UK productivity and innovation. Housing Minister Matthew Pennycook stated that Cambridge is home to "the most intensive science and technological cluster in the world" but that housing shortages and infrastructure constraints are limiting its potential. The Government's position is therefore that substantial housing growth is necessary to sustain Cambridge's economic success.
- 12.16 The establishment of the Cambridge Growth Company through Homes England, promoted an infrastructure-first approach to growth, with an intention to establish a development corporation for Greater Cambridge. In addition, up to £400 million of initial funding has been committed to support homes, infrastructure, commercial space and water-related interventions.
- 12.17 The proposed development would contribute to housing supply, employment creation, infrastructure delivery and economic productivity, and as such align closely with national policy objectives.

In terms of the delivery of the development, whilst the Application proposals are not accompanied by a phasing plan, this is secured by recommended **Condition 6: Phasing Plan**. The sequence of delivery of development is to be provided through the submission of an Initial Site Wide Phasing Plan. This will then be updated and submitted with each reserved matters application.

- 12.18 The proposed development will make effective use of land in a sustainable location in accordance with Policy TR3: Locating development in sustainable locations of the NPPF 2026.

13. Design, layout and scale

- 13.1 A comprehensive Design and Access Statement to support the Applications has been submitted which provides a summary of the design development process for the site. A series of parameter plans, and a Design Code have evolved from this to control future development on the site. The parameter plans set broad, measurable limits for the site (such as maximum building heights and land use zones). The design code provides detailed illustrated rules to ensure quality of design, street layout, materials and architecture.
- 13.2 The emerging scheme was presented to the Cambridgeshire Quality Panel (CQP) in November 2024 and April 2025 (as set out in the Consultations section of this report). The applicant's response is summarised in the Planning Statement and addressed within the Transport Assessment, both of which documents set out the actions that have been addressed as a result of feedback.
- 13.3 The Design Code refers to character areas within the site known as 'Brook Leys', 'Gravel Hill', Innovation Street' and 'Cartwright Avenue '. Reference is made to these areas throughout this section of the report. For clarity, a plan identifying the location of these areas can be found at **Appendix 7**.

Parameter Plans and Design Code

- 13.4 The outline Applications are organised through a series of key control documents, including a set of thematic parameter plans and a design code, that seek to control the future redevelopment of the remaining part of Eddington. The parameter plans include:

PP 1 – Demolition Plan

PP 2 – Green Infrastructure Plan, Play and Open Space

PP 3 – Access and Movement

PP 4 – Land Use
PP 5 – Existing Levels
PP 6 – Proposed Maximum Heights
PP 7 – Urban Design

- 13.5 Together, they establish key principles and an overarching coordinating framework to guide future reserved matters applications (RMAs).
- 13.6 The parameter plans and design code work together as complementary control documents within the outline planning Applications and will form a suite of approved plans and document that will carry significant weight in the determination of future RMAs.
- 13.7 The parameter plans set out the spatial and quantitative framework, structuring and fixing key thematic layers of land use, building heights, access and movement corridors, landscape and green infrastructure. They establish clear boundaries/limits for maximum development while allowing future RMAs to refine details in alignment with the design code. They establish the physical limits of the development, while still allowing some flexibility for the design to evolve at a later stage.
- 13.8 The design code sets the qualitative framework, the rules and requirements that shape the final detailed design of the subsequent applications towards high-quality design within those parameters. It forms a vital bridge between the outline parameters and the next detailed design stages and will be used to assess each RMA which will need to demonstrate compliance with the code.
- 13.9 The design code has been substantially revised between pre-application and submission. Officers carried out a comprehensive review of an early draft of the code, which was followed by a detailed session with the applicant's design team to discuss the recommended revisions. This has led to a substantial editing of the code to improve clarity, refine the use of mandatory "must" and recommended "should" language, and enhancement of the overall structure and useability of the document. More detailed site wide coding chapters have been introduced, with greater depth on codes covering key topics and character areas becoming more streamlined and more specific.
- 13.10 **Condition: 7: Design Code Compliance** is recommended to require all reserved matters applications to be in accordance with the approved design code and the submission of a design code compliance statement that demonstrates how the application accords with the approved design code.

Design led densification

- 13.11 These uplift proposals for Eddington present a strategic opportunity to evolve the original vision and masterplan objectives, as set out under outline permissions S/1886/11 and 11/1114/OUT while responding to current and future housing requirements for the University. Officers consider that this is an appropriately located site for such a design-led approach to densification.
- 13.12 Eddington is well positioned to accommodate additional homes, with public transport, walking and cycling connections and community infrastructure already in place. The higher density approach of the Applications supports the City's compact urban form, makes efficient use of land and will strengthen Eddington's role as a vibrant, mixed-use community that is fully integrated into the city.
- 13.13 The Applications enable the University to build on its experience of delivering Phase 1 and optimise the remaining land in response to evolving housing requirements and sustainability standards. It provides the opportunity to deliver the critical mass needed to support local services, while refining the design framework to reflect evolving best practice.
- 13.14 Experience from Phase 1 demonstrates that higher densities can be achieved without compromising liveability or design quality, and award-winning schemes such as Rubicon and Knights Park have shown that density and great placemaking are not mutually exclusive. A residential density comparison exercise between Phase 1 and the illustrative scheme has been undertaken and indicates a modest increase, from an average of 90 dwellings per hectare (dph) in Phase 1 to 109 dph in the illustrative scheme.
- 13.15 The principle of design led densification of this site is supported and the Universities ambition to continue to create one of Cambridge's most sustainable neighbourhoods, where nature, community and innovation are integrated.

Parameter Plan 1 - Demolition (PP1)

- 13.16 PP1 shows the areas which will require partial demolition and / or removal of structures and the buildings to be demolished. These include the existing farm buildings at the Barcroft Centre in the northwest corner of the site and hardstanding and structures off Huntingdon Road. Also, some

hardstanding to the east of the World Conservation Monitoring Centre, and buildings at Gravel Hill Farm to the north of Madingley Rise.

- 13.17 These buildings and structures were consented to be demolished / removed under the 2013 outline planning permission. Section 19 of this report considers the sustainability of the proposed development and the efficient use of the land for development.
- 13.18 Within the Environmental Statement Chapter 5: Enabling, Demolition and Construction the impacts of demolition are assessed. Chapter 18: Environmental Management, Mitigation and Monitoring Schedule sets out the mitigation measures that the applicant will commit to throughout the demolition and construction works to either eliminate or reduce the significance of any likely environmental effects. Officers have reviewed this information and support the approach. **Condition 43: DCEMP** is also recommended for a detailed Demolition and Construction Environmental Management Plan to be submitted for each phase/reserved matters application to protect residential amenity from the demolition process.

Parameter Plan 2 - Green Infrastructure, play and open space (PP2)

- 13.19 PP2 establishes a framework of green infrastructure, play and open space across the future phases of Eddington. It fixes existing features and enhancements, the location and spatial requirements for key landscape and recreational elements, including open space, formal sports, indicative play areas (NEAP's/LEAPs), allotments/community growing space and the newly introduced shared gardens. Amendments have been made to PP2 in response to officers' comments as set out in section 3 of this report.
- 13.20 The introduction of the shared gardens as a new open space typology is a key design move from the 2013 outline planning permission, and is considered by officers to be a positive evolution. The defined locations and dimensions on the parameter plan will ensure they are embedded as integral components and secure their role as key social spaces that can enhance microclimate, biodiversity and community interaction.
- 13.21 The shared gardens build on the original 2013 outline planning permission which introduced the concept of green fingers running through the site. In the Applications, these have evolved into shared gardens, with a notable shift in the proposed spatial character and function. The removal of motor vehicles from these spaces will transform them from more linear corridors into a series of framed, pedestrian priority 'outdoor rooms'. This change is welcomed, and will support doorstep growing, informal play, social

gathering and better integration of active travel and sustainable urban drainage (SUDs). By removing motor vehicular access, the potential for communal use is significantly enhanced, creating safer, more sociable and climate responsive spaces. This evolution is strongly supported, as it improves liveability in a way that complements the proposed densification.

Parameter Plan 3 - Access and Movement (PP3)

- 13.22 PP3 establishes the overarching framework for movement across the site, setting out the key routes and access points for all modes, including principal pedestrian and cycle routes. It defines the high-level structure for a legible, walkable street network that prioritises active travel, while managing motor vehicle access to support low car living and a more people focused environment. The movement strategy is clearly explained in the Design and Access Statement which has been translated and appropriately fixed into the design code.
- 13.23 The overall approach is supported by officers as it builds on the successful active travel behaviours established in Phase 1. The principle of access to the site remains as per the 2013 outline permission.
- 13.24 The realignment of Cartwright Avenue (the main route from Huntingdon Road linking to Turing Way and Eddington Avenue to the Madingley Road junction) is supported as it works better with the existing site topography and enables more flexible development parcels. The narrowing of Cartwright Avenue in comparison to the 2013 outline permission is particularly welcomed and will enhance the character of the street and facilitate shorter and easier pedestrian crossings.
- 13.25 The approach to consolidating and rationalising car vehicle movement compared to the 2013 outline permission is supported. The future phases are characterised by single points of vehicle access into neighbourhoods supported by low-speed internal loops (~10mph) that prevent through movement for cars between one residential area to another. This creates a low traffic neighbourhood baseline that supports streets as places, encourages doorstep play and strengthens the active travel network.
- 13.26 Despite the low car parking ratios proposed, reducing the impact of the car parking will remain a challenge at reserved matters stage. The design code sets out principles for locating parking close to junctions within the neighbourhoods, encouraging residents who own a car to park as soon as they leave the main street and therefore reducing vehicle movements within the residential areas. Refinements have been made to the car

parking coding and officers are satisfied that the design code will provide a robust framework for visually integrating the parked car and minimising the impact on the public realm.

Parameter Plan 4 - Land use (PP4)

- 13.27 PP4 establishes the spatial framework for land use across the site, specifying permitted uses within development zones. The plan reflects a thoughtful evolution from the 2013 outline permission, with several key changes that are supported in urban design terms.
- 13.28 Employment uses with larger building formats are repositioned to the northwest improving relationships with residential areas, while academic uses are now focused toward the southeast, forming a more coherent academic cluster alongside student accommodation.
- 13.29 Living uses form the central core, with senior living located near the local centre and mixed-use activity hubs to support shorter walking distances and support uses such as retail, nursery, health and indoor sports, contributing to the wider walkable neighbourhood structure. The identification of co-living; an emerging housing model designed for those who prefer not to live alone but seek an upgrade from the traditional house share (or House in Multiple Occupation), is supported as it can help to diversify the housing offer.
- 13.30 Land fronting Huntingdon Road has evolved from purely commercial to mixed use including residential which will improve transitions and edge conditions. Allotments and formal sports provision are now located towards the northwest adjacent to Brook Leys (an area previously identified for academic/research development in the 2013 outline permission). This change would increase the sense of openness in this part of the site which is supported.
- 13.31 Overall, the land use parameter plan supports a well-balanced distribution of activity across the site that supports public realm activity, contextual responsiveness and walkable neighbourhoods, and is considered to provide a sound foundation for future reserved matters applications.

Parameter Plan 5 – Existing Levels (PP5)

- 13.32 PP5 records the existing levels across the application site and provides the baseline for consideration of levels and the relationship of future development to the surrounding context at the reserved matters stage.

Parameter Plan 6 - Proposed Maximum Heights (PP6)

- 13.33 PP6 sets out maximum building heights, in storeys and Above Ordnance Datum (AOD), aimed at establishing a clear overarching framework for shaping the skyline and townscape, and guiding heights at the detailed reserved matters stages. The Cambridgeshire Quality Panel raised no concerns over building heights at either of the design review sessions.
- 13.34 The overall height strategy of the proposed future phases has evolved from the 2013 outline permission, concentrating taller forms around “The Common”, along the key movement corridor of Cartwright Avenue and towards Phase 1, to create a legible and coherent urban structure.
- 13.35 The parameter plan zones for taller forms (7 and 8 storeys) are concentrated more centrally within the site. Their placement was refined during pre-applications discussions, to minimise visual impact. The proposed locations are considered appropriate, as they will contribute positively to placemaking by supporting a layered massing strategy and articulated skyline framework that can enable a varied townscape.
- 13.36 The stepped height zoning embedded in the parameter plan responds to the site’s topography and various edge conditions to support appropriate height relationships with existing lower residential areas and the open countryside. This approach establishes a coherent framework to support an articulated skyline. The height strategy forms part the proposals overall approach of establishing a well-managed western edge; whereby the spatial positioning of the shared gardens play a strategic role, introducing breaks in the massing, and allowing visual permeability through the site.
- 13.37 The proposed height parameters have also been shaped by considerations of carbon efficiency. A large proportion of the site is zoned for buildings up to 4-6 storeys, supporting residential apartment blocks with good form factors and optimum building envelopes for reducing carbon. These zones and their defined limits, have been carefully considered to ensure appropriate transitions in scale across the site, balancing environmental performance with contextual responsiveness. The height parameters set out for the northwestern corner continue the overall strategy of stepping down in scale.
- 13.38 The parameter plan is supported by the design code, which outlines strategies to guide the detailed massing, forms and landscape of reserved matters applications. The code includes provisions for skyline and massing articulation to avoid uniform flat roofscapes; for variation in scale and

roofscape, massing modulation and materiality/tone to create dynamic silhouettes and a sense of layering; and for the integration of meaningful landscape that works with the built form to provide visual relief. These are key elements of the outline planning Applications establishing a more robust and well managed approach to the western edge. These serve as an effective control measure to mitigate the visual impact and presence of the maximum height envelopes and could foster a positive relationship between the city and the surrounding countryside.

- 13.39 The parameter plan approach of identifying two types of limits: maximum AOD building heights and maximum number of storeys, aims to create clarity over implementation. To strengthen clarity more ground level AODs have been added to this parameter plan; ensuring each coloured area with maximum building heights (and areas of taller built form - zones) has a corresponding ground level AOD identified within. The parameter plan key clarifies what is included in the maximum height envelope, which includes roof, rooftop plant, parapets and lift overruns.
- 13.40 The building height zones in terms of location and extents are considered appropriate and strike a good balance between long-term flexibility and contextual response to the sites various edge conditions. The parameter plan maintains the strategy of reducing heights and managing the massing at the site's periphery.
- 13.41 The lowest of the height zones line the sites northern and eastern edges and a 'no build zone' to backs of existing properties along Huntingdon Road and Storeys Way/All Souls Lane is fixed on the parameter plan. Concern has been raised by third parties regarding the scale of development that may occur in this part of the site. The depth of the building zones on the edge of the site is sufficient to allow relatively large back gardens, and although not explicitly secured through the parameter plans the 20m minimum distance requested by neighbours is achievable at the reserved matters stage. This is consistent with the 2013 outline planning permission.
- 13.42 Revisions to the design code ensure that there is a robust set of overarching principles to secure appropriate edge interfaces and integration with the existing residential context. On PP3 the building height / development zone has been moved away from Huntingdon Road (at the northwestern end opposite Girton College) and building heights have been reduced along the Conduit Head boundary to reflect the 2013 outline permission.

Parameter Plan 7 - Urban Design (PP7)

- 13.43 PP7 draws together high-level structuring principles and although illustrative, adds a degree of spatial design intent to the suite of parameter plans. It demonstrates a level of hierarchy to key frontages and public realm and shows how the overarching principle for creating visual connections between green spaces and built form can be achieved.

Design, Layout and Scale conclusion

- 13.44 The outline planning Applications for the future phases of Eddington presents a thoughtful evolution of the original masterplan, underpinned by strong design principles and a clear commitment to sustainability, placemaking and community wellbeing.
- 13.45 The parameter plans and design code together have the potential to establish a robust strategic framework, balancing flexibility with control to guide the future reserved matters applications in a coherent, high quality and contextually responsive way.
- 13.46 Overall, the proposed scale of the development proposed, to be controlled through the parameter plans and design code, is considered acceptable and would contribute positively to its surroundings. Subject to the recommended conditions **Condition 7: Design Code Compliance** and **Condition 5: Approved plans and documents** the proposal is compliant with policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan, policies 55, 56, 57, 58 and 59 of the Cambridge Local Plan, policies NW1, NW2, NW3 and NW4 of the North West Cambridge Area Action Plan and the NPPF.

14. Housing Provision

Affordable Housing

- 14.1 National decision-making policy HO7: Meeting the need for homes (NPPF 2026) requires substantial weight to be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence.
- 14.2 Policy NW6 of the NWCAAP requires housing development on this site to provide 50% affordable housing, in the form of University key worker housing. The occupation of these units would be limited to Cambridge

University and College key workers in housing need and available in the long-term. The applicant has provided an Affordable Housing Statement which responds to the NWCAAP recognising the need for the University to “fulfil its mission to contribute to society through the pursuit of education, learning and research at the highest international levels of excellence; respond positively to Government policy for growth in the higher education sector; and work actively to support the expansion of the knowledge-based economy.”

- 14.3 50% of the homes are proposed as Key Worker Homes for University and College staff. This follows the same principles as set out in the original outline application for Phase 1. Within the original outline Section 106 Agreement (as modified by S/0227/20/PO and 25/04024/S106A). Key Worker Housing Rentals Principles are secured that determine which staff are eligible and prioritised for the key worker housing. The existing permission secures:
- 50% affordable housing for University Key Workers;
 - To be eligible, employees must have a contract of employment (>18 hours a week) with the University of Cambridge, a College of the University of Cambridge and/or an affiliated organisation, with a defined time remaining on that contract;
 - A lettings protocol is in place which prioritises employees filling ‘Hard to Fill’ posts, and those who are re-locating to Cambridge; and
 - A rent setting mechanism which aligns rents to salaries.
- 14.4 Within the Affordable Housing Statement, the University makes reference to a recent survey of employee housing needs (Key Worker Housing Monitoring Report – Academic Year 2024-2025), which reaffirms the scale of need for Key Workers. This evidence has helped inform the University’s proposed approach to housing.
- 14.5 Within the Statement it sets out that many of the key workers in Cambridge are young, single-income professionals on fixed-term research contracts who move to the city to work at the University. They need affordable, flexible, good-quality housing close to the University, with fair tenancy terms and a supportive community.
- 14.6 The applicant has highlighted that Cambridge currently lacks enough suitable housing, making it difficult for these workers to find accommodation. This shortage risks the University’s ability to attract and retain staff for important roles.

- 14.7 The delivery of affordable housing for key University staff, particularly researchers, remains a strategic priority for the University of Cambridge. As demonstrated by the University's 2024 Housing Needs Survey, researchers face clear and systemic barriers to securing suitable accommodation within the city. These challenges directly impact the University's ability to recruit and retain the highly skilled individuals upon whom its academic and research output depends.
- 14.8 The continued provision of Key Worker housing will help to reduce pressure on the local housing market, particularly in the private rented sector, and support broader objectives around housing affordability, sustainability, and the long-term growth of Cambridge University.
- 14.9 The proposal aims to meet this need, to support sustainable growth, and reduce pressure on the private rental market, especially shared housing in central Cambridge.
- 14.10 The approach to affordable housing is supported, noting that up to date evidence which has been provided in support of the Application proposals. On this basis the same principles are therefore recommended to be secured through a new Section 106 to ensure that the key worker housing is delivered in accordance with NWCAAP Policy NW6.

Dwelling Mix

- 14.11 Policy NW7 of the NWCAAP requires affordable housing (the Key Worker housing) to be dispersed with market housing and a suitable mix of house types, sizes and tenure (including affordable housing) to be provided, attractive to and meeting the needs of all ages and sectors of society including those with disabilities.
- 14.12 The Applications propose a wide mix of residential units as set out in Tables 7.

	Minimum	Maximum
Single Person Unit	n/a	7.5%
1 bed	10%	30%
2 bed	25%	45%
3 bed	10%	35%
4 bed+	20%	45%

Table 7 Market Housing mix

	Minimum	Maximum
Single Person Unit*	30%	55%

1 bed	15%	35%
2 bed	10%	35%
3 bed+	2%	5%

Table 8 Key Worker Housing mix

**The key worker single person units* comprises either:*

- Studio Self Contained Unit
- *Studio Community Unit / Co-Living Unit - a combination of self-contained private and shared amenity spaces to respond to the specific requirements of University Staff*

14.13 The precise unit mix will be confirmed through the submission of reserved matters applications. A condition is recommended to require any reserved matters application to include the details of the distribution of market and key worker units, including plan and schedule of dwelling sizes to ensure there is a mixed and balanced distribution of dwelling types across the development (**Condition 9: Key Worker Housing**).

14.14 Based on the Illustrative Scheme submitted with the Applications the applicants have provided an indicative residential housing mix for the proposed development to demonstrate how the mix could be achieved and the number of units that could come forward. This is shown in table 9 below.

Unit	Market			Key Worker Housing	Total (%)
	Flats	Houses	Total	Flats	
Single Person Unit	45 (5%)	-	45 (3%)	645 (30%)	690 (18%)
1 bed	317 (35%)	-	317 (20%)	752 (35%)	1,069 (30%)
2 bed	522 (55%)	32 (5%)	554 (35%)	698 (32.5%)	1,252 (33%)
3 bed	68 (5%)	192 (30%)	260 (16%)	54 (2.5%)	314 (8%)

4 bed+	-	417 (65%)	417 (26%)	-	417 (11%)
Total	952	641	1,593	2,149	3,742 (100%)

Table 9 Indicative Housing Mix

- 14.15 The indicative market housing mix accords with the requirements of policy NW6 of the NWCAAP and can be secured by **Condition 60: Housing mix**. The proposed mix of housing is supported by the Council's Housing Team.

Faith workers

- 14.16 Provision has been made within Phase 1, with three homes available for the specific use by faith workers. There are many benefits of providing housing for faith workers early on in the life of a development, faith leaders will be able to take an active part in community life, engage with residents and provide a number of social activities and enable new residents to adapt quickly into the local neighbourhood where a range of existing facilities are present, as well as the wider network within the City. The individual faith worker is expected to commit to a minimum of 5 hours voluntary work per week and in return is offered to rent a Key Worker unit at the same rent as other tenants.
- 14.17 At present there has been no uptake of these units for faith workers, despite marketing and the properties have been re-let as Key Worker housing units to members of eligible University staff. However, it is considered that in line with the principles secured within Phase 1 that this same level of provision should remain available on site and as such the same requirements for faith worker provision is proposed to be secured within the Section 106.

Senior Living

- 14.18 Cambridge Local Plan policy 47 supports the development of specialist housing subject to the need, suitability and accessibility to local shops and services. South Cambridgeshire Local plan policy H/9 supports a variety of housing including specialist accommodation for the elderly. 6,500sqm of senior living floorspace is proposed (as is permitted within the Phase 1

outline permission but has not yet come forward, see Table 6 - Amount of development delivered under Phase 1 and proposed uses). This provision would contribute to a mixed a balanced community. It is proposed that the senior living would come forward within the Building Development Zones (as secured through Parameter Plan 4) in close proximity to the existing Local Centre or the secondary hubs of activity on the northern and southern parts of the site.

Accessible Design and Lifetime homes

- 14.19 The Design and Access Statement submitted with the Applications includes strategies for inclusivity to ensure that the scheme has been designed to provide a variety of spaces that accommodate the needs of different people. The consultation response on accessible and inclusive design relate to detailed matters which can be considered at reserved matters application stage.
- 14.20 The Design and Access Statement states that all dwellings are to be designed so that people can use them safely, easily and with dignity. In line with policy 51 of the Cambridge Local Plan and policy H/9 of the South Cambridgeshire District Local Plan the housing developments will be designed to meet Building regulations M4(2) 'accessible and adaptable dwellings'.
- 14.21 Details will come forward at reserved matters stages to ensure that the layout and configuration enables inclusive access and future proofing.
- 14.22 **Condition 58: Internal Space Standards and Accessible Housing** is recommended to ensure that the proposal is built as a minimum to the Technical Housing Standards – Nationally Described Space Standards, to meet Part M4(2) Building regulations for accessible and adaptable dwellings and requirements. The condition will also secure not less than 5% of key worker dwellings to meet the wheelchair user dwelling M4(3) standard of the Building Regulations.
- 14.23 CNWAAP Policy NW7 requires a proportion of new homes to be designed to lifetime homes standards. In accordance with Cambridge City Local Plan policy 51 (Accessible Homes), all dwellings will meet Building Regulations requirement M4 (2). Policy 51 requires 5 per cent of all affordable dwellings to meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' to be wheelchair accessible or be easily adapted for residents who are wheelchair users. **Condition 58: Internal Space Standards and**

Accessible Housing is recommended to ensure that this level of provision is achieved through subsequent reserved matters applications.

Co-Living

- 14.24 The proposed development introduces a maximum of 52,000 sqm of co-living floorspace, which is approximately 1,800 individual units. Whilst co-living functions as residential accommodation, it is usually classified as Sui Generis use (i.e. in a use class of its own under the town and country planning use classes order), due to having an element of shared living.
- 14.25 The planning statement sets out that these co-living units would meet the high demand for single occupancy homes amongst university staff.
- 14.26 Whilst the Councils currently have no adopted co-living policy, the emerging Joint Local Plan addresses this alternative housing model under Policy H/CL. This draft policy requires that developments over 200 units are supported by a clear evidence base for the demand and establishes design and sustainability criteria.
- 14.27 Although Eddington is recognised as a sustainable location, the precise location of the co-living units across the site will be important. Specific matters listed in the emerging policy regarding detailed design, layout and day-to-day management can be agreed at reserved matters stage.
- 14.28 It is recommended that a condition (**Condition 61: Co-Living Strategy**) is secured which requires a Co-Living Strategy to be submitted and approved, which shall guide future reserved matters containing Co-Living units. The Strategy shall act as an addendum to the Design Code and should include the location and amount of Co-Living units, demonstrating how the proposed provision contributes to a mixed and inclusive community and avoids harmful concentrations of this type of living accommodation. Design and amenity considerations, shared spaces, management and tenancy details will also be required. Each subsequent reserved matters application containing Co-Living units will need to comply with the approved Strategy.

Self and Custom Build housing

- 14.29 The proposal includes the ability to accommodate Custom Build / Self Build housing which could come forward as part of the market housing plots. South Cambridgeshire Plan Policy H/9 requires a wide choice, type and mix of housing including those wishing to build their own homes. Cambridge City Council Local Plan does not have a specific policy to

secure this type of housing, but the applicants have agreed to the provision of self-build /custom build.

- 14.30 A Self-Build / Custom Build Strategy is recommended to be secured through the Section 106 to ensure this provision. This will ensure the appropriate marketing of the proposed plots to be undertaken in accordance with the agreed details. On this basis, officers are satisfied that the proposals would accord with policy H/9 of the South Cambridgeshire Local Plan.

Housing Conclusion

- 14.31 Officers, in consultation with the Council's Housing Team, are satisfied that the provision of key worker housing and the mechanisms to secure this are acceptable. Subject to conditions (**Condition 9: Key Worker Housing, Condition 60: Housing mix, Condition 58: Internal Space Standards and Accessible Housing Condition 61: Co-Living Strategy**) and the proposed Section 106 obligations as set out above (and described in more detail in section 30 below), the mix and type of housing to be developed on the site is considered in accordance with North West Cambridge Area Action Plan policies NW6 and NW7, policy H/10 of the Cambridge Local Plan and policy 45 of South Cambridgeshire Local Plan and the NPPF (2026).

15. Landscape

Landscape and Visual Impact Assessment

- 15.1 The Environmental Impact Assessment (EIA) which accompanies the Applications proposals contains a Landscape and Visual Impact Assessment (LVIA) which provides technical visual representations of the building heights parameter plan and illustrative masterplan. The LVIA assesses the proposed development according to current Landscape Institute guidance (GVLIA3). The locations of the 27 views in the LVIA were agreed with officers during the pre-application process.
- 15.2 The view locations were selected using the 2013 LVIA for the previous outline consent as a starting point, adding further view locations to assess impacts on receptors in the surrounding area and discarding view locations from where the development will not be visible. In summary the viewpoints are grouped as follows:
- Views from public footpaths and roads in the west and northwest of the site including Madingley Road, the Avenue and the M11 (including a dynamic view from the M11)

- Views from the M11 and Red Meadow Hill in the south
- Views from public footpaths and Huntingdon Road north of the site
- Views from existing open spaces and paths inside the Eddington phase 1 site.

- 15.3 The views generated from the illustrative masterplan show how height, massing and articulation of the new buildings could be designed to mitigate the impact of the development on landscape and views, using rules set out in the design code.
- 15.4 Following the original consultation responses from Council technical officers, Historic England, the Gardens Trust and third parties, the applicant carried out additional Year 15 technical visualisations for key viewpoints (as set out in the LVIA addendum). These show tree planting 15 years after construction, based on the illustrative masterplan and tree strategy. Views from Huntingdon Road have also been reassessed with regard to the impact of the reduction in built development opposite Girton College. The LVIA viewpoint locations map is contained in Appendix 6.
- 15.5 The technical visualisations demonstrate that the future phases have the potential to integrate well and sit comfortably within the wider context and more local skyline.
- 15.6 Visual impact testing of views particularly from the west towards the site and from the north were key considerations during pre-application discussions. This led to refinements of the 'Brook Ley's' western frontage pulling taller forms inwards to avoid a flattening and overly horizontal emphasis of the skyline, and sharpened focus on the design code strategies required to establish mandatory key principles for both the Brook Ley landscape and the built form edge.
- 15.7 Views from the west: Viewpoint 1 technical visualisation (Cambridge Road, American Cemetery) shows that the illustrative masterplan can create a form and scale of development that can sit comfortably with the wooded horizon, producing an articulated skyline that works with the tree lines rather than outcompeting them. In terms of Red Meadow Hill Viewpoint 7, the illustrative masterplan view shows a development that could blend favourably with the horizon and layered view, allowing the mature trees and countryside to remain prominent and clearly appreciable, maintaining their visual integrity and contribution to the rural character.
- 15.8 The design code strategy related to tone and materiality has been strengthened to ensure that the relationship of tone and colour with longer

distant views and overall skyline is considered through the reserved matters applications.

- 15.9 The dynamic nature of views towards the western edge of the site from the M11 is demonstrated well in the submitted information. In viewpoint 30, where vegetation becomes more fragmented, and the development will become more visible, the illustrative masterplan visualisation demonstrates an appropriate variation in building heights and forms that can create articulated silhouettes. This, combined with the application of other coding strategies, has the potential to contribute positively to the skyline.
- 15.10 Northern approach: Viewpoint 31 represents the experience of road users entering Cambridge from the north from the A14, where the future phases within the 'Innovation Street' character area will be visible. The design code sets out a clear strategy to move away from more standardised boxy, mid tech flat-roof forms, instead promoting varied building heights, articulated massing, and responsive architectural treatments that engage with key views and streets.
- 15.11 Parameter Plan (PP2) seeks to secure key mitigation measures informed by LVIA testing, including a northern area of open space and the retention and extension of existing woodland reinforcing the wooded character of the Huntingdon Road approach into the city. The technical visualisation of the illustrative masterplan demonstrates that the proposed scale and form can be successfully accommodated. The depth of this space on the parameter plans has been deepened in line with the illustrative masterplan which strengthens its role as a mitigation measure.
- 15.12 The LVIA key conclusions, which officers support, are:
- Mitigation is embedded in the design of the site plan through building heights, urban design and landscape parameters
 - During construction stages and at year 1 after construction the impacts of construction and the completed scheme will be major to moderate adverse
 - By year 15 landscape mitigation measures, such as structural planting, will have matured and established and reduced the impacts of the new built form on the surrounding landscape.
 - There will be some moderate, residual, adverse effects on the surrounding landscape and the views after year 15 which can be mitigated further providing the design code is followed and implemented in all future reserved matters applications.
- 15.13 The additional Year 15 key viewpoints enable clearer communication and provide a better understanding of the long-term appearance and likely

effects of growth of the landscape strategy. The impacts demonstrated are considered acceptable.

- 15.14 The EIA addendum states that the proposed amendments do not result in any new or different likely significant effects, and therefore the conclusions of the September 2025 ES LVIA (as presented within Environmental Statement Volume 2) remain valid.

Landscape Strategy

- 15.15 A Landscape Strategy has been submitted with the Applications. This has been amended following consultation comments to incorporate additional areas of planning to provide further visual screening in views to the development. The Strategy has been developed in parallel to the formal technical appraisal through the LVIA. It takes account of the specific local landscape character and has developed a design response which informs the illustrative masterplan.
- 15.16 A Landscape Maintenance and Management Plan has also been submitted which sets out the strategic approach to the maintenance and management of the future phases of hard and soft landscape. The document sets out the various open space and amenity components, and different typology zones of open space and the respective high-level objectives for their maintenance and long-term landscape management. The applicant (the University of Cambridge) will be responsible for the long-term maintenance and management of the external works set out in the document.
- 15.17 The landscape strategy includes thorough, clear and comprehensive information on the existing site, constraints and opportunities and the proposed landscape design. The proposals are based on the previously approved landscape masterplan for the 2013 outline permission with enhancements to integrate more informal play, routes for walking, cycling and outdoor activities, community gardens and allotments, ecological enhancements and biodiversity net gain.
- 15.18 A comprehensive tree planting strategy is proposed, and the majority of existing hedgerows are retained with enhancement proposals to extend, strengthen and or link new native species hedgerow. The strategy has also been informed by the ecological constraints and opportunities identified by the ecological assessment and surveys. The landscape proposals have been developed to support the target of 10%+ Biodiversity Net Gain score.
- 15.19 Proposed Parameter Plan 2: Green Infrastructure, Play and Open Space, follows the principles and layout of the 2013 outline permission but adjust

the parameters to introduce more opportunities and spaces for play, allotment, sports and community gardening. The green links have been realigned and adjusted to accommodate an existing hedgerow and Public Rights of Way (PROW) in the north of the site and to coordinate with the revised alignment of Cartwright Avenue and revised development parcel layouts. The green links no longer provide vehicle access and are for pedestrians and cyclists only. The landscape parameter plan includes detailed requirements for community gardens and play to be included and gives maximum and minimum dimensions for the green links. In the north of the site an additional area of allotments and formal sports has been included, parallel with the edge of Brook Leys.

- 15.20 The green space on Cartwright Avenue is a new addition to the masterplan. It is considered an improvement to the previously approved plan, formally defining a new green public space that can accommodate a variety of uses and allows for larger, more extensive tree planting.
- 15.21 The proposed structural planting to the northwestern edge of the site has been enlarged to mitigate impacts on views from the north and northwest. Existing woodland in Gravel Hill will be retained. Additional structural planting has been included on the boundary with the Conduit Head Conservation Area.
- 15.22 Parameter plan 2 includes an indicative location for landscape bunds in the northwest corner adjacent to the M11 to address noise impacts as required. The details of these will come forward through reserved matters applications within the relevant phase (to be agreed through **Condition 6: Phasing Plan**).
- 15.23 The Landscape Strategy and the Landscape Management and Maintenance Plan will be part of the approved documents. Landscape details for each phase/parcel will therefore be required to come forward in accordance with the site wide strategy.
- 15.24 **Condition 37: Earthworks** is recommended for earthwork details to come forward for each phase / reserved matters to ensure that any proposed grading and mounding of land areas, levels and contours to be formed and the relationship with existing vegetation and surrounding landforms is acceptable.

Lighting

- 15.25 Policy 34 of the Cambridge Local Plan, policy SC/9 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design

and Construction SPD require lighting to be the minimum required for public safety and amenity and reduce adverse impacts on local wildlife and surrounding landscape. A Lighting Design Concept Proposal has been submitted with the Applications which assesses the lighting impact of the future phases, with a focus on minimising light pollution.

- 15.26 The lighting for future phases will be designed to meet both functional requirements and meet local plan policies expectations. Careful consideration will need to be given to any proposed lighting within the landscaped areas to avoid unnecessary light pollution and to protect wildlife. Lighting details will come forward at reserved matters in accordance with the concept proposals and Design Code. **Condition 46: Artificial Lighting Design Scheme** is recommended to ensure these are submitted.

Landscape conclusion

- 15.27 The strategic landscape proposals have been developed alongside the biodiversity aims of the site and retention of existing features where appropriate. The strategy builds and improves the landscape that has already been achieved and established through Phase 1 and provides a robust framework for future reserved matters applications to accord with. Subject to the **Condition 37: Earthworks** the proposal is in accordance with Cambridge Local Plan policy 56, South Cambridgeshire Local Plan policy NH2 and North West Cambridge Area Action Plan policies NW2 and NW29.

16. Existing trees

- 16.1 The Applications are accompanied by an Arboricultural Impact Assessment (AIA). The report highlights that of a total of 853 trees within the application site which were surveyed, 69 individual trees would require removal to facilitate the development. None of the trees proposed to be removed are category A trees (high quality – good examples well worth retaining). Six are category B trees (retention desirable, may have remediable defects).
- 16.2 The Council's Tree Officer has reviewed the AIA, accepted the approach to be taken, and advised that the design principles set out within the AIA will need to be respected and had regard to as the layout develops. Any reserved matters applications will need to be accompanied by a detailed arboricultural method statement to ensure the protection and long-term retention of the retained trees. The arboricultural method statement will need to be submitted before any development, including any archaeological investigations and demolition occur on site, the pre-

commencement element of which is vital to ensure suitable tree protection. **Condition 29: Arboricultural Method Statement** is recommended to ensure this is secured.

- 16.3 The number of trees proposed to be removed is considered by officers to be of limited weight, noting national decision-making policy N2 (improving the natural environment) of the NPPF (2026), advises that development proposals should conserve and enhance natural existing features such as established trees where possible. A tree planting strategy has been submitted with the Applications based on the Illustrative masterplan. There will be significant new trees proposed throughout the development. The Design Code, based on the Landscape Strategy, requires new woodland, tree groups, key avenue and street trees and landmark tree planting. In reaching this position, regard has been had to this appropriate mitigation planting and landscaping which will be secured through detailed reserved matters applications. This will help to create a well-designed place, provide opportunities for shade and urban heat reduction, and integrate development appropriately into its surroundings.
- 16.4 Subject to **Condition 29 Arboricultural Method Statement**, the proposal would accord with policies NH/2, NH/4, HQ/1 of the South Cambridgeshire Local Plan and policies 59 and 71 of the Cambridge Local Plan, Policy NW2 of the NWCAAP and the NPPF (2026).

17. Heritage assets

- 17.1 A Heritage Assessment has been submitted with the Applications. There are no known built heritage assets within the site. Heritage assets potentially affected by the proposals through a change to their setting are identified in the Environmental Statement Chapter 10, Built Heritage. These include but are not limited to: Conduit Head Road Conservation Area, Storey's Way Conservation Area, West Cambridge Conservation Area, Girton College Grade II and II* listed buildings, Shawms Grade II* listed building, Schlumberger Gould Research Centre Grade II* listed building and the registered Park and Garden at 48 Storey's Way. The identified assets and summaries of their significance (sensitivity) is largely supported by the Councils Conservation Officer.
- 17.2 The statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, are matters to which the determining authority must give great weight to when considering schemes which have the potential to impact on heritage assets.

- 17.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative context for development that affects the setting of listed buildings. In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess.'
- 17.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to; "Pay special attention to the desirability of preserving or enhancing the character or appearance of that area". Likewise, section 102 of the Levelling-up and Regeneration Act 2023 requires separate special consideration of the effects on relevant heritage assets, including registered parks and gardens, which is relevant in respect of the garden at 48 Storey's Way.
- 17.5 The Heritage Assessment submitted with the Applications finds that due to the separation distance between the site and the majority of the receptors within the study area, combined with the townscape character, topography, intervening built form and landscape features, the majority of the built heritage receptors will not experience any meaningful change to their setting, that would result in any impact on their sensitivity.
- 17.6 The Heritage Assessment goes on to state that the Proposed Development would result in a degree of change to the setting of the Conduit Head Road Conservation Area through the introduction of built form immediately to the north of the receptor. The potential impact on Conduit Head Road Conservation Area is identified in the Heritage Assessment to be a moderate adverse significance of effect. In NPPF (2026) terms, this impact is considered to result in harm but not substantial harm.
- 17.7 Officers have had regard to the statutory duties set out in section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 102 of the Levelling-up and Regeneration Act 2023, in considering these Applications, and have given considerable weight and importance to the desirability of preserving the setting of the affected Listed Buildings, to preserving or enhancing the character and appearance of the adjacent Conservation Areas and to the registered garden.
- 17.8 Policy HE6 (1) of the NPPF (2026) outlines that when considering the potential effect of a development proposal on the significance of a

designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

- 17.9 The terminology used in the NPPF for assessing harm to designated heritage assets has changed. The NPPF (2026) no longer uses the previous distinction between 'substantial harm' and 'less than substantial harm', instead it refers to 'harm' and 'substantial harm', together with positive effects and total loss. This change in terminology does not alter the underlying assessment of the degree of effect on the significance of a heritage asset. The degree of harm remains a matter of professional judgement and can be considered along a spectrum, with harm ranging from the lower end through to the upper end of the spectrum before reaching substantial harm.
- 17.10 Policy HE6 (4) of the NPPF (2026) outlines that where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed.
- Policy HE9 (1) and (2) of the NPPF (2026) states that development proposals within or affecting the significance of conservation areas should:
- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
 - b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.
- 17.11 Policy 61 of the Cambridge Local Plan requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area, with clear justification for any harm where substantial public benefits occur. Policy NH/14 of the South Cambridgeshire Local Plan supports development proposals where they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF.
- 17.12 Even where the effect on any asset is not assessed to result in substantial harm, and reflecting the statutory duties quoted, considerable importance

and weight must be attached to any harm found, with the presumption that the preservation of the significance of these heritage assets is to be preferred.

- 17.13 Where an application for any works would lead to harm or substantial harm to a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.
- 17.14 The Design Code has been updated to include wording with respect to the Gravel Hill Character Area that seeks to ensure a more sympathetic interface with the heritage assets. Amended Parameter Plan 6- Maximum building heights has reduced heights along Conduit Head Road conservation area edge. The proposed amendments are supported and address the initial concerns of the visibility of these buildings raised by Historic England, The Gardens Trust, Council's Conservation officer and third-party comments.
- 17.15 It is considered the proposed development would result in harm to the setting and significance of several heritage assets as summarised in the Built Heritage chapter of the Environmental Statement (ES). These effects are described in the ES as Minor Adverse and affect around 20 heritage assets. Against the previous NPPF, these effects were considered to equate to 'less than substantial harm' at the lower end of the scale. In terms of the revised NPPF (2026), this assessment translates through to 'harm' at the lower end of the scale.
- 17.16 The ES identifies the effect of development during the enabling, demolition, and construction phase (temporary) and the operational phase (completed), before considering the residual effects that will remain once the additional mitigation measures incorporated into the development have been applied.
- 17.17 For the completed development stage, the ES identifies the following heritage assets to have a minor adverse effect arising from the introduction of increased height and density of built form within immediate surroundings:
- Girton College (Grade II*)
 - The Lodge, Girton College (Grade II)
 - Shawms (Grade II*)
 - Spring House (Grade II)
 - Northumberland dome at the Observatory (Grade II)
 - The Observatory (Grade II)
 - Chapel, Churchill College (Grade II)

- 29, 30, 48 (and garden), 54, 56 Storey's Way (Grade II)
- 34, 44 Storey's Way (non-designated; BLI)
- Storey's Way Conservation Area
- Willow House (Grade II*)
- Salix (Grade II)
- Whie House (Grade II)
- West Cambridge Conservation Area
- Howes Place Conservation Area
- Mortuary Chapel of All Souls, All Souls Lane (non-designated; BLI)
- 141 Huntingdon Road ('Wayside', Storey's Way) (non-designated; BLI)
- 143-145, 162, 171, 173, 183 Huntingdon Road (non-designated; BLI)

- 17.18 Conduit Head Road Conservation Area is also identified to have a minor adverse effect at completion stage arising from the maximum parameters proposed (in this part of the site) and the potential introduction of built form of a greater scale and density within the immediate setting of the Conservation Area.
- 17.19 A description of the significance of these heritage assets is contained with the applicant's submitted Heritage Statement.
- 17.20 Officers, in consultation with the Council's Conservation Officer, raise no objections to the approach and conclusions of the Heritage Statement or Built Heritage chapter of the ES. Officers acknowledge that no objection has been raised by Historic England and The Gardens Trust. Officers concur with the conclusions that the proposed development would result in harm at the lower end of the scale to designated and non-designated heritage assets.
- 17.21 The assessed level of harm therefore needs to be weighed against the public benefits of the proposals as required by Policy HE6 of the NPPF (2026).
- 17.22 The proposals would deliver a range of public benefits.
- 17.23 The development would deliver up to 3,800 new homes, with 50% of the homes proposed as Key Worker Homes for University and College staff. This will provide significant social benefits and support the sustainable growth of both the University and the City.
- 17.24 Economic benefits would arise through the delivery of employment /commercial floorspace (that could create over 4,000 jobs). This will

provide significant economic productivity gains and boost local services and facilities.

- 17.25 Social and environmental benefits would arise through the delivery of significantly sized open spaces within the development including sports, play, allotments and informal open spaces, as well as a range of new routes throughout the Site and the Common, benefiting the public realm and contributing to social interaction and pedestrian experience.
- 17.26 Environmental and sustainability benefits would arise through approaches including renewable technologies, a predicted 52% carbon reduction (over current Building Regulations high level Part L), an 80 litres/person/day water use target, and BREEAM Excellent as a minimum for non-residential buildings, which would all contribute to climate-resilience and sustainable development.
- 17.27 Sustainable travel enhancements would arise through dedicated cycle and pedestrian routes throughout the development linking to key routes into the city and surrounding area and provision of the Universal bus services to meet the uplift in demand from the proposed development.
- 17.28 Taken together, officers consider that these economic, social and environmental benefits to be substantial. In accordance with Policy HE6 of the NPPF (2026), these benefits provide clear and convincing justification that outweighs the identified harm to the Conservation Areas and the settings of designated heritage assets as noted above.
- 17.29 A small degree of harm also arises to certain non-designated heritage assets, as noted above. However, in line with Policy HE7 of the NPPF 2026, this harm is limited and outweighed by the benefits of the scheme.

Archaeology

- 17.30 Condition 63 of the Phase 1 outline planning permission required the development to be carried out in accordance with the approved written scheme; document titled Project Specification for Archaeological Excavation (Phase 2/Sites I, II East, V, VI, & IX; revised) received by the Local Planning Authority dated 24 April 2013.
- 17.31 The condition also required the 'archive report and publication' to be submitted to the Local Planning Authority within 6 months following completion of the archaeological investigations. This work has been

carried out (North West Cambridge Archaeology Report No. 1435 dated September 2019) and the condition was discharged in March 2021.

- 17.32 Significant effects relating to archaeology are therefore considered unlikely due to the assessment and mitigations undertaken under the previous Phase 1 planning permission. As such, archaeology was scoped out of the Environmental Statement.
- 17.33 Officers note that one part of the Application site was not covered by the Phase 1 archaeological works. This is 'Plot A' in the northwest area of the site. **Condition 41: Archaeology** is therefore recommended to ensure that no development is carried out in this area before a programme of archaeological works has been secured in accordance with a written scheme of investigation.

Heritage Assets conclusion

- 17.34 Overall, it is considered that the proposed development, within the controls of the Parameter Plans and Design Code, would result in harm to the significance and settings of designated and non-designated heritage assets as identified above. The harm is considered to be at the lower end of the scale, with the corresponding effects described in the Environmental Statement as Minor Adverse.
- 17.35 In conclusion and having had full regard to statutory duties and national and local policy, officers consider that the proposal subject to **Condition 41: Archaeology** is acceptable and in accordance with Policy 61 of the Cambridge Local Plan (2018), policy NH/14 of South Cambridgeshire Local Plan, the NPPF 2026 and LBCA 1990.

18. Biodiversity and ecology

- 18.1 The site consists of buildings and developed land, vegetated gardens, grasslands, trees, hedges, wooded boundaries, woodland, scrub, ephemeral vegetation, tall ruderal, ponds, wetlands, and water bodies. The Application site contains a statutory protected site, Travellers Rest Pitt Site of Special Scientific Interest (SSSI).
- 18.2 Travellers Rest Pitt is a former quarry and important geological site subject to significant academic debate about the dating of the sediments and their physical setting. The applicant is the owner of the SSSI and responsible for its upkeep. Natural England (for which consultation is required for the

SSSI) raise no objection to the proposals subject to a condition requiring geological site management measures to be carried out (within 12 months) as part of the development proposals to ensure that the SSSI is re-established to and maintained in a favourable condition, in perpetuity.

Condition 42: Geological Site Management Measures is therefore recommended.

- 18.3 There are no non-statutory protected sites within the vicinity that are likely to be impacted by the Applications. Species data shows great crested newt and other amphibians, barn owls and other breeding birds, conifers, flowering plants, invertebrates, reptiles, bats (including western barbastelle), badger, otter, water vole, and hedgehog have all been recorded locally.
- 18.4 Chapter 11 of the Environmental Impact Assessment has shown that there are likely to be impacts to hedgerows due to removal, loss of barn owl and skylark breeding sites, temporary loss of water vole habitat, risk of harm to protected species due to vegetation clearance during construction, dust and water pollution of the adjacent Washpit Brook, lighting impacts to bats, and recreational pressure on woodland Edges.
- 18.5 The Ecological Enhancement Plan has provided details of how each of these impacts will be mitigated, through species licences, protection from construction activities, placement of bat and bird boxes throughout the residential and mixed-use areas, and enhancement of areas such as Washpit Brook to mitigate any impacts to aquatic mammals and other aquatic species. There is no direct mention of specific skylark mitigation measures; however, there are large areas of grassland enhancement proposed that will provide potential nesting habitat for skylarks, and the management proposed for these areas will optimise them for ground nesting birds in general.
- 18.6 The lighting design concept proposal confirms that mitigation for night flying mammals and birds has been carried through to design stage, which is welcome. All Luminaire types, for example, are restricted to 2700K to limit impact to bats and their prey items. This follows current guidance from the Bat Conservation Trust and Institution of Lighting Professionals. **Condition 46: Artificial Lighting Design Scheme** is recommended to require a lighting design scheme is submitted with any future reserved matters applications.
- 18.7 The Biodiversity Net Gain (BNG) report and accompanying biodiversity metric calculation, states that a minimum of 10% biodiversity net gain can be achieved on site. This is based on the detailed design of development

plots and landscaping in accordance with the landscape strategy. Officers note national decision-making policy N2 (Improving the natural environment) of the NPPF (2026) which sets out that development proposals which exceed the 10% statutory objective for biodiversity net gain should only be a requirement where it is set out in an up-to-date development plan policy for specific site allocations. On this basis, it is only considered reasonable to require 10% biodiversity net gain.

- 18.8 The proposed landscaping strategy also requires the delivery of the enhancement measures for habitats and watercourses being delivered at the start of the proposed development. The applicant will be responsible for the management of the significant habitat created as part of the BNG delivery. Regular monitoring reports will be required for a 30 year period. This will be secured through the Section 106 Agreement.
- 18.9 The Applications have been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends conditions for a Landscape and Ecological Management Plan (**Condition 19: LEMP**), Construction Ecological Management Plan (**Condition 20: CEcMP**) and Ecology enhancement measures (**Condition 21: Ecological Enhancement Scheme**) to ensure the protection of species and 10% biodiversity net gain is delivered.
- 18.10 Subject to these conditions the proposed development will be in accordance with Cambridge City Council Local Plan policy 70: 'Protection of priority species and habitats' and South Cambridgeshire Local Plan policy NH/4: 'Biodiversity' which requires new development to maintain, enhance, restore or add to biodiversity and take opportunities to achieve positive gain through the form and design of development and Policy N2 (Improving the natural environment) of the NPPF (2026).

19. Carbon reduction and sustainable design

Sustainable design and construction

- 19.1 The Applications are supported by an Energy Statement and Sustainability Statement which set out both the strategic approach to energy and sustainability within the proposed development and provide an assessment against relevant planning policies.
- 19.2 The overall approach to integrating sustainable design and construction and meeting the twin challenges of climate change adaptation and mitigation is supported. It is clear from the Application documents that integrating responding to our changing climate is a key objective of the

development, with the strategy and vision created and underpinned by 3 key principles:

- Fostering healthy living
- Minimising whole place carbon
- Designed for today and the future

19.3 A range of measures have been incorporated into the proposals including:

The integration of 5 key principles into the energy strategy, namely:

- Use passive measures to minimise energy demand and unwanted summer heat gains.
- Adopting fabric first approach to minimise the need for space heating.
- Providing space heating (and cooling for non-domestic buildings) locally to minimise distribution losses.
- Avoiding the use of fossil fuels to provide space heating and hot water, with a focus on the use of air source heat pumps.
- Generating electricity on-site via renewable energy sources.

19.4 Key targets include:

- Homes aligned to Passivhaus Principles including modelling using Passive House Planning Package (PHPP).
- Reference to Energy Use Intensity (EUI) targets set for each building type 80 litres/person/day water use for residential development and 5 Wat01 credits for non-residential development.
- Use of Sustainable Urban Drainage Systems (SuDS).
- 100% of clay and stockpiles to be used on site.
- Mode share of 80% non-car based modes.
- Daylighting targets to follow Building Research Establishment (BRE) guidance.
- Food growing strategy includes formal and more informal growing spaces.
- BREEAM excellent as a minimum for non-residential buildings, with an example pre-assessment submitted with a score of 76.12%.
- The Sustainability Statement also notes that while the submitted pre-assessment uses BREEAM v6.1, the updated BREEAM v7, which sets higher standards in several areas, will be used.

19.5 Embodied carbon is to be reduced by ensuring that no basements are built, reducing car parking provision and improving the form factor of buildings. Specific embodied carbon targets will be reviewed and outlined within reserved matter application submissions.

- 19.6 To ensure that all future reserved matters applications are accompanied by a BREEAM pre-assessment **Condition 24 BREEAM pre-assessment** is recommended, along with **Conditions 25: BREEAM Design stage and Condition 26: Post construction for design stage and post-construction BREEAM certificates**.
- 19.7 The Environment Statement considers wider measures to reduce embodied carbon including:
- Where practical, building materials could be sourced locally to reduce transportation pollution and support the local economy.
 - Where possible, low-carbon materials and/or recycled materials could be used in replacement of virgin materials. Specifically, all cement used in construction could have up to 40% fly ash, Ground Granulated Blast-furnace Slag (GGBS) or recycled binders incorporated into the concrete mixture. Low carbon reinforcement could be integrated into the design.
 - The design could consider higher levels of recycled content of aluminium in the glass façade and windows.
 - All reinforcement steel could be sourced from the UK ensuring it has high recycled content.
 - Higher strength concrete cladding could be considered to reduce thickness; and
 - Blockworks with high recycled or cement replacement could be considered.
- 19.8 This approach is supported and will contribute to a reduction in embodied carbon emissions. Designing for disassembly will also be an important consideration. Such an approach supports circular economy goals, facilitates material reuses, and enhances overall sustainability performance. **Condition 22: Sustainability and energy statements** is recommended to ensure that future reserved matters applications are accompanied by Sustainability Statement and Energy Statement setting out the approach to meeting the targets and commitments in the outline strategy.
- 19.9 Climate and sustainability considerations have also been integrated into the Design Code, particularly in relation to climate resilience and the role of green and blue infrastructure, which is to be welcomed. The Design Code also includes a section of Designing for the Future, the key objective being to future proof the design considerations which need to anticipate and provide the resilience to face climate change.

- 19.10 The proposed bespoke Sustainability Charter set out in the Design Code, will be used to guide the delivery of the sustainability approach. This will provide an important framework for monitoring ongoing weather-related impacts and for shaping the approach to sustainability throughout project delivery and across multiple phases. It will be important to align all mitigation strategies to address the issues identified with UKCP18 climate projections and to ensure that there is flexibility to update mitigation strategies as climate change data evolves. **Condition 7: Design Code Compliance** is recommended which requires all reserved matters to include a Design Code statement that demonstrates how the application accords with the site wide code.

Energy

- 19.11 The energy strategy for the site follows the hierarchical approach to reducing energy demand and associated carbon emissions, with initial Building Regulations high level Part L 2021 calculations showing a site wide 52% reduction over current Part L (for housing the reduction is 80%, for non-residential is 9%), which is welcomed by officers.
- 19.12 The Sustainability Statement requires the use of Passive House Planning Package (PHPP). This means that when future reserved matters applications are considered by the local planning authority, there will be a much more accurate understanding of energy demand reductions and carbon as the scheme progresses.
- 19.13 For homes, future reserved matters applications will need to work towards a Primary Energy Renewable target of 60 kWh/m² of treated floor area (TFA) / year. This is approximate to an Energy Use Intensity (EUI) of 35 kWh/m²/year and a space heating demand of 15 kWh/m² of TFA / year or a Space Heating Load of 10 kWh/m² of TFA/year. This approach is broadly in line with emerging Greater Cambridge Local Plan requirements which is to be welcomed. This is to be demonstrated through the use of Passive House Planning Package (PHPP).
- 19.14 The Energy Strategy represents a move away from the site wide district heating approach (as delivered in Phase1) to a plot-by-plot approach focussed on air source heat pumps initially. Officers are supportive of this approach especially given the focus on driving down space heating demand, which lends itself better to an on-plot approach. Officers note that the existing energy centre also does not have the capacity to supply the rest of the development from low carbon sources.

- 19.15 The Strategic Utility Report submitted with the Applications assumes that there is sufficient capacity in the local electricity network for the development, so no allowance has been made for a new primary electrical substation as part of the Application proposals. Should this be required at some time in the future, an area at the northern end of the site has been safeguarded. Secondary electrical substations are anticipated across the site as development comes forward, in accordance with the anticipated power requirements. Officers are aware that UK Power Networks (UKPN) are now progressing design of new grid infrastructure to serve this side of the city.
- 19.16 The Energy Strategy also includes consideration of the issue of overheating, using the Good Homes Alliance (GHA) Overheating tool as an early-stage assessment of risk which is to be welcomed. This has identified that single aspect flats with minimal mitigation measures to reduce overheating and limited potential for natural ventilation due to noise constraints could be at high risk of overheating. Further, more detailed overheating assessment as required by Part O of the Building Regulations will be carried out as part of future reserved matters applications, but the Energy Strategy and the Design Code include measures to reduce overheating following the cooling hierarchy and prioritising 80% design measures. The reference to the potential to use the 2050 Prometheus weather data for Cambridge as part of the modelling, is an approach that is supported.
- 19.17 The Design and Access Statement considers noise from the M11 and requires the design of buildings and public realm to include strategies for noise mitigation. This could include dual aspect properties facing the noise source and / or the use of façade sound insulation (so openable windows on the eastern side where noise mitigation is not required, allowing natural ventilation without compromising acoustic comfort could be accommodated). This approach is supported.

Water efficiency

- 19.18 The targets for water efficiency are supported. For non-residential development, the scheme will be targeting 5 Wat01 credits from BREEAM. For residential development these will meet the mains water consumption target of 80 litres or less per head per day. This will be achieved through water efficient fittings and water recycling. 100 per cent of homes will be supplied with recycled water.
- 19.19 In terms of overall availability of potable water to meet the demands of the development, the Strategic Utility Report notes that local reinforcement is

likely to be needed to ensure sufficient capacity to supply the uplift in unit numbers. This could take the form of upgrades to the potable water booster station constructed in phase 1, reinforcement of the potable water main installed in Eddington Avenue and Turing Way and potential reinforcement of the potable water main installed in Five Acres. These are not unusual measures.

- 19.20 The Environment Statement also considers water resource availability. It notes that the potable water supply will be supported by the booster ring main infrastructure established during Phase 1 and extended to serve the proposed development, with the remainder being served via water saving measures and the on plot non-potable water collection and distribution networks. The non-potable system will capture rainwater from roofs and store it locally on-site in underground tanks which will be connected to the potable water network to ensure continuity of supply. This confirmation of approach is supported and the design requirements for on plot water recycling measures can be included as part of future reserved matters applications. **Condition 23: Detailed Potable Water Strategies** is recommended to ensure that potable water strategies that set out the potable water requirements for buildings and the approach to meeting the targets for use as set out in the Sustainability Statement.
- 19.21 The Applications have been subject to formal consultation with the Council's Sustainability Officer who raises fully supports the proposals subject to conditions relating to carbon reduction technologies (**Condition 22: Sustainability and energy statements** and water efficiency (**Condition 23 Detailed Potable Water Strategies**).
- 19.22 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28 and 29 of the Cambridge Local Plan and South Cambridgeshire Local Plan policies CC/1, CC/3 and CC/4, policies NW2 and NW24 of the North West Cambridge Area Action Plan, the Greater Cambridge Sustainable Design and Construction SPD 2020 and the NPPF (2026).

20. Water management and flood risk

Surface Water flood risk

- 20.1 Policy NW25 of the NWCAAP requires that the surface water drainage for this site should be designed, as far as possible, as a sustainable drainage system (SuDS). The policy aims to reduce overall run off volumes leaving the site, control the rate of flow, and improve water quality before it joins

any watercourse. This aligns with South Cambridgeshire District Council Local plan policy CC/8: Sustainable Drainage Systems, and Cambridge City Local Plan policy 31: Integrated water management and the water cycle. The SuDS will need to be capable of reducing the downstream flood risk associated with rainfall events, and take into account climate change. Chapter 18 (Managing flood risk and coastal change) of the NPPF (2026) seeks to minimise risks to development arising from all sources of flooding.

- 20.2 The Applications are accompanied by a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy. The FRA explains that the site is predominately located within Flood Zone 1 with a small area in the north-west corner located in Flood Zone 2. The FRA has been updated in response to Anglian Water, the Environment Agency and the Lead Local Flood Authority responses and use of the most up-to-date flood risk mapping data. Chapter 14 of the Environmental Statement sets out the potential effects on surface water flooding during construction and with the proposed development, with the effect being negligible, and therefore not significant.
- 20.3 As part of the 2013 outline planning permission, the proposed development was deemed to cause a potential increased risk of fluvial flooding to the downstream village of Girton. To address this, a Flood Alleviation Scheme (FAS) was designed and implemented during Phase 1 of the development. This arrangement successfully reduces the volume of water passed downstream and mitigates flood risk both to and from the Site. The fluvial hydraulic modelling has been updated since to incorporate higher climate change allowances and Revitalised Flood Hydrograph Version 2 (ReFH2) rainfall-runoff method (the standard rainfall-runoff method used in the UK for estimating flood hydrographs and design peak flows) and the results confirm that the FAS continues to provide effective protection and ensures that the completed development in its entirety does not increase flood risk.
- 20.4 Other sources of flood risk have also been assessed in the FRA. Surface water flood risk is concentrated in low-lying areas near the Washpit Brook; however, it will be managed through SuDs in line with best practice and Environment Agency guidance. To ensure there is no loss of floodplain within development areas near to Washpit Brook the Environment Agency require a condition to agree a scheme prior to the development of plots A and B3, as shown on figure 4.1 from Chapter 4: The Proposed Development, of the North West Cambridge Environmental Statement (September 2025). **Condition 59: Loss of Floodplain** is therefore recommended.

- 20.5 Groundwater flood risk is considered low, with some potential in localised areas that will be addressed through appropriate design measures. The site is considered to be at low risk of sewer flooding.
- 20.6 The Site Wide Drainage Strategy explains how SuDs are proposed in line with the 2013 outline planning permission maintaining the principle of discharging to the Washpit Brook at greenfield runoff rates before discharging into the sitewide drainage network. Surface water attenuation will be provided on-plot and across the sitewide drainage network to limit the surface water run-off to up to 1 in 100-year storm event plus 40% climate change allowance. **Condition 11: Drainage system for surface water** is recommended for a detailed surface water drainage scheme for each reserved matters application based on the agreed FRA and strategic Surface Water Drainage Strategy and **Condition 43: Site Wide Demolition and Construction Environmental Management Plan** is recommended) to ensure surface water is managed appropriately during the construction phase.
- 20.7 The Environment Agency consider that the revised FRA overcomes original concerns raised on flood risk and surface water. The Lead Local Flood Authority (LLFA) also consider that the information submitted demonstrates that surface water from the proposed development can be appropriately managed. The SuDs approach aligns with the local plans and NWCAAP policies.

Potable Water

- 20.8 The proposed development will comprise of a strategic potable water network connected to the potable water infrastructure installed as part of the Phase 1 works. The Strategic Utilities Report submitted with the Applications sets out how the potable water would be distributed via a strategic main running the length of Cartwright Avenue with plots fed from this main. The proposed development assumes a restriction on potable usage of 80 litres per person per day as per the 2013 planning permission. The remainder will be served via water saving measures and the on-plot non-potable water collection and distribution networks.
- 20.9 The Environmental Statement identifies that construction activities may lead to a temporary increase in demand on potable water supply, but this is expected to be minor. This will be managed through standard construction practice in the Construction Environmental Management Plan (CEMP). **Condition 43: Demolition and Construction Environmental Management Plan** is recommended.

- 20.10 Cambridge Water have advised that increased growth exceeding their current Water Resources Management Plan (WRMP) may cause a risk of deterioration to the environment before new supply options are active. Cumulative growth may require new water infrastructure, which will be included in the next WRMP once development is confirmed through local plans. However, these major regional projects require significant delivery lead times.,
- 20.11 The applicant is discussing future potable water supply with Cambridge Water. Additional homes beyond the 2013 permission may require minor local infrastructure reinforcement, determined by a detailed modelling study. The developer will fund any necessary upgrades to Cambridge Water's booster stations.
- 20.12 **Condition 23: Detailed Potable Water Strategies** is recommended for each reserved matters application to be accompanied by a detailed Potable Water Strategy to set out the water requirements for that part of the development and the approach to meeting the targets for water reuse. The Environmental Statement concludes the magnitude of impact on potable water to be low and the effect to be Minor Adverse (not significant).
- 20.13 With this condition in place the impact on potable water is considered acceptable and in accordance with aligns with the local plans and NWCAAP policies.

Foul water flood risk

- 20.14 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers.
- 20.15 Decision making policy DM7: Relationship with other regulatory regimes of the NPPF (2026) states that development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively..
- 20.16 The Application site is located within the Cambridge Water Recycling Centre (WRC) catchment area. Anglian Water comments state that

following the announcement from the Ministry of Housing, Communities and Local Government (MHCLG) that the Housing Infrastructure Fund (HIF) will no longer be available to support the delivery of a new, modern Water Recycling Centre (WRC) for Greater Cambridge. They note that several dwellings permitted under outline consents S/1886/11 and 11/114/OUT for Eddington remain to be constructed and connected. No objection is raised given the build-out rate for the site as the plots coming forward (over those already consent and to be built) will be connected post-2030. By this time, Anglian Water anticipates delivery and implementation of the improvement scheme at Cambridge WRC.

- 20.17 Anglian Water have engaged in discussion with the applicant regarding the on-site foul drainage strategy and proposed connection point. Anglian Water acknowledge that the site benefits from outline consent and is therefore classified as known growth with an established right to connect.
- 20.18 The approach to foul water drainage is proposed to follow the same methodology as per the agreed foul water drainage strategy which supported the discharge of the relevant Condition 30 of the 2013 outline planning permission. This is based on foul flows from the plots discharging to a series of pumping stations before discharging into the foul drainage network constructed as part of Phase 1 - ultimately being pumped into the Madingley Road trunk sewer via the existing Phase 1 foul pumping station. Three pumping stations are proposed to drain the foul flows from the Proposed Development to Phase 1 drainage network.
- 20.19 Chapter 14: Water Resources within the ES sets out the predicted foul flow rates by tenure, similar to the 2103 outline planning permission. The peak foul flow rate generated by the proposed development is expected to be 161.3 litres per second. Any increase in foul flows will be accommodated within the proposed foul drainage network prior to discharge to the wider Phase 1 drainage network, therefore not impacting the existing 1200mm trunk sewer downstream of Phase 1 pumping station. The attenuation as well as emergency storage volume is proposed to be incorporated within the pumping station.
- 20.20 There are no additional points of connection proposed to the wider Anglian Water network, and the previously agreed discharge rate of 42 litres per second as part of the 2013 outline planning permission shall not be exceeded as part of the proposed development. The ES Chapter 14 notes that modelling undertaken by Anglian Water during the Phase 1 development works suggest that the Madingley Road trunk sewer could receive up to 75 litres per second, however the foul discharge rate from the

proposed development is still being restricted to the previously agreed rates.

- 20.21 Anglian Water support this approach set out in the ES. The limitation of domestic potable water consumption to 80 litres per person per day is recognised to not only deliver a positive impact on water resource management but as also benefiting the receiving local foul network, by potentially reducing the volume of foul flow generated from the development site.
- 20.22 As such, Anglian Water raise no objection to the principle of development. Further details of the in-site design and connection arrangements can be secured through a foul network condition (**Condition 13: Waste Water**).
- 20.23 The Environment Agency acknowledge that whilst there may not be any need for increased drainage network capacity (as existing sewer designs are considered to offer sufficient capacity to cover the intensification of overall proposed development as part of this new application), they highlight that there will still be a net increase in waste water flows being discharged to the Cambridge Waste Water Treatment Works (WWTW). They therefore consider that conditions for managing waste water disposal and capacity at Cambridge WWTW should be applied (**Condition 13: Waste Water and Condition 16: Strategic Foul Water Strategy**).
- 20.24 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions (**Condition 23: Detailed Potable Water Strategies, Condition 11: Drainage system for surface water Condition 13: Waste Water, Condition 43: Demolition and Construction Environmental Management Plan and Condition 16: Strategic Foul Water**). the proposal is in accordance with Cambridge Local Plan policies CC/7, CC/8 and CC/9 South Cambridgeshire Local Plan policies 31 and 32 and advice contained in the NPPF (2026).

21. Access and Transport

- 21.1 The NPPF (2026) now requires that any new development demonstrates a clear commitment to sustainable travel, including walking, cycling, public transport and low emission vehicles. The NWCAAP emphasises the importance of sustainable travel in relation to the proposed development. Policy NW11 states that development will be planned in order to reduce the need to travel and maximise the use of sustainable transport modes encouraging people to use non-car modes of travel. It aims to achieve a modal share of no more than 40% of trips to work by car.

- 21.2 The NWCAAP also identifies policies in relation to highway infrastructure, vehicular access, highway provision and linkages, as well as directing the need for public transport, cycling and walking provision. South Cambridgeshire Local Plan policy TI/2 and Policies 80 and 81 of the Cambridge Local Plan support development where prioritisation of access is by walking, cycling and public transport and where development does not have unacceptable transport impact. How the development relates to these policies is assessed below.
- 21.3 Through the documentation submitted with the Applications, namely the Environmental Statement, Transport Assessment (TA) and addendums, Site Wide Travel Plan and supporting plans, the applicant has demonstrated that the policies can be achieved through providing a combination of complementary land uses on site, focussed travel demand measures, encouraging the use of non-car modes of transport, discouraging the use of the car and ensuring that future residents can access work, amenities and recreational facilities locally without the need to use a car. This builds on the experience and survey data taken from Phase 1 of the development.
- 21.4 The site is well located with respect to existing public transport, pedestrian and cycle infrastructure as well as being well connected to the local road network through two arterial routes (Huntingdon and Madingley Road). The site also offers links to the strategic network (A14 and M11), although the two, existing, local junctions are limited to westbound (A14) and southbound (M11) carriageway access in the immediate vicinity. Phase 1 has delivered several active travel routes through the site linking to existing networks.

Transport Assessment

- 21.5 Following discussion with the County Council Transport Assessment Team the applicant has provided further information to address consultee responses received on the Transport Assessment Addendum (April 2026). This is set out in the Further Clarification Transport Assessment Addendum (June 2026).
- 21.6 The Phase 1 surveys demonstrate that there is a very high uptake of sustainable modes of travel. Eddington has a lower amount of car ownership than Cambridge as a whole. Within the Transport Assessment (TA) it is demonstrated that 91.9% of households have 1 or less car. The site is very sustainable in terms of travel which the measures secured in Phase 1 have led to. The 2024 Eddington Travel Surveys show that 79.1%

of journeys to work from existing Eddington residents are undertaken by 'sustainable modes' of transport.

- 21.7 The Transport Assessment for the current Applications shows there will be a significant number of trips generated by the proposed development; however, the majority will be by sustainable modes with only approximately 18% by car drivers. 11,118 daily cycle trips are expected and 6,004 trips on foot.
- 21.8 **Table 10** provides a comparison between the consented vehicular trip budget for the development (Phases 1 and 2) as was set out in the 2012 TA (for the 2013 outline planning permission), and the updated trip forecasts developed through the TA submitted with the current Applications.
- 21.9 The TA sets out that to enable a like-for-like comparison, 2025 counts (excluding through traffic) have been used to determine Phase 1 trips already built and occupied, allowing the 2012 trip budget to be directly compared with the combined total of forecasts for Phase 1 and future phases based on the current methodology and existing Phase 1 surveys. This includes forecasts for elements of Phase 1 that were not complete and occupied at the time of the surveys.

	AM Peak Hour			PM Peak Hour		
	Arr.	Dep.	2-way	Arr.	Dep.	2-Way
NWC – Consent	899	817	1,716	812	923	1,735
“Phase 1” 2024 Traffic flows, less through traffic (2025 ANPR data)	321	282	603	216	230	445
Future Phases	469	172	640	179	560	739
NWCM – Revised	789	454	1,243	394	790	1,185
Net Difference	-110	-363	-473	-418	-133	-550

Table 10 – Trip Budget Comparison

- 21.10 The comparison as set out in the table shows a substantial reduction is forecast peak hour vehicle trips when compared with the original 2012 consented trip budget. In the AM peak the North West Cambridge Masterplan (NWCN) proposed development forecasts 473 fewer two-way trips. The PM peak shows a reduction of 550 two-way trips. This evidence-based methodology demonstrates a significant shift towards sustainable travel behaviours.
- 21.11 The proposed transport strategy for the proposed development therefore seeks to address and mitigate the impacts of the proposals and to address the gaps in sustainable infrastructure and services that exist and key employment zones and neighbourhoods. The strategy focuses on meeting key public transport service demands and destinations, new and improved active travel infrastructure, site access and public right of way improvements.
- 21.12 The proposals are to provide:
- New Northern Orbital Bus Route between the Site and Cambridge North and Science Park.
 - Active Travel links across and along Madingley Road – including onsite wayfinding within University of Cambridge land ownership, Madingley Road Corridor Improvements being delivered by Cambridge West and the Greater Cambridge Partnership (GCP), and Site Active Travel links tying in with Madingley Road improvements at the Site boundary.
 - Additional cycle infrastructure - cycle lanes for inbound and outbound movements at northern end of Huntingdon Road and local plus strategic Active Travel Links through the Site.
 - Two new Active Travel crossings over Huntingdon Road, new footway section along Huntingdon Road to fill the existing gap, improvements to PRow 99/5, and local plus strategic Active Travel Links through the Site.
 - An uplift in U1 and 2 bus services, diversion of U1 service via Cartwright Avenue, provision of Northern Orbital (Phase 1 S106) by UoC termed U3, and provision of Southern Orbital by UoC termed U4.
- 21.13 Further to the above improvements to accessibility, the proposals include new land uses that will serve Eddington and nearby communities with new amenities such as employment opportunities, allotments, sports, additional travel hubs, student accommodation, Key Worker housing and Co-Living units. This will reduce the need to travel off-site for day-to-day amenities.

- 21.14 National Highways raise no objection to the proposals subject to a comprehensive Travel Plan being secured that will require ongoing monitoring of travel patterns and measures to address any increase in car trips if the agreed targets are not met as the development is built out.

Condition 17: Travel Plan is recommended to ensure that this is secured.

- 21.15 The information submitted demonstrates that the proposed development would not lead to significant adverse effects on the transport network (in terms of capacity and congestion) or on highway safety. There would be a substantial reduction in forecast peak hour vehicle trips when compared to the 2013 outline planning permission Trip Budget.

Walking and cycling strategy

- 21.16 The proposed walking and cycling strategy builds and expands on the existing cycle and pedestrian network within Eddington and surrounding routes. Parameter Plan 3 – Access and Movement identifies the pedestrian and cycle connections between the proposed development and the existing network, including those already established in Phase 1.
- 21.17 These include links from Storeys Way, linking to the Ridgeway (a cycle and pedestrian highway), which runs through the heart of the site up to Bunker's Hill. There are links from Huntingdon Road at the north east end of the site to the existing footpaths and from Madingley Rise in the south, linking to Horse Chestnut Avenue and Storeys Way.
- 21.18 New cycleways will be provided on Huntingdon Road from the north west new access to Girton College. A new footpath link along the southern side of Huntingdon Road is proposed.
- 21.19 The proposed Design Code sets requirements for pedestrian and cycling priority, cycling and walking connections and minimum widths for footpaths (2 metres) and cycling routes (3 metres).
- 21.20 Active Travel England considers the information provided, including the revised details, shows that the proposed development is likely to support and encourage walking, cycling, and other forms of active travel.

Public Transport

- 21.21 Policy NW16 of the NWCAAP requires high quality public transport to be provided as part of the development. The proposal provides for a comprehensive public transport strategy, developed by the applicant in

conjunction with the County Council to address this policy. This strategy identifies the phasing of, and long-term viability of the various route options for public transport on this site.

- 21.22 The masterplan, through the Parameter Plans has been designed to continue to accommodate buses via Eddington Avenue and will also include Cartwright Avenue to accommodate new bus services from the proposed Huntingdon Road west junction. The proposals now retain the existing bus lane on Huntingdon Road. This will allow for a flexible future bus strategy, to serve all existing and new residents, by offering the flexibility to circulate around the Site using Huntingdon Road and also more direct buses straight through the Site.
- 21.23 Bus stops are proposed as part of the Mobility hubs which will ensure that all parts of the development will be comfortably within 400metres of a bus stop (including existing stops on Madingley Road and Huntingdon Road).
- 21.24 There are predicted to be 4,265 daily bus trips, of which 499 will be during the am peak. The Bus Strategy in the TA and addendum information outlines the predicted demand and what services are proposed to accommodate the increase in trips. These proposals and assumptions have been assessed and accepted by the County Transport Assessment Team.
- 21.25 A summary of the proposed bus strategy is shown in Figure 3 below.

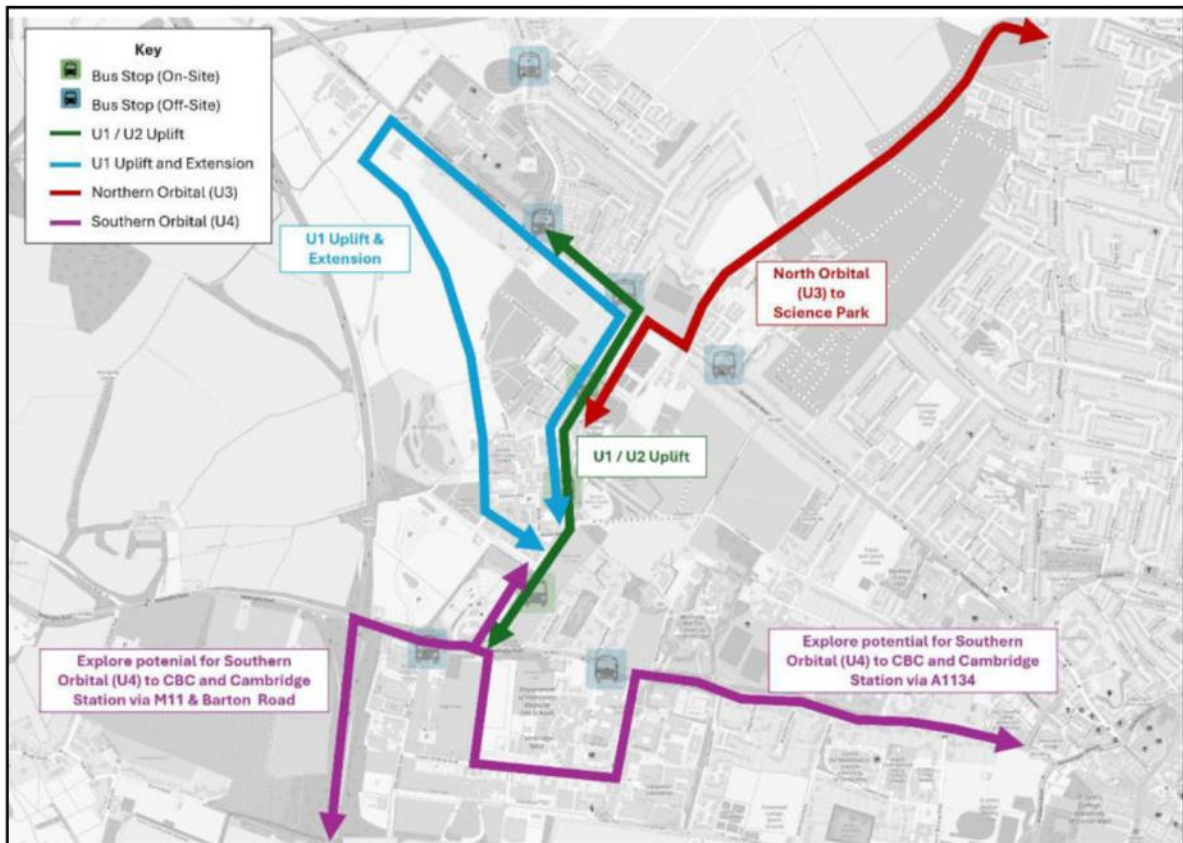


Figure 3 Summary of Proposed Bus Strategy

- 21.26 These include an uplift and extension to the U1 Service, uplift to U2, North Orbital route U3 and potential for Southern Orbital (U4) to Cambridge Biomedical Campus and Cambridge Station.
- 21.27 The proposals are considered to provide suitable public transport services and links to encourage sustainable travel. In order to ensure the continued and improved bus services to the Site these improvements and uplifts can be secured through the Section 106.

Mobility Hubs

- 21.28 Building on the success of the Eddington Local Centre Mobility hub on Phase 1 (located near to Storey's Field Centre) additional Mobility hubs are proposed for Phase 2. The Mobility hubs seek to cluster complementary transport modes and services allowing people to switch easily between modes and gather information to allow journeys to be easily and fully considered. Key components of the hub could include bus stops, passenger waiting facilities, smart media and Real Time Passenger Information, Micromobility station (for on demand shared cycle, e-bikes and

scooters and e-charging), cycle parking, cycle repair hub, delivery lockers, wayfinding signage, EV Charging, WiFi and pick-up / drop-off points.

- 21.29 Two new primary Mobility hubs are proposed within the masterplan for the future phases. These are located to the north of Cartwright Avenue, near to the proposed commercial quarter and at 'The Common' on the eastern side of Cartwright Avenue within the neighbourhood quarter. These locations will complement the existing Eddington Local Centre Mobility hub.
- 21.30 In addition to the primary Mobility hubs, a series of neighbourhood Mobility hubs are proposed. These will be compact in nature and complement the primary Mobility hubs. The Design Code sets out the requirements for the hubs. Reserved matters applications will need to be in accordance with the Design Code (**Condition 7: Design Code Compliance**).

Access

- 21.31 The Applications propose three access junctions to the development site off Huntingdon Road. Full details of these accesses, including detailed junction designs have been submitted as part of the Applications.
- Junction 1: Huntingdon Road and Cartwright Avenue Signalised junction (Huntingdon Road West junction)
 - Junction 2: Huntingdon Road north west priority controlled access (at existing Barcroft Centre)
 - Junction 3: Huntingdon Road north west priority controlled access (opposite Orchard Drive)
- 21.32 The details for the signalised junction arrangements include one lane approach on each junction arm plus right turn lane into the site from the north-west, no right turn from Cartwright Avenue, staggered controlled crossing over the Cartwright Avenue arm, no crossing facilities over Huntingdon Road (to reduce impact on capacity and account for crossing facilities provided North and South).
- 21.33 The details for priority-controlled junctions include uncontrolled crossing points over each priority access set back from the main carriageway with drop kerbs, tactiles, appropriate visibility, and kerb radius.
- 21.34 The principle of access to the site off Huntingdon Road remains as per the 2013 outline planning permission. The access proposals have been revisited as part of the Phase 2 proposals to better accommodate active travel users.

- 21.35 The proposed accesses and associated highway works have been subject to extensive discussions with Cambridgeshire County Council as the Highway Authority. All junctions have been subject to a Road Safety Audit and preliminary design checks.
- 21.36 The Road Safety Audit process has considered the needs of all road users, not just those travelling by motorised vehicle. Officers are satisfied that an appropriate balance has been taken between the need to give high priority to non-motorised vehicles users, with the requirement to cater for the types of vehicles that would use the junctions, without causing conflict between the different user groups.
- 21.37 During the course of the Applications, extensive meetings were held with the County Transport Highway and Active Travel Officers to discuss the detailed junction designs and off-site improvements on Huntingdon Road. This resulted in several design improvements (including retention of the existing bus lane and two-way cycle routes on Huntingdon Road) to improve accessibility for cyclists and pedestrians.
- 21.38 To ensure the appropriate future management and maintenance of the proposed streets within the development is secured a condition is recommended to require details to be agreed. (**Condition 63: Management and Maintenance of Streets**).
- 21.39 The access amendments have been reviewed by the County Highway Engineer, who has confirmed acceptability from a highways perspective. It is considered that the proposed access arrangements meet user requirements. Subject to a condition requiring delivery of the Huntingdon Road accesses (**Condition 62: Highways works**) the proposed access arrangements are considered acceptable in highway terms.

Car and cycle parking

Cycle parking

- 21.40 Secure cycle parking will come forward within reserved matters applications in accordance with the NWCAAP standards (which are minimum standards) and the proposed Design Code. For residential development these are the same as Cambridge City Local Plan standards (1 space per bedroom up to 3 bedroom, then 3 spaces for 4 bedroom, 4 spaces for 5 bedroom dwellings). For commercial development the minimum standards for office are 1 space for every 30sqm (gross floor area - GFA) and general industry 1 space for every 40 sqm (GFA).

- 21.41 The Transport Assessment sets out the minimum amount of cycle parking that would be required when applying the cycle parking standards to the Illustrative scheme and an additional 10% for visitor parking. In this scenario a total of 5,528 dedicated residential cycle spaces would be required and 553 visitor spaces. For the commercial development based on the Illustrative scheme a minimum of 1,115 spaces plus additional visitor spaces as appropriate will be required.
- 21.42 The cycle parking will cater for all types of cycling, including oversized bikes such as tandems or cargo bikes and visitor parking will be considered early in the more detailed design stages. The Design Code sets out cycle parking requirements to ensure that this is made more accessible than car storage to encourage active travel.

Car parking

- 21.43 Car parking will also come forward within reserved matters applications in accordance with proposed Design Code. The Design Code seeks to limit the number of consecutive on-street parking bays and designs must demonstrate that parking arrangements do not dominate the street or negatively affect the pedestrian experience.
- 21.44 Within the submitted TA and TA Further Clarification report expected car parking ratios are given. These are proposed as one space per unit for market housing and no spaces for Key Worker units, Co-Living or student accommodation (except for Blue Badge permits). Commercial parking would be at a ratio of 1 space per 178sqm. The detailed car parking arrangements will be determined at reserved matters stage taking account of the Travel Plan monitoring and trip budget for the site and to ensure active travel modes are prioritised.

Public Rights of Way

- 21.45 Policy 80 of the Cambridge Local Plan, Cambridge Local Plan 2018 policies 14 and 80, South Cambridgeshire Local Plan 2018 policy TI/2 and North West Cambridge Area Action Plan Policy NW18 all seek to support and encourage active travel and to provide routes that connect to existing networks.
- 21.46 Public Rights of Way Girton Footpath 5 runs through the northern section of the site connecting the M11 underpass to Huntingdon Road. This track also facilitates agricultural vehicles to the surrounding farmland. As part of the improvements to the A14, National Highways created new bridleways

(as replacements for Madingley Bridleway 2 and Girton Bridleway 6 which were stopped up as part of the works). The bridleways connect into the M11 underpass (between Madingley and Girton) and the bridge over the A14 (in Girton) which had its parapets upgraded to make it suitable for equestrian use as part of the A14 upgrade works.

- 21.47 Public Rights of Way (Footpath 99/4) lies opposite the site in the north west corner which runs across the A14 to Duck End in Girton.
- 21.48 The applicant has committed to upgrade the section of Girton Footpath 5 to a bridleway. **Condition 32: Public Rights of Way Strategy** is recommended to ensure that an appropriate upgrade is secured.
- 21.49 Footpath 4 is on land outside of the applicant's control (the link from the north side of Huntingdon Road up to the A14 bridge). The applicant has committed to use reasonable endeavours to upgrade this section. This commitment can be secured through the Section 106.

Transport Mitigation

- 21.50 Based on the proposed transport strategy as set out above and in consultation and agreement with the County Transport Assessment Team the following transport and highway mitigation measures are required:
- Transport Monitoring scheme for trip cap / budget
 - Contributions towards GCP scheme for improvements to cycling and walking routes along Madingley Road
 - Highway improvements to the junction of Eddington Avenue and Madingley Road
 - Public Transport - improvements to bus services (U1, U2, U3 and U4)
 - Modelling and signals - MOVA re-calibration at the Eddington Avenue and Lawrence Weaver Road junctions on Huntingdon Road
 - Modelling and signals – Changes to SCOOT control to Madingley Road/M11 Junction 13 Madingley Road/Park and Ride access and Madingley Road/Eddington Avenue
 - Public Right of Way upgrades to Footpath 4
- 21.51 These measures can be secured through the Section 106 Agreement.

Transport and access conclusion

- 21.52 The Applications have been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions and S106 mitigation as set out above.
- 21.53 The proposed development will generate additional traffic, but this will be monitored through a Travel Plan to ensure that the targets for trip reduction and modal shifts are met (**Condition 17: Travel Plan**). The residual cumulative impacts of the development will not be severe. On this basis, the proposed development is considered to accord with national decision making policy TR3 (Locating development in sustainable locations) of the NPPF (2026), which states that proposals should only be refused where they would result in a severe adverse impact on the transport network, or an unacceptable impact on highway safety after mitigation has been considered.
- 21.54 The transport mitigation package includes the provision of local measures to support active travel modes and improve accessibility of the site and surrounding area and strategic solutions. The mechanisms and timing of these off-site improvements and financial contributions can be secured by way of Section 106 Agreement and planning conditions as described above.
- 21.55 The proposed accesses to the Site are considered safe, having met the stringent requirements of a safety audit which has been approved by the Highway Authority. The development proposals would not lead to significant highway safety issues or hazards. Having considered the evidence and comments received from the Highway Authority, officers are satisfied that the proposed development would not lead to traffic danger or congestion of the highway network, including during morning and afternoon peak hours.
- 21.56 Subject to conditions **Condition 17: Travel Plan, Condition 7: Design Code Compliance, Condition 63: Management and Maintenance of Streets, Condition 62: Highways works, Condition 32: Public Rights of Way Strategy** and the Section 106 mitigation, the proposal accords with the objectives of policies NW17 and 18 of the NWCAAP, policy TI/2 of the South Cambridgeshire Local Plan and Policies 80 and 81 of the Cambridge Local Plan and is compliant with the NPPF (2026).

22. Employment and Academic floorspace

- 22.1 Decision making Policy E2: Meeting the need for business land and premises of the NPPF (2026) states that to support business growth, substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area.
- 22.2 NWCAAP Policy NW8 seeks to provide employment land for:
- a) Predominately D1 educational uses associated sui generis research establishments and academic research institutes where it is in the national interest or where they can show a special need to be located close to the University in order to share staff, equipment or data, and to undertake joint collaborative working;
 - b) A mix of commercial research uses within Use Class B1(b) that can demonstrate a special need to be located close to the University.
- 22.3 NWCAAP Policy NW10 goes on to identify:
- Employment and academic development at North West Cambridge will constitute 100,000m² of floorspace as follows:
- a) Approximately 60,000m² of higher education uses, including academic faculty development and a University Conference Centre within Use Class D1; and
 - b) Up to 40,000m² of University-related sui generis research institutes and commercial research uses within Use Class B1(b).
- 22.4 Use Classes B1 and D1 have now been replaced with new Classes E (Commercial, business, and service uses (covering shops, offices, restaurants, and light industrial activities)), F1 (Learning and non-residential institutions (including schools, museums, galleries, and libraries)), and F2 (Local community uses (such as community halls and local services)).
- 22.5 NWCAAP Policy NW30 deals with phasing and need and sets out that:
- a) A Needs Statement must be submitted with any planning application to demonstrate that the University has a need for the land to be released for the specific development the subject of the application;
 - b) Phasing of the development will be determined through masterplanning and as the needs of the University are proven.

Proposed Employment Development

- 22.6 Within the original 2013 outline permission, 100,000 sqm of employment and academic floorspace was granted in line with NWCAAP Policy NW10. This part of the permission has not yet been delivered on site, and it is proposed that this unbuilt floorspace is carried across into future phases of development.
- 22.7 The current outline Applications therefore make provision, through Parameter Plan 4 (Land Use), for areas of academic floorspace (Class F1) at the south east corner of the site and flexible Employment Floorspace (Class E(g)) / Sui Generis research uses) in the north west corner. This provision would be secured in the development specification through the approved plans and documents condition (**Condition 5: Approved Plans and Documents**).
- 22.8 The long-term need for additional employment space is accepted, and the proposed land-uses and accompanying level of detail are considered compatible and sufficient with the status of the Applications as outline submissions, compliant with Policy NW8 and NW10.
- 22.9 Officers acknowledge the requirements of NWCAAP Policy NW30 and that the 2013 outline permission included a condition requiring a needs assessment to be provided with any future reserved matters application for academic/research floorspace to demonstrate that the University had a need for the land to be released for development.
- 22.10 The Planning Statement sets out that, having regard to more recent Local Plan policies, such a condition should not be applied to future phases.
- 22.11 Appended to the Planning Statement is an Academic and Commercial Needs Assessment. The Assessment seeks to confirm that the University has a clear and justified need for delivery of academic and commercial (E(g) and Sui Generis floorspace) at North West Cambridge.
- 22.12 The Assessment references studies considering the Greater Cambridge floorspace needs and notes that by 2041 projected needs will include: 289,700 sqm of office space and 600,000 sqm of Research and Development (R&D) space. The 40,000 sqm of dry lab ICT/Tech/engineering space from the 2013 outline permission for Eddington is also already identified as part of the short-term pipeline.
- 22.13 Officers acknowledge the details of the Greater Cambridge Warehouse and Industrial Space Needs Report (March 2025), published as part of the evidence base for the emerging Greater Cambridge Local Plan highlights

the need for Mid-tech floorspace. Within the Report, specific reference is made within paragraph 7.22 to Eddington:

Mid-tech: Emerging plans for mid-tech at Eddington meet this sub sector broad locational requirements as far as identified in this study....

- 22.14 Given the NWCAAP was adopted in October 2009, officers consider that more recent evidence and adopted planning policy supersede the need for further needs assessment/statements for the academic/research floorspace proposed, as required by NWCAAP Policy NW30. Policy E2 of the NPPF (2026) requires substantial weight to be given to the economic benefits of proposals for commercial development. An additional needs assessment condition would therefore not be necessary or clearly justified.

Employment and Skills

- 22.15 While many areas of Greater Cambridge are comparatively affluent, there continue to be concentrations of poverty and deprivation in particular communities in Cambridge. The Cambridge City Council Community Wealth Building Strategy 2024 includes the strategic objective of increasing skill levels and social mobility. Employers can contribute directly to improved outcomes for local residents through adopting positive business practices such as providing local employment, apprenticeships and skills and training programmes.
- 22.16 Both Local Plans support development that contributes towards and supports economic growth and providing access to local employment opportunities. The proposed development offers the opportunity to contribute towards the provision of local employment, skill and training, as well as supporting local supply chains that would significantly benefit local residents and businesses, aiding local economic resilience. This can be set out in the form of an Employment and Skills Plan. The plan can exploit opportunities that could be made available during both the construction and operational phases of development.
- 22.17 The applicant has agreed to the delivery of an Employment and Skills Plan which will be secured through the Section 106 Agreement.
- 22.18 Overall, officers consider the proposed 100,000 sqm of employment and academic floorspace and the provision of an Employment and Skills Plan to be acceptable, appropriate, and to meet the requirements of Policies 2, 19, and 40 of the Cambridge Local Plan, Policies 5, 6 and 9 of the South

Cambridgeshire Local Plan, Policies NW8 and NW10 of the NWCAAP, and NPPF (2026) advice.

23. Amenity

- 23.1 Policies 55, 56 and 57 of the Cambridge Local Plan require the design of developments to respond positively to their context. South Cambridgeshire Local Plan policies SS/2 and HQ/1 require the protection of the health and amenity of occupiers and surrounding uses and NWCAAP policy NW2 requires development to not have an unacceptable adverse impact on residential amenity. The NPPF (2026) emphasises the importance of residential amenity in achieving sustainable development.

Existing residents

- 23.2 Section 14 of this report assesses the Parameter Plans that will guide and control the level of development that will come forward within reserved matters applications. These controls, in particular Parameter Plan 6: Proposed Maximum Heights will ensure that future development respects the existing neighbouring residential properties with appropriate height controls and no build zones. Similarly, the Design Code has controls for buildings to have breaks in their massing, variations in roofscapes and to provide positive interfaces with the surrounding area.
- 23.3 Third parties have raised concern that the new proposed Parameter Plans would allow taller development nearer to existing properties (in Huntingdon Road, Storey's Way and Conduit Head Road – the proposed Gravel Hill area) compared to the approved 2013 outline planning permission parameters.
- 23.4 The proposed Parameter plans have been amended (as set out in detail in Table 4, section 3.20 of this report). Parameter Plan 6 Proposed Maximum Heights includes a 'no build zone' to the backs of existing properties along Huntingdon Road and Storey's Way/ All Souls Lane. The depth of the rear gardens of properties in Huntingdon Road along this edge are an average of 50m. With the 20m buffer zone the proposed development would be approximately 70m from these properties which is considered a significant distance that would protect existing residents' amenity. Maximum build heights in this area are up to +35m AOD, which includes roofs and parapets, and are restricted to 3 storeys (with assumed typical floor to floor heights of 3.15m). With the AOD generally at 21m in this area this would translate to a maximum building height of 14m.

- 23.5 The area adjacent to Conduit Head Road is restricted to 2 storeys, which would respect the neighbouring properties.
- 23.6 With the more stringent coding for these areas in the proposed Design Code (compared to the original Design Code) and with the designated buffer zone within this area, these parameters are considered acceptable.
- 23.7 Through detailed reserved matters applications, the precise details of how development sits in context with neighbouring properties will be considered, considering overshadowing, overlooking and residential amenity impacts in line with the Design Code rules and the above Local Plan policies.
- 23.8 The Environmental Statement in Chapter 17: Likely Significance Effects sets out the likely significant environmental and socio-economic effects relating to the proposed development, during the enabling, demolition and construction works, and once the proposed development is complete and operational.
- 23.9 During demolition and construction phases short-term significant effects are identified for construction noise activity and vibration. These effects can be mitigated as set out in the Environmental Statement Chapter 18: Environmental Management, Mitigation and Monitoring Schedule.
Condition 8: Compliance with the Environmental Statement is recommended to ensure that these mitigation measures are complied with.
- 23.10 Officers are satisfied that in the long term there will be no significant adverse impacts on existing residential amenity arising from the proposed development.

Future occupants

- 23.11 The detailed design of the development will come forward through reserved matters applications. At this stage consideration will be given to the amenity of future occupants to ensure that suitable living conditions are created. With the controls set out in the Design Code, through the conditions recommended and the mitigation measures as identified through the Environmental Impact Assessment (controlled through **Condition 8: Compliance with Environmental Statement**) future occupants residential amenity will be protected.

Impact on residential amenity conclusion

- 23.12 On the basis of the above evaluation, and subject to the recommendation of conditions to ensure appropriate controls for future detailed reserved matters applications in accordance with the Parameter Plans (**Condition 5: Drawings and documents**) and Design Code compliance (**Condition 7: Design Code Compliance**). Throughout the construction period there will be controls on construction vehicles and dust / noise and vibration control, in the interest of protecting existing residential amenity. (**Condition 43: Construction Environmental Management Plan**). The Applications are considered acceptable with regard to impacts on residential amenity. The proposals are therefore in accordance with policies 55, 56 and 57 of the Cambridge Local Plan, South Cambridgeshire Local Plan policies SS/2 and HQ/1, NWCAAP policy NW2, and national planning policy guidance as set out in the NPPF (2026).

24. Community Infrastructure

- 24.1 NWCAAP Policy NW20 requires the development to provide an appropriate level and type of high-quality services and facilities in suitable locations to serve all phases of development. To identify the appropriate level, detailed assessments and strategies will be required to be prepared with key stakeholders prior to granting planning permission. This is in line with South Cambridgeshire Local Plan policy SC/4 which requires the scale and range of community provision to be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographics. Cambridge City Council Local Plan policy 73 requires in the case of urban extensions, a new dedicated community centre.
- 24.2 Within the first phase of development at Eddington Storey's Field Centre was delivered, in accordance with the Section 106 obligations. The space is managed by the Storey's Field Community Trust – a limited company registered as a charity by the University of Cambridge. It is a purpose-built, exemplary facility which provides 453sqm flexible space to host a wide range of activities for the community. The Centre comprises three main bookable facilities; the Main Hall (180 person capacity), Studio Space (50 person capacity) and the Meeting Room (20 person capacity). There is also a foyer which is an informal non-bookable space.
- 24.3 The Centre was provided for Phase 1 for the new community on site and for wider community use. Also delivered on site under Phase 1 is the Postdoc Academy run by the University. This has two flexible spaces that can be booked for events: Sanders Hall and Multi-Function Space. It offers

quiet working space for postdocs, open 24 hours a day, all week although it is noted that this provision is for University members only.

- 24.4 The University of Cambridge primary school provides Wraparound Care facilities from 7.30am to 6pm and in holidays providing a specific programme of events for primary aged children.
- 24.5 In accordance with NWCAAP policy 20, South Cambridgeshire Local Plan policy SC4 and Cambridge Local Plan policy73 the community provision will need to be sufficient to meet the needs of the existing community and for the proposed population for the uplift in homes on the site.
- 24.6 The community infrastructure secured through the original 2013 Outline consent, centred on Storey's Field Centre, and is supported by other community facilities within Eddington. This provision and approach is capable of meeting the needs of the development as originally envisaged. However, there remains some uncertainty as to how demand for community facilities will evolve as the additional units which form part of Phase 2 are occupied.
- 24.7 Information provided by the applicant demonstrates that only around one third of the of Storey's Field Centre total capacity is currently being utilised. It is therefore expected that there will be sufficient capacity to meet the community needs for the proposed development to at least the amount of development originally consented for up to 3,000 dwellings. Beyond this rather than seek additional provision on site at this stage, a monitor and manage approach is proposed. This will be triggered once occupation reaches a threshold equivalent to the scale of development envisaged under the original consent. It is proposed that the review is undertaken annually and would assess utilisation, booking patterns, availability and capacity of community facilities to ensure that provision continues to meet the needs of the growing population and help identify whether any additional capacity is required.
- 24.8 Any identified capacity requirements would first be addressed through the more effective use of existing assets on site, including understanding the extent to which facilities are meeting the needs of the Eddington community, the balance between local and wider catchment bookings, and the carrying requirements of different user groups. For example, where demand is generated by University staff (through occupants of the key worker housing) there may be opportunities for their needs to be met through other University managed facilities, such as the on-site PostDoc Centre. Only once these options have been fully explored would the provision of additional physical community space be considered.

- 24.9 This approach is considered to meet the CIL test set out in Regulation 122 of the CIL Regulations 2010 (as amended) as it would be necessary, directly related to the proposed development and fairly and reasonably related in scale and kind to the development. This provision can be secured through the Section 106 Agreement.

Community Development Officer

- 24.10 The existing community at Eddington is becoming well established. As part of the original development a Community Development Officer role was secured to help establish a cohesive and distinct new community in line with NWCAAP Policy NW20. The applicant has agreed in principle the need for continuing a Community Development Officer role to be employed directly and funded by the University. This provision will be secured through the Section 106 Agreement.
- 24.11 The student part of the development will be supported through the University's existing arrangements. High levels of pastoral and tutorial support are provided. Colleges are required to provide sports and social facilities, health care and counselling. These proposals are considered acceptable.

Burial space

- 24.12 In line with policy SC/4 of the South Cambridgeshire Local Plan provision for burials will be made by an off-site contribution to be secured through the Section 106 Agreement.

Public Services Infrastructure

- 24.13 Policy NW31 of the NWCAAP requires that the development provides suitable arrangements for infrastructure, both in terms of provision and phasing in order to make the proposal acceptable in planning terms.
- 24.14 Within the existing local centre provision has been made for the NHS. This is in line with the Section 106 requirements under the original outline permission. For Primary Medical services and supporting Community Health services for the population proposed was a 700sqm, 5 GP health facility. The health facility was sized to accommodate the health needs of the homes proposed which totalled 3,000 homes as well as 2,000 student beds and 75 senior living units. The physical infrastructure for this was provided very early on in the development but there has been delay in the

facilities being fitted out and occupied, due to changes in NHS structures and delivery of Primary Health care. A formal lease has now been put in place for the facility which is due to open imminently.

- 24.15 Of the 2013 outline planning permission 1,848 homes are to be delivered in Phase 1. These Applications propose up to 3,800 homes (including market and key worker) increasing the total for homes on-site to be up to 5,648 homes.
- 24.16 The demand for health provision for these Applications should therefore be based on the demand over and above what has already been provided on-site and financed by the applicant.
- 24.17 Using the NHS calculator (approximately 150sqm Gross Internal Area (GIA) per 1,750 patients the floorspace for this uplift would be approximately 490 sqm.
- 24.18 As the proposals allow for a flexible mix of dwelling types to come forward and the precise unit mix will be confirmed through the submission of reserved matters applications it is not possible at this stage to give certainty to the potential population uplift from the development types. The mitigation for healthcare needs to be agreed in principle at this outline planning stage.
- 24.19 The NHS have advised that the additional floorspace needed for the potential uplift in population to be 602sqm (a total of 1,161sqm).
- 24.20 The applicants have offered that space adjacent to the current health centre space can be made available to provide additional capacity (208sqm) fitted out to an agreed specification. This additional space would bring the total NHS floorspace on site to 921sqm.
- 24.21 To ensure that the additional facilities are based on the need generated by the actual population living on the site, it has been agreed by the applicant and the NHS that at an appropriate stage a needs assessment, based on the population living on the site and updated detailed information on forthcoming unit mix, will be undertaken to confirm whether additional space on site is required.
- 24.22 Beyond this, following further needs assessment the obligation would be a financial payment equivalent to £5,324 per sqm, capped at £2.9m, based on a projected population cap of 7,033 patients across future phases.

- 24.23 This approach is considered acceptable and will ensure that future population health care needs are met. The details can be secured through the Section 106 Agreement.

Education

- 24.24 The NWCAAP requires through Policy NW31 the improvement, or provision of infrastructure necessary to make the development acceptable in planning terms, and through Policy NW21 services such as early years and childcare and a primary school are to be provided in or around the local centre. This policy acknowledges that some of the facilities, for example secondary school provision, may be provided outside the development on the land to the north of Huntingdon Road (NIAB site).
- 24.25 The University of Cambridge Primary School has been delivered through Phase 1 within the local centre. This accommodates 3 Form Entry (FE) and nursery provision.

Site demographics and child yield

- 24.26 The Environmental Statement includes a socio-economic chapter that highlights the anticipated population of the finished development. Assessment scenarios have been based on the illustrative masterplan and the maximum parameters. The estimated total resident population has been calculated for the various housing typologies using the following assumptions:
- Open market homes – average household size across the OIA as determined by 2021 Census (2.8 people per home);
 - Key Worker Housing – yields for unit sizes determined by occupancy survey carried out by the Applicant and agreed with Cambridgeshire County Council based on occupancy of Phase 1 as of October 2022;
 - Purpose Built Student Accommodation (PBSA) – assumes single occupancy of each unit; and,
 - Senior Living – assumes a dual occupancy rate of 30%.
- 24.27 The upper end of the range has been applied to estimate children accommodated by the proposed development.

Early years provision

- 24.28 The forecasts in the Environmental Statement for early years demand from the development based on the maximum parameters would be 538 children. There is existing provision for early years within the local centre at Eddington Nursery and Pre-school (based within the University Primary school).
- 24.29 Additional nursery provision for the proposed development will be provided within the indicative locations shown on Parameter Plan 4: Land Use which accommodate Use Classes E(a) – (f) and as identified as ‘Social hub’ areas within Parameter Plan PP7: Urban Design. Details of the nursery provision will come through reserved matters applications.

Primary school provision

- 24.30 The primary aged pupil yield is calculated at 528 pupils from 3,800 homes, equating to approximately 13.9 primary-aged pupils per 100 dwellings. The County Council have confirmed this aligns with the yield observed from occupied housing at Eddington.
- 24.31 As of January 2025, there were 161 primary aged children living in Eddington, with 1,171 homes completed by 31 March 2024, equating to a yield of approximately 13.7 primary pupils per 100 dwellings. Applying an average yield of 13.8 to the full development of 5,650 homes suggests a total of around 780 primary pupils. Based on this relatively low yield, an additional 1 Form Entry (1FE) of primary school provision will be required to mitigate the demand for places from the additional housing.
- 24.32 It is proposed that a monitor and manage approach to primary school provision is secured whereby additional education contributions will be triggered:
- if and when demand from within the NWC site exceeds the 3FE of primary education that already been provided and
 - if there is no surplus available in appropriately located existing schools.
- 24.33 This assessment will be based on actual and projected child yield and capacity. Off-site payments, where required, will be based on the per pupil cost for new or expanded schools as set out in the latest Department for Education Scorecard costs (indexed). These contributions are to be capped at 1FE (210 pupils). This can be secured through the Section 106 Agreement.

Secondary school provision

- 24.34 The County Council have advised that the secondary aged pupil yield in January 2025 at Eddington was very low at 27 pupils from 1,171 occupied homes (2.3 pupils/100 homes). However, this is the usual pattern at the start of a development as secondary numbers take a while to build up and therefore it is not appropriate to use this proportion for the whole development.
- 24.35 The yield from the 3,800 homes at 322 is 8.5 pupils/100 homes (which is still below the usual range). If this is applied to 8.5/100 homes to the whole development, this gives 480 secondary pupils ($5,650 \times 0.085$).
- 24.36 It is also necessary to consider the impact of the 2,593 dwellings at Darwin Green (as the shared mitigation secondary school) to the calculation of need, which equates to 467-648 pupils based on the County Council's secondary aged pupil multiplier range of 18-25 pupils/100 dwellings.
- 24.37 In total this gives a range of 947-1,128 pupils from both developments. The capacity of the new Darwin Green secondary school is 900 places so there may be a need for an extension of up to 228 places or 2 forms of entry.
- 24.38 It is proposed that a monitor and manage approach to secondary school provision is secured whereby additional education contributions (over and above what has already been provided) are triggered subject to child yield and capacity up to agreed caps, based on standard capital cost metrics. This would be an off-site contribution towards secondary school facilities at Darwin Green. This will be secured through the Section 106.

Special Educational Needs and Disabilities (SEND) provision

- 24.39 The County Council have advised that SEND provision will be required to meet needs in the area. Contributions for off-site provision will be based on the County Councils adopted SEND multiplier of 2.17% of all 4 to 15 year-olds. Based on modelling this is estimated to be 18.66 ($528 + 332 \times 0.0217$) children requiring SEND provision for the proposed development.
- 24.40 In discussion with the County Council Education Officers and the applicant, it has been agreed that firstly provision will be made at the existing University of Cambridge Primary School on Site for SEND provision. A project to enhance the SEND provision at the school and achieve capacity on site through either buildings, refurbishment or equipment will be agreed with the County Council. A payment in line with the County capital requirements will also be secured for more complex needs to support off-site provision.

Senior and Supported Living

- 24.41 The proposals include Senior Living accommodation (Class C2) as was consented under the 2013 outline planning permission but not yet delivered. This provision will meet an identified housing need and will contribute towards a mixed and balanced community by allowing opportunities for an increased diversity of population on the Site.
- 24.42 The County Council have advised that supported adult / children's care accommodation provision is no longer sought for the development site due to other wider provision in the area.

Public Art

- 24.43 Policy NW22 requires that public art be provided as part of the development to help generate pride in the area, increase sense of ownership, develop cultural identity, create distinction, character and identity and contribute to quality of life. The policy requires a Public Art Strategy (PAS) to support the application and that the value of the public art should be equal to 1% of the construction cost of the project.
- 24.44 As part of the 2013 outline planning permission the North West Cambridge Public Art Strategy by Contemporary Art Society, was approved. The outcomes of the strategy were Artist in Residence, permanent physical works alongside temporary interventions, events and education programmes.
- 24.45 A Public Art and Culture Strategy has been submitted with the outline planning Applications. This strategy builds on the previous strategy and is a refreshed and revised update of what is possible in line with the new proposals and as well as current best practices.
- 24.46 The principles set out in the strategy are:
- Integrated artworks – embedded into the material fabric of the development.
 - Locally informed subject matters – related to Eddington and / or the wider Cambridge area.
 - Material choices – materials to be sourced and / or developed locally.
- 24.47 Four site-specific themes are identified, devised in line with the proposed masterplan and link to the wider objectives related to: community

engagement, social cohesion, biodiversity, play, health, and wellbeing. The identified themes are Desire Paths, to shape the identity of the site and help form routes around it; Elements of Nature, celebrating the environment by connecting to the area's natural environment, past, present and future; Play on the Way encouraging inventive use of shared spaces; What Grow's Together Goes Together, to help shape and maintain the site's shared gardens.

- 24.48 The original Public Art Strategy for the 2013 outline permission secured through the Section 106, a generous budget to a value £3,425,000, which was to deliver a public art strategy across the whole development site. The City Council's SPD states that "there is a good case for saying that 1% is not an appropriate measure in the case of very large developments and Areas of Major Change where the capital value runs into tens or hundreds of millions of pounds and which bear very significant costs for infrastructure and other community benefits. In such cases, it is more appropriate to negotiate the level of public art support so that it is able to meet the objectives set rather than calculated from a formula". The SPD notes that South Cambridgeshire District Council's Public Art SPD is consistent with this flexible approach.
- 24.49 In order to take forward the new strategy a budget of £1m is proposed towards the Public Art for Phase 2 to deliver the updated public art strategy. This is considered adequate to fulfil the objectives and aims of the PAS and continue the approach and quality achieved through the first phases.
- 24.50 Reserved matters applications will need to provide a Public Art Delivery Plan showing how the public art proposed relates to the Public Art and Culture Strategy. **Condition 56: Public Art** is recommended to ensure that suitable public art is provided and delivered. The delivery of the public art budget will be secured through the Section 106.

Library

- 24.51 Under Phase 1 a developer contribution of £76,880 (Indexed linked) was secured to support the fit-out of the Darwin Green Library, with a subsequent agreement for early payment once the library was ready. Officers understand from the Library Support Services team at the County Council that the target opening date is April 2027.
- 24.52 The core library and its fit-out will be complete by the time this development progresses. Therefore, a proportionate and relevant contribution to support additional library resources in the local area in response to increased

demand from population growth is required. This contribution will be calculated at a rate of £15 per new resident, based on 2019 costs, specifically to fund books, resources, and equipment.

- 24.53 The projected population for Phase 2 based on the Environmental Statement: Chapter 6 Socio-Economics (based on residential and student accommodation) is 9,806 people. The library contribution will be secured through the Section 106.

Provision for Waste and Recycling

- 24.54 Policy 85 of the Cambridge Local Plan and policy SC/4 of the South Cambridgeshire Local Plan require consideration of a variety of infrastructure needs, including waste management. The Greater Cambridge Shared Waste Service is responsible for the waste service.
- 24.55 The RECAP Waste Design Guide actively welcomes proposals for alternative waste management solutions including underground storage of waste. These waste systems are generally more suited to higher density areas.
- 24.56 An Operational Waste Management Strategy has been submitted with the Applications. The strategy takes account of the residential waste storage requirements, resident walking distances to collection points and refuse collection vehicle manoeuvres. This is based on the illustrative masterplan.
- 24.57 Phase 1 of the development operates an underground refuse storage which has been successful. This is for residual waste and dry-mixed recycling. It is proposed to continue this approach for Phase 2. Within the Environmental Impact Assessment Chapter 4: The Proposed Development the predicted waste streams are calculated based on the illustrative masterplan for both residential and commercial waste.
- 24.58 The details of the underground waste bins will come forward through reserved matters applications. The proposed Design Code sets out an indicative servicing and collection movement strategy and requirements for the underground bins in the public realm to ensure that the Waste Service requirements are met.
- 24.59 For Phase 1 the applicant has funded an underground refuse collection vehicle and are in the process of funding a replacement vehicle for the collection of general waste and recycling. A senso-based collection system is also being implemented which will optimise collection schedules and efficiency of waste collections, occurring only when the storage is nearing

maximum capacity. Contributions for a second vehicle to serve the additional proposed phases of development can be secured through the Section 106 based on predicted / actual waste volumes to ensure that adequate vehicles are provided.

- 24.60 For the Phase 2 proposals a new collection for food waste will be required as this has recently been introduced by the government. The applicant is currently carrying out trials on the existing development, for below ground food waste collection, which requires different underground bin storage and refuse vehicle and due to the weight of the waste. Should the trial prove successful the applicant will procure a dedicated collection vehicle to serve both the existing development and future phases.
- 24.61 Where food waste collections are proposed above ground bespoke housing will be required. The costs for these will be met by the applicant. Vehicle contributions would be required for above ground food waste (as the vehicles are different to the underground collection vehicles). The applicant will meet all costs associated with the maintenance and operation of the underground waste infrastructure. These measures can be secured through the Section 106 Agreement.
- 24.62 For the construction phase of the proposed development detailed waste management plans will be required for each reserved matters to ensure the sustainable management of construction waste. **Condition 31: Detailed Waste Strategy – Construction** is recommended.
- 24.63 Subject to **Condition 31: Detailed Waste Strategy – Construction** and the Section 106 mitigation measures set out above the proposals are considered acceptable with regard to waste and recycling in accordance with policies 85 and SC/4, the RECAP Waste Design Guide.

Community Infrastructure Conclusion

- 24.64 By virtue of the measures outlined above, including physical infrastructure, such as the health and waste facilities, and the nonphysical measures proposed, including the provisions for community development workers, public art, and the wider management and maintenance arrangements for facilities, the development is considered to adequately provide for community infrastructure, arts and culture, in accordance with the standards set out in NWCAAP Policies NW20, NW21, NW22 and NW31 and Local Plan policies SC/4 and 73.

25. Open space and recreation

- 25.1 The NPPF (2026) recognises the contribution of accessible open spaces to supporting strong, vibrant and healthy communities, and achieving the social objectives of sustainable development. Policy NW23 of the NWCAAP requires the development to provide public open space facilities in accordance with the Open Space and Recreation Standards set out in Appendix 3. It also requires the development to provide improved linkages to the adjacent open countryside.
- 25.2 The standards set out in the Appendix provide for five separate types of open space and recreation:
- Outdoor sports facilities (playing pitches, courts and greens)
 - Indoor sports provision (e.g. sports halls and swimming pools)
 - Provision for children and teenagers (equipped areas of play and youth provision)
 - Informal open space (recreation grounds, parks and natural green space)
 - Allotments
- 25.3 Cambridge Local Plan policy 68 Open space and recreation provision through new development requires that all residential developments should contribute to the provision of recreation sites/facilities in accordance with the council's Open Space and Recreation Standards set out in Appendix I. These includes a standard of one swimming pool for every 50,000 people and one sports hall for every 13,000 people. The Greater Cambridge Planning Obligations SPD (April 2026) sets out how these should be delivered and / or contributions made.
- 25.4 South Cambridgeshire Local Plan 2018 Policy SC/4 Meeting Community Needs require all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development, including sports facilities.
- 25.5 Chapter 6: Socio Economic of Volume 1 of the Environmental Statement assesses the socio-economic effects of the proposed development including the provision of new open space and play space. A Landscape Strategy has been submitted with the Applications which establishes approaches to open space, sports, amenity and play space.
- 25.6 The 2013 outline permission secured (through the S106 agreement) details of the amount of open space required to meet the needs for Phase 1 residents for sports facilities, play space and allotments.

- 25.7 The illustrative scheme submitted with the current Applications has been used to establish the open space and amenity amounts for the proposed development in order to demonstrate that it can comply with the policy requirements. The Landscape Strategy considers the provision of open space, sports, amenity and play holistically across Phase 1 and the future phases. This is linked to a separate Phase 1 reserved matters applications (currently under consideration references 25/04742/REM and 25/04741/REM) to address issues with existing sports facilities that have previously been delivered as part of Phase 1 but need to be upgraded (this includes grass pitches to floodlit MUGAs, provision of tennis courts, play space and community growing areas).
- 25.8 Based on the illustrative masterplan with a proposed population of 12,633 people the required open space on the site and that proposed, is set out in the table below.

Type of public open space	Standard set out in NWCAAP and CLP Appendix I	Required amount (hectares)	Proposed amount (hectare)
Outdoor sport (playing)	1.2ha per 1,000 people	14.6	14.97
Indoor sport	1 sports hall per 13,000 people	1 sports hall	Off-site provision at Cambridge West / contributions
Swimming	1 swimming pool per 50,000 people	0.25 of 1 swimming pool	Contribution towards off-site provision
Children and teenagers	0.3ha per 1,000 people	3.72	3.79
Informal open space	1.8ha per 1,000 people	26.1	48.54
Allotments / Community gardens	0.4ha per 1,000 people	5.07	5.22

Table 11 open space provision

- 25.9 The illustrative scheme submitted with the Applications has been used to establish the open space and amenity amounts for the proposed development to demonstrate that it can comply with CNWAAP policy NW23

and the agreed standards of provision as set out in Appendix I (Open Space and Recreation Standards) of the Cambridge Local Plan.

- 25.10 The detailed distribution and layout of the public open space will be a matter for the reserved matters process. The recommended phasing plan condition (**Condition 6: Phasing Plan**) will secure the timing of the public open space to be provided, and to ensure that the recreational needs of residents are met. Planning obligations will secure the delivery and future management/maintenance of the open space provision. This will be by the University or an estate management company.
- 25.11 The significant variety of routes for pedestrians and cyclists proposed as shown on Parameter Plan 3 and the illustrative masterplan, will also ensure that the proposed development will provide improved linkages to the adjacent open countryside, in line with CNWAAP policy NW23.

Outdoor Sports Facilities

- 25.12 As set out in the Landscape Strategy, Chapter 5: Open Space, Sports, Amenity and Play, there are a several outdoor sports areas within Phase 1 that have been delivered on the site. These include Eddington Avenue Sports pitch, Garrod Street Cricket ground and fitness loops. These areas are proposed to be enhanced due to existing issues with pitch and ground quality. Reserved matters applications (references 25/04742/REM and 25/03753/REM) have been submitted by the applicant for five floodlit multi use sports pitches, community garden, play space and landscaping for these areas. The multi-use sports pitches will offer year-round usage. These applications are yet to be determined but will be considered in the total provision of outdoor sports for the whole development.
- 25.13 Additional outdoor sports provision to meet the needs of the proposed population is also proposed for Phase 2. This includes;
- A series of site wide trails supporting sports, play and nature discovery
 - Site wide leisure loop up to 10km
 - Sports and amenity cluster of 3 full size grass football pitches, 4 tennis courts and associated community/sports building (located to the west of the Park and Ride)
 - Outdoor sports and amenity cluster close to northern plots, with facilities hub.

- 25.14 Sport England support the strategy for providing sports facilities to meet the demand arising from the development.
- 25.15 Within the proposed Design Code submitted with the Applications references are made to the outdoor sport areas. Key links and routes through the development are required to the sports and amenity areas to ensure that neighbourhoods are well connected via sustainable transport choices. Guiding principles are set out to ensure that the sports areas are well integrated with the proposed hubs creating a focal space and to provide social interaction for the community.
- 25.16 Specifications of the facilities and details of the proposed pitches will come through reserved matters applications. A condition is recommended, specifying the details required and for consultation with Sport England to ensure that the playing pitches are provided to an acceptable standard and are fit for purpose (**Condition 27: Playing field provision**).
- 25.17 Maintenance of the facilities would be by the University or an estate management company. This can be secured through the Section 106 to ensure the long-term provision and upkeep of the sports provision.
- 25.18 To ensure that the sports facilities are made accessible to the community, a community use agreement, prepared in consultation with Sport England is recommended. This will include details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. (**Condition 28: Community Use Agreement**).

Indoor Sports

Sports Hall

- 25.19 The requirement generated by the development/population for Phase 1 was 0.5 of a sports hall. At the time of consideration of the Phase 1 outline application the University had commenced development of the sports centre on the neighbouring West Cambridge site. This sports centre comprises a large main sports hall (Sport England eight badminton court standard), multipurpose sports rooms, weights room, fitness suite, sports courts, changing rooms and entrance hall and café.
- 25.20 The Section 106 for Phase 1 secures public access to the Cambridge West Sports Centre. This is set out in the West Cambridge Sports Facility Management Strategy approved as part of the reserved matters application for the Sports Centre (11/0979/REM Condition 2). The strategy secures

access to the facilities for students and staff of the University and also members of the public, sports and community groups.

- 25.21 This indoor sports provision would cater for the demand created by the development proposed for Phase 1 (for up to 3,000 residential units). For Phase 2, provision to cover the additional need from uplift of units should be provided. The applicants have agreed that the management strategy for the Sports Centre will continue to allow community access for Phase 1 and be extended for Phase 2.
- 25.22 The use and availability of the existing Sports Centre facilities can be monitored to ensure that there is access available to the local community in accordance with the agreed management strategy. Should additional indoor sports space be required through the demands of the proposed development the University has agreed that this can be made available through the forthcoming additional sports facilities on the Cambridge West site.
- 25.23 Condition 24 of the Cambridge West outline planning permission (reference 16/1134/OUT) requires details of the strategy for public access to any future phases of the sports centre. This approach to ensure appropriate indoor sports provision for Phase 2 is provided can be secured through the Section 106 agreement. Should the proposals at Cambridge West not come forward in time to meet the needs of the Eddington development, a fall-back for offsite contributions in line with the GCSP Planning Obligations SPD for indoor sports would be secured.

Swimming

- 25.24 The Phase 1 development generated a requirement for 0.1 swimming pool. When the Section 106 agreement was made in 2013, the University of Cambridge had evolving plans for a possible swimming pool at the Cambridge West Sports Centre. It was therefore jointly agreed that should this swimming pool be delivered, then no further financial contribution would be required. An appropriate time limit for delivery of the pool was agreed at 7 years.
- 25.25 The swimming pool at Cambridge West has not progressed, and in accordance with the Section 106 agreement the 'fall-back' contributions secured (£123,480 to South Cambridgeshire District Council and £219,520 to Cambridge City Council) have been paid by the applicant to the relevant local authorities. These contributions were based on the 3,000 dwellings permitted under the 2013 outline permission.

- 25.26 As not all of the 3,000 dwellings have been built under the 2013 planning permission, but contributions paid, this will need to be taken into account when calculating the contribution for the uplift in population. For these Applications, swimming provision for the additional proposed 2648 dwellings that would result will need to be provided. The applicants have agreed to a contribution based on the uplift of population in accordance with the GCSP Planning Obligations SPD costings. This can be secured through the Section 106 Agreement.

Children and teenagers

- 25.27 A total 3.79 hectares of play space and space for teenagers will be provided for the development. Within the Landscape Strategy, Chapter 5: Open Space, Sport, Play and Amenity, submitted with the Applications a masterplan strategy is set out for the inclusion of play spaces within the development. This includes within the open space, space for natural and imaginative play, focused close to homes or clusters of activity and connections to equipped play and informal recreation spaces.
- 25.28 The City Council's Local Plan standards require provision for children and teenager to include local areas for play and recreation (LAP); locally equipped or landscaped area for play and recreation (LEAP); a neighbourhood equipped area for play and informal recreation (NEAP); and a social space for young people (aged 12 and over) to meet (Youth Space).
- 25.29 Parameter Plan 2: Green Infrastructure identifies indicative locations of LAPS, LEAPs and NEAPs based on the illustrative masterplan requirements as shown in the Landscape Strategy.
- 25.30 The proposed play and youth strategy is designed to provide a network of inclusive quipped play and engaging playable spaces, distributed across the site to serve both Phase 1 and the future phases residential areas. The strategy demonstrates that by using the illustrative masterplan as a baseline the requisite minimum area standard, buffer zones to habitable rooms and typical catchment zones as required by policy can be met, alongside the total play spaces amount to meet the population demand of the proposed development.
- 25.31 Within the proposed Design Code submitted with the Applications, play is embedded in the approach to community streets, landscape and public realm. 'Play on the way' is proposed throughout the site, for all age groups.

Play spaces must include natural play elements and space for imaginative play.

- 25.32 Details of the play spaces will come through reserved matters applications in accordance with the play strategy set out in the Landscape Strategy and Parameter Plan 2 and the Design Code. **Condition 33: Youth facilities / play specification** is recommended to ensure this provision is secured.

Informal open space

- 25.33 Over 48 hectares of informal open space is to be provided across the site. Parameter Plan 2: Green Infrastructure, Play and Open Space shows the location of the open spaces.

- 25.34 The Landscape Strategy sets out the places for open spaces and the proposed character for these, building on the spaces already delivered through Phase 1. The areas include:

- **Brook Leys** – the existing land within the Green Belt which acts as a buffer between the development edge and M11 corridor. Proposed woodland and open meadow and zones for water conveyance.
- **Shared Gardens** – informal publicly accessible space including communal growing space, SuDs, biodiversity and active travel routes.
- **Cartwright Avenue** – a spine providing vehicular access to the western area of the site to Huntingdon Road. A landscaped corridor with tree planting and connections to Shared Gardens.
- **The Common** – Linear open space along the Cartwright Avenue spine incorporating play, seating and planting.
- **Neighbourhoods and Community Lanes** – Planting and water management.
- **Innovation Street** – Northern area of site providing employment space. Defined by existing mature hedgerow, tree planting and grassland.
- **Gravel Hill** – Eastern area of site separated from Phase 1 by Girton Gap. Includes part of Traveller's Rest Pit SSSI and 10m buffer zone, Chestnut Avenue, a line of protected Horse Chestnut trees and existing woodland at Storeys Wood. New tree planting, native hedgerows, rain gardens and biodiversity enhancements.

- 25.35 The areas are integrated with the proposed Sustainable Urban Drainage strategy and Washpit Brook and take account of ecological constraints and opportunities.
- 25.36 Further requirements of the open space design are contained within the Design Code to ensure that the above characters are secured and delivered through the reserved matters stages. A tree planting strategy has been submitted with the Applications, to demonstrate how the open spaces can be connected with suitable trees including forest scale, landmark and street tree scale species.
- 25.37 The proposed informal open space delivered in accordance with the guiding principles and characteristics as set out above will provide a positive and green infrastructure led approach to the future phases of the development.

Allotments and Community Gardens

- 25.38 Two locations for allotments are proposed in Parameter Plan 2: Green Infrastructure, Play and Open Space. These are adjacent to the proposed sports area to the west of the Park and Ride and in the north of the site adjacent to Cartwright Avenue. The detailed location of the allotments will be subject to the reserved matters planning phase.
- 25.39 Community growing spaces are also proposed within the development plots at Gravel Hill and within community streets throughout the site as shown on Parameter Plan 2. The Design Code requires these to be provided within the spaces shown on the Parameter plan but would not be limited to these areas. The Shared Gardens as part of the public open spaces will include space for communal growing. The community growing areas will help promote healthy and sustainable lifestyles and promote community cohesion. The detailed location of the growing spaces will be subject to detailed reserve matters planning phase.
- 25.40 A planning condition is recommended which requires the submission of an Allotment / Community Garden strategy to secure appropriate details including how they will be managed and maintained. **(Condition 34: Allotments/Community Gardens details).**

Health and Wellbeing

- 25.41 A comprehensive Health Impact Assessment (HIA) has been submitted with the Applications.

- 25.42 Concern was raised by the Council's Health Specialist Officer that the revisions to the Design Code had not been considered in the submitted HIA. The HIA submitted in September 2025 has been reviewed in light of the revisions to the Design Code. It is concluded that these revisions do not make a material difference to the health impacts and mitigation identified. Therefore, the conclusions of the submitted HIA remain valid. The Health Specialist Officer accepts the conclusions.
- 25.43 The proposed development will prioritise health and wellbeing and this underpins the proposed masterplan and Design Code. The Design Code sets out the principles of 'heathy living'. It states that "The design of the public realm reflects a post pandemic understanding of the vital role outdoor spaces play in supporting individual well-being and community cohesion. The proposal creates places that are close to nature, encourage people to linger and connect, support walking, cycling, and active lifestyles, stimulate the mind, promote healthy diets, and offer a welcome respite from the pervasiveness of digital life."
- 25.44 Active travel, community food growing, allotments, provision of sports, open space will all contribute to community wellbeing. The future reserved matters will be required to be in accordance with the Design Code to ensure that the objectives of the HIA are realised. (**Condition 7: Design Code compliance**).

Open space and recreation conclusion

- 25.45 The proposals will deliver a significant amount of public open space, sports, allotments, community growing spaces and play provision which will contribute to a strong, healthy, vibrant sustainable community. Subject to conditions **Condition 27: Playing field provision, Condition 33: Youth facilities / play specification, Condition 7: Design Code compliance Condition 34: Allotments/Community Gardens details** the proposals are considered in accordance with Policy NW23 of the NWCAAP, Cambridge Local Plan Policy 68 and South Cambridgeshire Local Plan Policy SC/4 and the NPPF (2026).

26. Environmental Considerations

Contamination

- 26.1 National decision-making policy P2 (Ground conditions) of the NPPF (2026) states that where a site is affected by contamination or land stability

issues, responsibility for securing a safe development with the developer and/or landowner where a site is affected by contamination. Policy 33 of the Cambridge Local Plan and policy SC/11 of the Sout Cambridgeshire Local Plan relate specifically to ground contamination, offering support for development where it is demonstrated that there will be no adverse impacts to future occupiers, controlled waters and the environment from suspected/identified ground contamination. The Greater Cambridge Sustainable Design and Construction SPD also offers detailed advice on contaminated land issues relevant to new development.

- 26.2 The Environmental Statement Chapter 13: Ground Conditions and Land Contamination and ES Volume 3 Appendix 9: Ground Conditions and Land Contamination. Annex 1: Land Contamination Preliminary Risk Assessment (PRA) revision 01. AECOM August 2025 assesses the effects of ground contamination.
- 26.3 The site historically comprises agricultural land. The remaining site comprises various construction compounds, spoil heaps, goods storage yards, fuel / chemical storage and demolition waste. The site also includes a historical inert landfill at Cambridge University Farm and the travellers Rest Pit SSSI.
- 26.4 The Preliminary Risk Assessment (PRA) report provides a review of previous reports undertaken prior to the Phase 1 development. No significant contamination or ground gas concentrations were identified. Further investigation was carried out in 2019 specifically within the stockpiled soils located within Phase 2 area. Whilst some exceedances of generic screening criteria for controlled waters were noted, there were no exceedances in relation to human health criteria.
- 26.5 The PRA report concludes risks from land contamination range from very low to moderate/low and additional ground investigation is recommended at detailed design stage. Such investigation should include soil and groundwater sampling as well as gas/vapour monitoring.
- 26.6 The Environmental Statement sets out embedded mitigation measures including a Construction Environmental Management Plan, Site Waste Management Plan, Materials Management Plan for the re-use of site won materials.
- 26.7 The Environmental Health Scientific Officer is has advised that that mitigation in the form of additional ground investigation, and remediation where necessary, is required to ensure no significant effects on human health during both construction and the completed development.

- 26.8 Conditions for further investigation to confirm the ground conditions are agreed and appropriate mitigation is carried out if necessary are therefore recommended. The Environment Agency have also requested these conditions be applied. As a detailed Phase 1 Desk Study has already been carried out this has already been complied with. **Condition 47: Contaminated Land** for a Phase 2 Intrusive Site Investigation report and **Condition 48: Remediation Method Statement** for works to be carried out in accordance with the approved details are recommended, and **Condition 49: Remediation Proposals** for unexpected contamination. **Condition 50: Materials Management Plan** for a materials management plan to ensure no unsuitable material is brought onto site is also recommended.

Air Quality, Odour and Dust

- 26.9 National decision-making policy P3 (Living conditions and pollution) (NPPF, 2026) states that development proposals should take account of the likely effects of pollution on health, living conditions and the natural environment. Development proposals should avoid exposure to levels of air and other forms of pollution which could have an unacceptable adverse effect on health and the quality of life. Planning decisions should sustain and contribute towards compliance with relevant limit values or national objectives for air pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and be consistent with the objectives of relevant local air quality strategies, including the Greater Cambridge Air Quality Strategy 2024-2029.

Air Quality

- 26.10 The Site is located outside of any designated AQMAs. The proposed development represents an intensification of use in current undeveloped areas and introduces new emission sources and receptors into the area.
- 26.11 The Environmental Statement Chapter 8: Air Quality provides an assessment of the air quality impacts during the construction and demolition phase of the development and the operational phase. A dust risk assessment has also been provided for the duration of the construction activities. For all assessments, the Environmental Health Scientific Officer considers the methodology appropriate.
- 26.12 For the construction and demolition phase, the impact is considered not significant where appropriate site-specific control measures are put in place. The report confirms that the site-specific mitigation should be

reviewed prior to the commencement of construction and incorporated into a dust management plan, which may form part of a Construction Environmental Management Plan (CEMP). The CEMP details the dust management procedures that will be put in place. The measures listed are considered comprehensive and acceptable. To ensure that the dust control measures identified are complied with during the development process a condition for a CEMP relevant to each phase, sub-phase and/or reserved matters application is recommended (**Condition 43: Demolition and Construction Environmental Management Plan**).

- 26.13 The operational phase assessment confirms that the impact will not be significant and therefore no further assessment or mitigation is required. The Environmental Health Scientific Officer considers this conclusion is considered appropriate, and no specific conditions or further studies are required at this stage.
- 26.14 The development is of a size that would require a low emission strategy to ensure that emissions from the operational development are minimised. However, the proposals as set out are designed as low emission, with the development being 100% electric heating. The sustainable transport methods included within Eddington Phase 1 have proved very successful and findings from the Eddington travel survey demonstrated that car use was at a ratio of 0.37 per dwelling (significantly below the Area Action Plan Standards). This has been used to inform the future phases car parking ratio of 0.43 per dwelling. With the low emission design, and multitude of sustainable transport measures included in the design, it is not considered necessary to request a separate low emission strategy for this development.
- 26.15 The Applications state that electric vehicle charging provision will be provided in accordance with the 'Greater Cambridge Sustainable Design and Construction SPD (2020)'. For non-residential land use, further information on the location of the charging units, capacity, charge rate and details of the model will need to be provided and this can be secured by condition to ensure future reserved matters include this infrastructure.
Condition: 51 Non-Residential Electric Vehicle Charge Point Provision and Infrastructure Scheme Strategy and **Condition: 52 Non-Residential Electric Vehicle Charge Point Provision and Infrastructure Scheme Strategy Delivery** are recommended.
- 26.16 To encourage more sustainable modes and forms of transport and to reduce the impact on local air quality a site-wide car club should be provided. For each reserved matters application a site-wide car club

parking and membership strategy should be required to ensure that this is implemented (**Condition 53: Car Clubs- Site Wide**).

Odour generation

- 26.17 The potential operational odour/fume generation is not considered in the Environmental Statement; however, it is acknowledged that potential non-residential operational odour / fume generation and control / abatement as necessary is usually a detailed design matter which is use and phase specific. The Environmental Health Scientific Officer is confident that any potentially significant adverse or other adverse impacts can be either avoided or minimised to an acceptable level providing industry best practice is followed. To ensure this **Condition 54: Odour / Fume Generation & Control / Building Ventilation** is recommended.
- 26.18 Concern is raised by the Environmental Health Scientific Officer on the potential for the burning of garden waste at the proposed allotments and the potential air pollution to nearby residential properties. To ensure that this is controlled **Condition 34 Allotment / Community Gardens** details are recommended for an allotment strategy including management guidelines to be submitted and approved for any reserved matters applications that incorporate allotments or community gardens.

Noise and Vibration

- 26.19 Cambridge Local Plan 2018 Policy 35 and South Cambridgeshire Local Plan Policy SC/10 seek to protect human health and quality of life from noise and vibration.
- 26.20 Within the Environmental Statement Volume 1 - Chapter 9: Noise and Vibration and Volume 3 – Appendix 5, Annex 3: Environmental Noise Survey Report, noise impacts are considered. Potential construction noise, vibration and traffic, operational plant noise, traffic, sports and recreation and commercial noise are assessed.

Demolition and construction noise

- 26.21 The Environmental Health Officer considers the noise impact assessment undertaking for Enabling Demolition and Construction is acceptable. The identified significant adverse effects during demolition and construction due to combined noise and vibration effects are not expected to extend for prolonged periods and that the mitigation to be adopted by the contractors through reserved matters application / phase specific CEMP/s can mitigate and reduce noise/vibration adverse impacts to an acceptable

level. **Condition 43: Demolition and Construction Environmental Management Plan** is recommended.

- 26.22 The construction working hours within this condition are the standard core working hours for Monday to Friday (8am to 6pm) rather than 7am to 7pm as suggested in the noise impact assessment submitted with the Applications. This will ensure that noise and disturbance is kept to a minimum to protect residential amenity.

Operational building service (plant) noise

- 26.23 The Council's Environmental Health Officer considers the assessment on operational building service (plant) noise to be acceptable, and the residual effect and mitigation approach proposed.
- 26.24 Operational building service (plant) noise from the completed proposed development has been considered within the Noise Assessment. The Council's Environmental Health Officers agree with the assessment undertaken, the residual effect and mitigation approach. Noise sources could include building services plant, typically Air Source Heat Pumps, transformers, life safety plant (smoke extract and emergency generator) and other associated equipment.
- 26.25 As these matters will be subject to future detailed design including careful plant selection, mitigation on a phased / reserved matters applications is acceptable. **Condition 45: Operational Noise Assessment** is recommended.

Operational traffic noise

- 26.26 The Council's Environmental Health Officers agree with the EIA conclusions that for the completed proposed development – operational traffic noise no significant effects are likely to arise. It is identified that traffic sound levels at affected properties could be reduced further at the detailed design stage, with the layout and use of suitable noise mitigation measures.

Sports and Recreation noise

- 26.27 The assessment has considered the potential noise from the sports pitches and how it could affect existing and future homes and other nearby properties. It found that, even without any noise reduction measures, the distance between the pitches and nearby properties means noise levels

are not expected to increase. This means the impact would be negligible and not significant.

26.28 The assessment also assumed a worst-case scenario, with all the sports areas being used at the same time and producing the highest likely noise levels. The Council's Environmental Health Officer considers that even in these circumstances, no additional noise mitigation is needed.

26.29 As the proposed sports facilities are still at an early design stage, a condition for noise to details to be submitted is recommended. This will require a more detailed noise assessment to be carried out when the final design is prepared, to confirm that the impacts remain acceptable.
(Condition 45: Operational Noise Assessment).

Existing traffic noise

26.30 The Council's Environmental Health Officers agree that that acceptable indoor noise levels can be achieved within the proposed new homes. However, homes closest to the M11 and A14, or those with a direct view of these roads, will need careful acoustic design to reduce traffic noise.

26.31 This is likely to include improved sound insulation, such as enhanced double or triple glazing, and alternative ventilation systems so that windows do not need to be opened for fresh air. In some cases, room layouts may also be designed so that less noise-sensitive rooms, such as kitchens and bathrooms, face the busiest roads.

26.32 Some private balconies may also need noise reduction measures, such as acoustic screens.

26.33 As the detailed design of the development has not yet been completed, further noise assessments will be required for each phase and plot to confirm that the final design provides acceptable living conditions.

Condition 45: Operational Noise Assessment is recommended to secure this.

Outdoor Open Space Noise levels

26.34 The outdoor open spaces are intended for general recreation and public use, and as such are considered generally less sensitive to noise. They can also help create a buffer between homes and roads.

26.35 Notwithstanding this position, officers consider that noise in outdoor open spaces should be reduced as far as possible.

- 26.36 Within the amended Design Code there is a control for the requirement of landscape bunds to help with noise mitigation if required depending on the final layout of adjacent development. During the course of the Applications, further information has been provided on the indicative location for landscape bunds within the Brook Leys area (northwest area of the informal open space next to the M11), now identified on Parameter Plan 2 – Green Infrastructure, Play and Open Space.
- 26.37 The Council's Environmental Health Officer has confirmed that the shape and contour of the bund should help with noise mitigation, the details of which will be agreed at reserved matters stage, and advised that Details can be secured through recommended **Condition 44: Development Parcel - Noise Impact Assessment** and reserved matters applications.

Noise conclusions

- 26.38 The potential noise impacts of the development have been adequately addressed through the application documents. No objection is raised by the Council's Environmental Health Officer. Subject to conditions **Condition 43: Demolition and Construction Environmental Management Plan, Condition 45: Operational Noise Assessment, Condition 44: Development Parcel - Noise Impact Assessment**, the proposals are considered in accordance with Cambridge Local Plan 2018 Policy 35 South Cambridgeshire Local Plan Policy SC/10 and the NPPF (2026).

27. Cumulative Impacts

- 27.1 The cumulative effects of the development in combination with other planned major development in proximity to the Application site has been considered, using a methodology which was agreed in advance with officers. The results are reported in Chapter 2: EIA Methodology and Chapter 17: Likely Significant Effects of the Environmental Statement (ES).
- 27.2 The cumulative assessment considers major developments, which have a reasonable prospect of coming forward before or at the same time as the development proposals. In total, 8 developments were identified in the cumulative site search.
- 27.3 The assessment finds that the major developments within the study area are unlikely to result in significant adverse cumulative effects when assessed in combination with these proposals.

- 27.4 Officers have considered the cumulative impact assessment and agree with the conclusions reported in the updated ES, that no significant cumulative impacts will arise.

28. Third party representations

- 28.1 The third-party representations received during the consultations of the Applications raised several issues, as reported in Section 7 of this report. These have been addressed with this report, as summarised in Table 12 below.

Third party comment	Officer response / Report Section
Deviation from the approved masterplan and outline vision	Section 12 deals with the principle of the development.
Scale, height and density	Section 13 deals with the design parameters, including building heights and urban form.
Green space, open space and landscape provision	Section 25 deals with open space. Paragraph 25.8 considers the provision of open space. Section 15 deals with the landscape impacts of the development.
Heritage	Section 17 considers the impact on heritage assets.
Co-Living accommodation	Section 14 considers the impact of Co-Living.
Infrastructure and community facilities	Section 24 deals with infrastructure including the provision of education, health and community facilities.
Transport, traffic and highway impact	Section 21 deals with transport, active travel and parking requirements.
Impact on residential amenity	Section 23 deals with the impact on residential amenity.
Environmental and sustainability considerations	Section 20 deals with flooding. Section 20 deals with water supply and foul water. Section 26 deals with air quality. Section 18 deals with biodiversity and ecology. Section 19 considers the sustainability objectives.
Affordable Housing	Section 12 deals with the principle of the development and Section 14 with affordable housing provision.
Construction Impact	Section 26 deals with the impacts of construction.
Hydrology	Section 29 deals with the impact on hydrology and Trinity Conduit Head.
Consultation and engagement	Sections 6 to 9 deals with the consultation carried out on the Applications.

Girton College concerns	Section 13 deals with the design and layout. Section 15 considers the landscape visual impacts. Section 13 considers the Design Code Section 21 considers highway safety and junction design.
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Table 12- Officer response to third party representations

29. Other matters

Conduit Head Springs

- 29.1 Concern has been raised by The Gardens Trust and third parties that the proposed development may have an adverse effect on the springs that feed the Trinity Conduit.
- 29.2 The springs are located in the south of the site near Conduit Head Road. The Applicant has provided a technical note on the hydrology of the site. It is understood that the historic Conduit Head was installed to access a localised area of water in a gravel layer. The Applicant has confirmed that proposed future phases of development are likely to have shallow foundations of piles which should not impact the movement of perched ground water. **Condition 12: Piling** requires details of piling methods to come forward for each phase / reserved matters application.
- 29.3 Ground water monitoring will be required throughout the development construction. **Condition 10: Groundwater Monitoring** requires a detailed scheme of groundwater monitoring to come forward for each phase / reserved matters application.

Fire Safety

- 29.4 The Fire Authority have requested that a planning condition for the provision of fire hydrants is applied for the purposes of firefighting. **Condition 55: Fire Hydrants** is therefore recommended for a scheme to come forward with reserved matters applications to ensure adequate water supply infrastructure is secured.
- 29.5 The Building Safety Regulator (previously the Health and Safety Executive) raises no objection to the proposals as there will be reasonable access for fire appliances into and around the site to serve the locations where relevant buildings are likely to be positioned. Fire statements are required to be submitted with detailed planning applications where relevant buildings are proposed. These are buildings that contain two or more

dwellings or educational accommodation and where they are 18m or more in height, or 7 or more storeys.

- 29.6 As this will be is a statutory requirement for any reserved matters application with a proposed building meeting these thresholds a condition on the outline Applications is not considered necessary.

Cambridge Airport Safeguarding

- 29.7 Cambridge Airport have raised concerns with a potential conflict with the airports safeguarding criteria. This relates to bird hazards and the requirement to manage flat/shallow pitched roofs spaces in order to minimise their attractiveness to birds which could endanger the safe operation of Cambridge Airport. A condition is recommended (**Condition 30: Bird Hazard Management Plan**) to require a bird hazard management plan is submitted and approved to manage this.

30. Planning obligations (S106)

- 30.1 National decision making policy DM1 (Preparing development proposals) of the NPPF (2026) states that proposals for major development should be accompanied by a concise planning statement which sets out the proposed use of any planning obligations to make the proposal acceptable in planning terms. Policy SM3 (Determining development proposals) states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of planning conditions or planning obligations.
- 30.2 Policy 85 of the Cambridge Local Plan and policy TI/8 of the South Cambridgeshire Local Plan state that planning permission for new developments will only be supported where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms. The policies recognise that financial contributions may also be required towards the future maintenance and upkeep of facilities in the form of initial support or in perpetuity.
- 30.3 Draft Heads of Terms (HoTs) of the Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) have been agreed in principle between the parties.

- 30.4 The planning obligations (taken from the draft HoTs) to be secured within the Section 106 Agreement are summarised by category in the tables below, together with a short commentary in respect of compliance with the CIL Regulation tests.
- 30.5 Where contributions are required by Local Plan policies and/or have been sought by consultees, these are summarised below. Where there is a difference between the policy/consultee requirement and the Applicants offer, this is accompanied by further explanation.
- 30.6 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plans and the NPPF (2026).
- 30.7 All sums are provisional and will be finalised in the S106 Agreement. Contributions will be cost indexed from the date of the consultee request.
- 30.8 Management, adoption and maintenance of the facilities listed below will also be sought through the Section 106 Agreement. Other relevant matters will be addressed via specific planning conditions.

COMMUNITY DEVELOPMENT / INFRASTRUCTURE

- 30.9 The following obligations have been agreed with the applicant.

COMMUNITY INFRASTRUCTURE			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Community facility	Monitor and manage approach of Storeys Field Centre capacity. Any additional demand as a result of additional population to be provided on site.	At 3000 unit occupation and annual review	Community space necessary to meet the need of the new population generated by the development. On-site provision. Scale determined with reference to CLP polices 13 and 73 and SCLP policies SS/3 and SC/4.
Library provision	£15 per person up to £150,000	At 3,000 unit occupation	Library facilities necessary to meet the needs of the new

			population generated by the development. Off-site provision to provide additional books and resources towards the Darwin Green Library. Scale determined with reference to County Council guidance and Local plan policies 85 and SC/4.
Community Development Worker	To be employed and funded by applicant	To be agreed	Measures and support projects to be related to the community on the site. Scale determined with reference to County Council guidance and Local Plan policies.
Burial Space	Off-site contribution £34 per person based on 1sqm per person	Linked to population yield. Trigger to be agreed	As required by SCDCLP policy SC/4 CLP policy 85
Libraries	£15 per person up to £150,000	Linked to population yield. Trigger to be agreed	As required by SCDCLP policy SC/4 CLP policy 85

HOUSING

- 30.10 As the planning Applications are in outline form, it is appropriate to secure the percentage of units for Key Worker housing as required by NWCAAP policy NW6.

AFFORDABLE HOUSING			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Affordable housing	50% Key Worker housing (staff employed by the University and/or its colleges which the	To be brought forward alongside the delivery of market housing.	As required by NWCAAP policy NW6 and site allocation for University development in CLP and SCDCLP 2018.

	University accept as a priority for housing having regard to their level of housing need)		
SELF BUILD AND CUSTOM BUILD HOUSING			
Self-Build and Custom Build Housing	On site provision as part of development costs.	Site Wide Self-Build/Custom Build Plots Phase Scheme to be submitted prior to or concurrently with the submission of residential reserved matters application.	Housing provision necessary to meet the needs of the new population generated by the development. On-site provision. SCLP policy H/9 requires the provision of dwelling plots for sale to self and custom builders.

EDUCATION

- 30.11 Primary, Secondary and Special Educational Needs and Disabilities (SEND) provision is agreed between the Applicants and Cambridgeshire County Council as follows:

EDUCATION			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Primary	Up to 1 form entry required. Financial contributions	Based on a monitor and manage approach based on child yield	Education provision necessary to meet the needs of the new population generated by the development. Scale determined with reference to child yield monitoring and County Council guidance and

EDUCATION			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
			Local Plan policies 74 and SC/4.
Secondary	Up to 2 form entry required. Financial contributions	Based on monitor and manage approach subject to child yield.	Education provision necessary to meet the needs of the new population generated by the development. Scale determined with reference to child yield monitoring and County Council guidance and Local Plan policies 74 and SC/4.
SEND	Additional SEND provision to be provided at existing Primary school and financial contributions	To be agreed	Education provision necessary to meet the needs of the new population generated by the development. Scale determined with reference to child yield monitoring and County Council guidance and Local Plan policies 74 and SC/4.
Early Years	On-site provision to meet local need – suitable serviced land and / or suitable floorspace	To be agreed	Education provision necessary to meet the needs of the new population generated by the development. Local Plan policies 74 and SC/4.

SPORT AND RECREATION

- 30.12 The Applicants have proposed that the maintenance of the public open space and facilities on site would be by the University or an estate management company.

SPORT AND RECREATION			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Formal Outdoor sports	On site provision as part of development costs.	Timing and delivery to be agreed through Phasing Plan	Outdoor sports facilities are necessary to meet the needs of the new population generated by the development. On-site provision to include sports, children's play space, allotments. Amount in accordance with Local Plan Open Space standards.
Informal open space	On site provision as part of development costs.	Lay out and completion of Open Space within any reserved matters area in accordance Open Space Programme approved details.	
Children and teenagers play space	On site provision as part of development costs.		
Allotments and Community Gardens	On site provision as part of development costs.	Timing and delivery to be agreed through Phasing Plan	
Open Space Management and Maintenance plan	Submission and implementation of strategic and phase specific management and maintenance plans	Management and maintenance in accordance with Strategic Site Wide Open Space Management and Maintenance Strategy approved details.	
Indoor Sports:			Indoor sports facilities are necessary to meet the needs of the new population generated by the development. Off-site provision. Scale determined in accordance with relevant Local Plan policy and
Swimming pool provision	City £236 per person, SCDC £225	To be agreed	
Sports Hall	Off site provision at West Cambridge Sports Centre, Community Use Agreement. Capacity and needs assessment to be undertaken and	To be agreed	

SPORT AND RECREATION			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
	expansion of West Cambridge provision. If not provided, financial contribution.		GCSP Planning Obligations SPD

HEALTHCARE PROVISION

30.13 The obligations have been agreed with the NHS to ensure that any additional demand generated by the development is provided for.

HEALTH			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Health	Extension to existing facility on site if required for uplift in population. Financial contributions for any further additional need.	Needs based assessment.	As required by policy NW31 of NWCAAP

EMPLOYMENT AND SKILLS			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Employment and Skills Plan	Appointment of Skills and Employment Plan co-ordinator	Delivered by applicant	Local Plans support development that contributes towards and supports economic growth and providing access to local employment opportunities.

PUBLIC ART

PUBLIC ART			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Public Art Delivery Plan	Public Art Delivery plan for each phase, budget to be identified (in line with Phase 1), maintenance and management obligations	With reserved matters applications	Local Plan policies seek to secure public art as an integral part of development. On-site provision. Scale determined with reference to CLP policy 56

WASTE AND RECYCLING

WASTE			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Refuse Collection Vehicles	Underground waste collection vehicles Above ground food waste Vehicle	TBA	Waste contributions have been identified as necessary to meet the needs of the new population generated through the development, in accordance with Local Plan policies 85 and SC/4 Contributions would be spent on infrastructure related directly to the site and the development.
Underground waste management and maintenance	Underground waste provision and collection infrastructure and maintenance.	To be carried out by Applicant / or contributions required	
Household Waste receptacles	Above ground food waste bin housing (if not delivered underground)	To be carried out by Applicant / or contributions required	
Food waste Collection	Food waste strategy to be submitted and agreed.	Prior to or alongside first reserved matters	

BNG MONITORING

BIODIVERSITY NET GAIN (BNG)			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
BNG	Monitoring contributions £5,680 per monitoring year	Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30.	As required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)
Biodiversity Monitoring	Monitoring reports	At suitable intervals over the 30-year period	

SECTION 106 MONITORING

MONITORING			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
S106 Monitoring: Cambridge City and South / Cambridgeshire District Council	Total £190,000	On commencement and then every 12 months.	Community Infrastructure Levy Regulations 2010 paragraph 2A GCSP Planning Obligations SPD
S106 Monitoring: County Council	Base fee £730 £440 per obligation	To be agreed	Community Infrastructure Levy Regulations 2010 paragraph 2A

TRANSPORT

- 30.14 The transport mitigation package includes the provision of strategic solutions in collaboration with Cambridgeshire County Council and the Greater Cambridge Partnership. The mechanisms and timing of these off-site improvements and financial contributions will be secured by way of Section 106 Agreement and appropriate planning conditions, with all triggers to be agreed by the County Council.
- 30.15 County highways officers have confirmed that the agreed transport mitigation package accords with the relevant tests of the NPPF (2026) and the CIL Regulations. Specifically, the tests are necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

Proposed transport mitigation measure	Agreed financial contribution	Trigger
Transport Monitoring Scheme for trip cap/budget	N/A	On implementation
GCP Scheme for improvements to cycling and walking routes along Madingley Rd	£800,400	To be agreed
Highway improvements to the junction of Eddington Avenue and Madingley Road	To be carried out by applicant, if sooner than the same trigger for West Cambridge	To be agreed
Public Transport - improvements to bus services	Uplift in Bus Service U1 and U2	To be agreed
Bus Services	Orbital Bus connection to NE Cambridge (U3)	To be agreed
Bus Services	New southern Orbital Bus connection (U4) as per Bus Strategy	To be agreed
Modelling and Signals	MOVA re-calibration at the Eddington Avenue and Lawrence Weaver Road junctions on Huntingdon Road.	To be agreed
Modelling and Signals	Convert the Madingley Road/M11 Jn 13, Madingley Road/Park and Ride access and Madingley Road/Eddington Avenue junctions to SCOOT control if sooner than the same trigger for West Cambridge	Linked to Cambridge West To be agreed
Girton Footpaths 4 & 5	PRoW upgrade	To be agreed

	Reasonable endeavours to reach agreements with landowner to upgrade footpath 5 to bridleway	
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- 30.16 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy 85 of the Cambridge Local Plan and policy TI/8 of the South Cambridgeshire Local Plan.

Summary

- 30.17 Officers are satisfied that all the above planning obligations meet the statutory tests of CIL Regulation 122. The Applicants have confirmed the acceptability of committing to this complete mitigation package, by way of planning obligations, which will be secured through a Section 106 Agreement.
- 30.18 With the planning obligations identified in Section 30 of this report in place, the proposed development would be acceptable. The proposals will therefore comply with the NWCAAP and Local Plan policies and wider guidance offered in the NPPF (2026).

31. Planning balance

- 31.1 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).
- 31.2 The National Planning Policy Framework (NPPF) 2026 is a material consideration which must be taken into account where it is relevant to a planning application. This includes a strong presumption in favour of sustainable development and an emphasis on approving development proposals that contribute towards housing supply and economic growth. National decision-making Policy S4: Principle of development within settlements, requires development proposals within settlements to be approved unless the benefits of doing so would be substantially

outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

- 31.3 The NPPF (2026) 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. These roles are considered in weighing up the benefits and dis-benefits of the development proposals, relative to all material considerations discussed in the report.
- 31.4 The regulation 26 requirements of the EIA regulations that the LPA are required to follow when determining an application were described in Section 5 of the report.
- 31.5 In following these requirements, the submitted environmental information has been examined, and the reasoned conclusion is that the proposed development will have impacts on the environment. However, these impacts can be mitigated, and appropriate mitigation will be in the form of S106 contributions and planning conditions that will be able to monitor measures. Further discussion on these issues can be found in the paragraphs below.

Summary of impacts

Economic

The NPPF (2026) places a clear emphasis on the importance of economic growth and delivering economic benefits as a key component of sustainable development. The economic objectives are those that help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

- 31.6 The proposals would provide 100,000 sqm of flexible employment and academic floorspace. This will provide significant economic productivity gains and boost local services and facilities. These uses would be located alongside additional homes in a sustainable location. The flexible retail space within local hubs would support the local economy by providing services and local jobs.

- 31.7 There would be significant new employment associated with both the construction and operational phase of the development, together with increased spending in the area and annual business rates payments.
- 31.8 The Employment and Skills Plan will seek to secure job and training opportunities across the period of construction including operational phases.
- 31.9 The economic benefits of the development are afforded substantial positive weight.

Social

- 31.10 The NPPF (2026) social objective place support for strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- 31.11 The proposed development would deliver a range of housing types and homes including senior living, co-living and student accommodation. The scheme would provide 50% key worker housing to meet the identified housing needs of the University.
- 31.12 Sustainable travel enhancements are proposed through dedicated cycle and pedestrian routes throughout the development linking to key routes into the city and surrounding area and provision of the Universal bus services to meet the uplift in demand from the proposed development.
- 31.13 The social benefits also include substantial open space, recreation, allotments, community gardens, sports, nursery, healthcare and education provision. The proposed parameter plans and Design Code will ensure that the development will be well-designed and deliver a development that will support communities, health, social and cultural well-being.
- 31.14 The Public Art Strategy includes future opportunities for local people and other community organisations to engage in the development to be part of the new community and sustainable development of Eddington.
- 31.15 The social benefits arising from the development proposals are afforded substantial positive weight.

Environmental

- 31.16 The NPPF (2026) environmental objectives support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.
- 31.17 The proposals are designed to exceed the requirements of the development plan and nationally recognised standards and benchmarking in respect of sustainability. The measures to achieve this through air source heat pumps, passive energy design, fabric first approach, zero waste from earthworks, water conservation, sustainable transport, recycling infrastructure and sustainable food production with allotments and community growing spaces are all given substantial positive weight.
- 31.18 It has been identified that there will be some harm to the Conservation Areas and the settings of designated heritage assets. This will be mitigated by controls set out in the parameter plans and Design Code and as such is considered neutral in the planning balance.
- 31.19 With planting at 15 years maturity, there will be some moderate residual adverse effects on the surrounding landscape in the assessed views. These effects will be mitigated through implementation of the parameter plans and Design Code in all future reserved matters applications, although some residual adverse effects will remain. On balance, the landscape impacts are considered neutral in the planning balance.
- 31.20 The proposed development will result in the loss of some trees, but there will be extensive new tree planting as part of a comprehensive landscape approach. The proposals will also seek to deliver at least 10% biodiversity net gain and other ecology enhancements. This is given positive weight.
- 31.21 The environmental benefits to mitigate and adapt to climate change, making effective use of land, improving biodiversity, tree planting, minimising waste and pollution arising from the development proposals are afforded positive weight.

Summary

- 31.22 In the planning balance, officers consider that the proposed development will deliver substantial economic and social benefits that accord with the three dimensions of sustainable development.

- 31.23 Officers are of the view that the Applicants have appropriately addressed all relevant issues and sought to minimise the potential environmental impacts of their scheme. Taken collectively, the social, economic, and environmental benefits of the proposal would outweigh the potential environmental harm from the moderate residual adverse effects on the surrounding landscape.
- 31.24 Having taken into account the provisions of the development plan, NPPF (2026) and National Planning Practice Guidance (NPPG), the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

32. Recommendation

32.1 Approve subject to:

Recommendation: Approve applications reference 25/03746/OUT and 25/03753/OUT subject to:

- (i) The planning conditions as set out in Appendix 8 of this report, with delegated authority to officers to carry through amendments to those conditions (including additional/revised conditions as appropriate and necessary)
- (ii) The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 by 16 December 2026, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms. If the Section 106 agreement is not completed by this date, then delegated authority shall be given to officers to either refuse the Applications based on a lack of secured mitigation contrary to the adopted Local Plans, or to agree any such extended period for completion of the agreement as appropriate.

33. Planning conditions

- 33.1 The planning conditions have been agreed with the applicant and are set out in **Appendix 8**.

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
- Cambridge City Local Plan 2018
<https://www.greatercambridgeplanning.org/local-and-neighbourhood-planning/what-is-the-local-plan>
- North West Cambridge Area Action Plan 2009
<https://www.greatercambridgeplanning.org/local-and-neighbourhood-planning/area-action-plans>