

Surface water drainage strategy

5.51 The development plan policies of relevance are CLP policy 31 (integrated water management and water cycle), policy 32 (flood risk), and SCLP policy CC/7 (water quality), CC/8 (sustainable drainage systems), and CC/9 (managing flood risk). In addition the emerging flood risk and drainage design will follow best practice and planning regulations, including the Cambridge Flood and Water Supplementary Planning Document (SPD) 2016 which aims to guide the approach taken to manage flood risk and the water environment as part of new development proposals. Sustainable drainage must be considered early in the planning process in order to integrate it into the design.

Flood Risk and existing watercourses

5.52 The Environment Agency's (EA) flood risk maps show the site as low risk for fluvial flooding, but with some areas as potentially at risk of flooding from surface water. Fluvial flooding is typically defined as flooding caused by water in rivers rising above bank levels, while surface water flooding is flooding caused by heavy rainfall running off land and ponding in areas of low topography, as it flows towards a watercourse or land drain. In reality, flooding is often caused by both sources of flood water combining together.

5.53 Modelling of the current surface water flood risk illustrated at the site is currently being undertaken to provide more confidence in the flood extents and to inform the site layout and master planning process. This follows the planning principles of making space for water and placing the most vulnerable land uses in areas of lowest flood risk. Flood compensatory works are proposed at the site to allow for areas currently shown within the surface water flood risk extent to be incorporated within the emerging masterplan. The form of the flood compensation areas will be designed in agreement with the approving authorities and ensure there is no detriment to offsite areas. These areas will be visually in keeping with the current landscape.

Sustainable surface water drainage strategy

5.54 The proposed surface water drainage strategy for the site is being developed and informed by the existing site constraints and hydrological catchments. The surface water drainage will be carefully developed to address the proposed landscape and visual requirements, identified during the baseline analysis for the project. Sustainable drainage will be considered at the outset of the outline planning application process in order to fully integrate the proposed Sustainable drainage into the development proposals. [The indicative sustainable drainage strategy is illustrated in figure 48](#)

5.55 The proposed development will include a comprehensive Sustainable Drainage System (SuDS), which will play an integral part of the green infrastructure (GI) for the project. The proposed SuDS seeks to deliver long term mitigation by attenuating and treating the development generated surface water runoff and where possible provide betterment. The SuDS will be designed so it will integrate within the wider landscape proposals and will provide opportunities, where possible, to enhance biodiversity and recreation facilities.

5.56 As well as providing a drainage function, the SuDS will also form an important part of the project's biodiversity strategy. The proposed SuDS features will be designed so that they maximise opportunities for habitat creation and wildlife. This will include the introduction of appropriate native planting.

5.57 The prevailing surface water strategy to be adopted is a network of on-site planted and unplanted channels and urban rills which will provide attenuation and water quality treatment. Other strategic attenuation areas will also be required, including features such as linear dry swales and landscaped detention areas, providing dual use facilities such as play areas / recreational space in order to provide the necessary storage for extreme rainfall events and overland flow storage. Upstream on plot drainage solutions such as bio-retention planters and

permeable paving will also provide pre-treatment for hard standing surfaces such as parking areas. Roof runoff, where feasible, will outfall directly into smaller on plot urban rill arrangements, bio-retention planters, porous paving or rainwater gardens. Piped networks will still be appropriate in some areas of the site due to the gradients which prevent the use of open channels and rills. The incorporation of large permanent open water features, attractive to wildfowl, will be discouraged in order to avoid the risk of bird strike. It should also be noted that proposals for below ground attenuation will be considered as a last resort.

5.58 Due to the site's close proximity to Cambridge Airport, the SuDS will need to be designed to take into account the risks from bird strike. Therefore, ongoing discussions are being undertaken with the aviation authorities to ensure the proposed SuDS is designed in accordance with best practice.

5.59 High groundwater levels and some isolated areas of soil contamination (subject to confirmation) may potentially exist in parts of the site, this will need to be considered and any results used to inform the emerging drainage strategy.

Foul Water Drainage

5.60 Foul water drainage will discharge from the development to a local foul public sewer. This will be subject to agreed discharge rates with Anglian Water and is likely to require the presence of pumping station/s within the proposed development. Previous discussions with Anglian Water, as part of the pre-application process, indicates foul storage will be required. The storage can either be provided within the site boundary or at a local pumping station. On-going consultation with Anglian Water will be undertaken to ensure the development proposal meets their requirements.

To avoid foul flooding of existing properties, and to avoid pollution of the local water environment, all planning applications should include a Pre-Application Assessment Report from Anglian Water confirming that there is sufficient capacity to accommodate foul drainage from the site or phase of development.

Figure 48 – NO CHANGE



Figure 48: Sustainable drainage strategy

Figure 49 – NO CHANGE

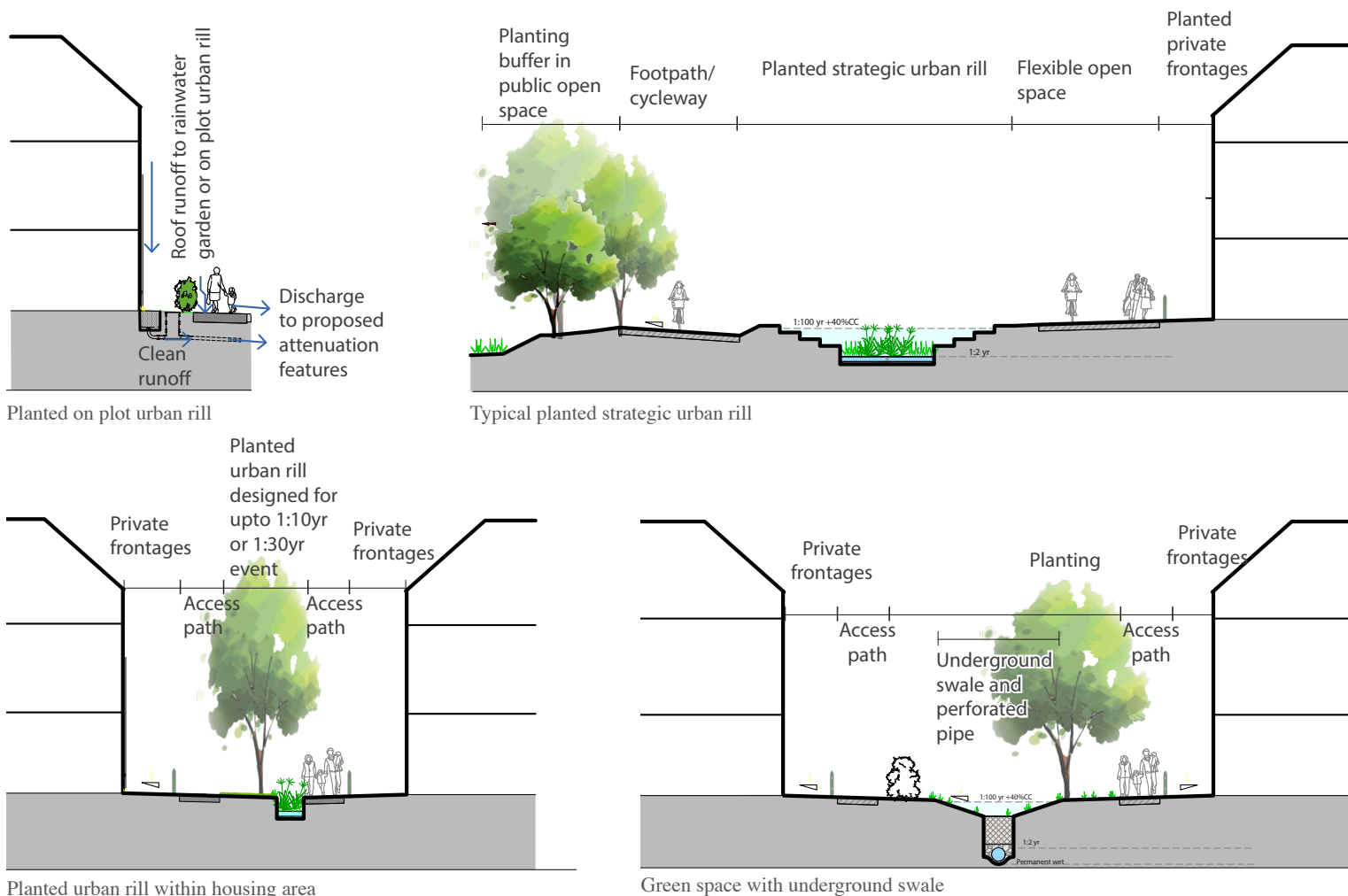


Figure 49: Typical SuDS sections illustrating of range of attenuation features

Landscape and open space

5.61 The development of the site provides the opportunity to create an attractive green framework of public open spaces and wildlife habitats and to encourage sustainable lifestyles. The landscape strategy should be built around the existing landscape and will provide greenways, formal and natural play, pocket parks and allotments in line with policy requirements.

5.62 This section considers the following:

- Open spaces and recreation
- Trees
- Ecology

5.63 The relevant policies in the emerging development plans are CEAAP policy CE/20 (public open space and sports provision), CE/21 (countryside recreation), CLP policy 55 (responding to context), policy 56 (creating successful places), policy 59 (designing landscape and the public realm), policy 68 (open space and recreation provision through new development), SCLP policy HQ/1 (design principles), policy NH/2 (protecting and enhancing landscape character), policy

NH/6 (green infrastructure), NH.7policy NH/8 (mitigating the impact of development in and adjoining the green belt), policy NH/12 (local green space), and policy SC/7 (outdoor play space, informal open space and new developments), SC/8 (open space standards).

General strategy

5.64 Development should seek to ensure an optimum distribution of open space so that all residents enjoy proximity and easy access to open space without having to overcome barriers to movement, such as major roads. Figure 50 and table 1 illustrate how open space could be provided across the site.

5.65 The accessibility of open spaces and play areas will have a direct impact on their functional success. More accessible spaces usually tend to attract a greater level and range of activities, thereby increasing levels of natural surveillance that can help deter anti-social behaviour and potentially reduce the need for repair.

5.66 A mix of spaces will be required to meet recreation needs. A balanced approach will be required to resolve potential conflicting demands, for example demands between natural, tranquil spaces and those for children's play. Open spaces should be connected through the incorporation of street trees and SuDS features.

Public realm

5.67 The development framework plan establishes a series of key nodal public spaces along the main routes. These are important to provide a strong sense of place. Principal among these will be the local centre, which is intended to be a busy public space where the community congregate. This square should be designed based on a shared space philosophy and be of the highest quality.

Figure 50 – NO CHANGE



Figure 50: Indicative landscape framework plan

Table 1 – NO CHANGE

	Precedent	Description
Linear park		<ul style="list-style-type: none"> • Informal open space provides a green setting • Semi-natural in character with opportunity for tree planting and well maintained edges • Pedestrian cycle access along corridor • Buffer between residential dwellings and airport land
Green fingers		<ul style="list-style-type: none"> • Informal open space provides a green setting • Semi-natural in character with opportunity for tree planting • Linking green spaces across site and connecting residents to linear park
Pocket parks		<ul style="list-style-type: none"> • Designed to provide usable open space • Informal in appearance • Use of native trees, shrub planting and low hedging, with amenity grass • Opportunity for informal, natural play spaces and neighbourhood meeting areas
SuDS (incl. Dry swales and bio-retention planters)		<ul style="list-style-type: none"> • Provides a green setting • Provides mitigation of surface water flooding • Ensures landscaping permeates through the site as a whole
Street trees		<ul style="list-style-type: none"> • Provide a green setting • Use of native trees
Allotments		<ul style="list-style-type: none"> • Important to local identity • Informal in appearance • Use of native trees, limited shrub planting and low hedging, with amenity grass

Table 1: Green infrastructure

Open space and recreation

5.68 The relevant planning policies are CEEAP policy CE/20 (public open space and sports provision), CLP policy 68 (open space and recreation provision through new development), SCLP SC/7 (outdoor play space, informal open space and new developments), and SC/8 (open space standards).

5.69 The integration of semi-natural habitats within new developments lies at the heart of much current thinking on urban nature conservation. The extension of this concept to form wildlife corridors, green grids or networks has added benefits where these include public open spaces and green routes providing alternative green recreational routes for pedestrians and cyclists.

5.70 Development of the site will include a green corridor and series of smaller linked green spaces, comprising an informal linear park, play space and allotments. As well as reinforcing the city-wide green network, connected open spaces can play an important part in helping to integrate new development into the existing area. Green spaces will be linked by street trees and SuDS features.

5.71 Development of the site should ensure that an adequate level and mix of recreation space is provided to serve the new community. This provision should be of a high and durable quality, designed to ensure they are accessible, well-connected and integrated with new and existing communities. They should also encourage healthy lifestyles and the use of sustainable travel

modes, such as cycling.

Open space requirements

5.72 Table 2 outlines the public open space (POS) requirements based on the emerging policy position as set out in Cambridge City Council Proposed Submission July 2014 (Policy 68 requires open space provision as per table I.1 Open space and recreation standards from Appendix 1).

5.73 This table sets out the requirements, resultant land take, based on 1200 units, using the agreed population multipliers. Incidental green spaces such as verges, tree lined road corridors and other green spaces are not included within the calculations.

5.74 It must be demonstrated through the detailed design that open space located adjacent to the primary street is of a high quality.

Table 2 – NO CHANGE

Type	Policy standard hectares per 1000 population	Multiplier
		2.3/1000
Informal open space	2.2	6.07 ha
Allotments	0.4	1.10 ha
Outdoor sports facilities	1.2	3.31 ha
Indoor sports facilities	1 sports hall per 13,000 people. 1 swimming pool per 50,000 people	N/A
Children and teenagers play space	0.3	0.83 ha
Total	4.1	11.30 ha

Table 2: Open space provision requirements

Formal sports provision

5.75 Provision may be made for formal sports pitches in part through community access to pitches and facilities at the secondary school, and / or via improvements to existing facilities in Cherry Hinton. Final provision of sports pitches should be decided in consultation with the relevant stakeholders and will be secured through the planning application process.

5.76 The full benefits and requirements of open space and recreation are documented in further guidance published by the city council in 2014, including Open Space and Recreation Strategy, Parks for Cambridge People and Cambridge Sports Strategy.

Play space and sports provision

5.77 Children's play space for a range of ages should be provided within the development. It is estimated that approximately 0.8ha of equipped play space / outdoor provision would be required on site. It is anticipated that this will comprise a minimum of two local equipped areas of play (LEAP) and one neighbourhood equipped area of play (NEAP). Local areas for play (LAPs) will be dealt with at a later stage as part of the outline planning application.

Informal open space

5.78 Some informal open space should be provided within the new built-up areas, for example, green access corridors, informal kick-about areas and small buffer areas adjacent to equipped areas of play. The majority of provision is likely to be located along the green corridor, which should include approximately 6ha of natural green space.

Allotments

5.79 Allotments should be provided in close proximity to overlooking homes and be accessible for new and existing residents. The likely requirement for the provision of allotments across the site is approximately 1.1ha, although the exact extent will be determined as part of the outline planning application.

Trees

5.80 Existing trees are an important factor on development sites and a material consideration in the UK planning system. There are a number of trees on the site alongside the PRow. These should be retained and incorporated into landscape proposals where possible.

5.81 Trees play an important role in the public realm and in enhancing existing landscape features. Street trees should be planted along streets and within public open spaces. Species should be selected to establish a sense of hierarchy through the streets and spaces, with larger trees on key routes and spaces.

Ecology

5.82 Three non-statutory designated ecological sites are present on the site boundaries:

- Airport Way RSV County Wildlife Site (CWS) is located along the eastern boundary. The CWS includes the road verges and associated hedgerows/scrub on Airport way. It is of interest for its population of perennial flax, a nationally scarce plant
- Teversham Drift Hedgerow City Wildlife Site (CiWS) forms part of the south boundary
- Teversham Protected Road Verge (PRV) forms part of the east boundary. The PRV includes the road verges and associated hedgerows/scrub on Airport Way and Cherry Hinton Road. It is of interest for the quality of the grassland habitat present in the road verge.

5.83 Design measures to minimise impacts of the development on these features are as follows:

- Retention and protection of hedgerows during construction where possible; planting of additional hedgerow using a diverse species mix to achieve net enhancement of this habitat resource
- Retention and protection of non-statutory designated sites on the boundaries of the site during construction through the use of buffer zones and the provision of adjacent public open space. Creation of species-rich grassland to achieve net enhancement of this habitat resource
- Retention of drainage ditches with a buffer to avoid impacts on water vole and enhancement of water vole habitat (creation of pools and re-profiling of drainage ditches, and provision of SUDs features)
- Retention and enhancement of habitat features, such as hedgerows and ditches, suitable for bats. Using a lighting scheme which avoids illumination of these retained habitat features. The incorporation of bat roosting features in buildings within the proposed development.

Housing

5.84 The relevant policies in the development plan are CEAAP policy CE/7 (Cambridge East

housing), CLP policy 45 (affordable housing and dwelling mix), policy 50 (residential space standards), policy 51 (lifetime homes and lifetime neighbourhoods), SCLP H/7 (housing density), policy H/8 (housing mix), policy H/9 (affordable housing), and H/11 (residential spaces standards for market housing).

5.85 In line with the allocation, the primary land use will be residential housing. LNCH has capacity for up to 1,200 homes during the local plan period to 2031.

5.86 Based on initial capacity studies the 1,200 residential units are likely to comprises a mix of 35% apartments and 65% houses, although the exact mix is flexible and will be informed by consideration of the housing market dynamics and evolving urban character.

Additional paragraph:

The provision of a proportionate element of dwelling plots for sale to self and custom builders will be required to reflect the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016), and Local Plan policy. The amount of dwelling plots to be provided and the approach to delivery will be agreed with the relevant local planning authorities, taking account of all relevant material considerations.

5.87 The average overall net housing density proposed for the site will be 40-50 dwellings per hectare (dph). Lower densities will be located on the southern edge of the site adjacent to the existing settlement, with density increasing northwards. The higher densities will be focussed around the local centre and main activity zone.

5.88 The site is suitable for a range of housing typologies. A wide choice, type and mix of housing will be provided to meet the needs of different groups in the community, including families with children, older people and people with disabilities. This will assist the creation of a sustainable, mixed community within the site. ~~The site may provide specific homes for the elderly depending on market demand.~~ The site may provide an opportunity for providing specialist homes including for the elderly, subject to local identified needs.

5.89 The affordable housing policies require a minimum of 40% to be delivered on the site. Developments should include a mix of dwelling sizes, types and tenures to meet projected future household needs within Cambridge. The development will be tenure blind with the affordable homes integrated with market housing and not identified through location, segregation or the appearance of buildings.

5.90 Dwellings will be designed to provide future occupiers with efficient internal layouts, room sizes and access to the private amenity space. Dwellings will aim to provide adaptability and flexibility.

Education

5.91 The relevant policies are CEAAP CE/9 (community services), CLP policy 74 (education facilities), and SCLP policy SC/4 (meeting community needs).

5.92 The site allocation requires provision of a primary school and secondary school. The primary school should be located within close proximity of other community facilities. The secondary school should be located close to the edge of the development and within relation to key transport routes.

5.93 In respect of the new primary school, provision should be made for a 2 form entry (FE) primary school and 2.3 hectares to serve the needs of the community.

5.94 To ensure the secondary school is educationally and financially viable and to serve the wider needs of Cambridge, it will need to be a minimum of 6 FE. The final site size will be

determined through further detailed planning and negotiation.

5.95 The preferred locations for the primary and secondary schools are shown indicatively on figure 34.52. The design of the school buildings will be expected to perform a positive role within the urban environment.

Community & other non-residential uses

5.96 The relevant development plan policies for community uses are CEAAP CE/9 (community services), CLP policy 73 (community, sports and leisure facilities), and SCLP policy SC/4 (meeting community needs).

5.97 Community facilities should be centrally located within the development site and within easy reach of all residents of the new community. The facilities should also be accessible for existing residents of Cherry Hinton. It is intended that the development will not compete with the Cherry Hinton High Street offer.

5.98 The local centre will reflect the needs of the likely future population whilst supplementing facilities already available within Cherry Hinton and should include a number of small local shops and a nursery, although the final provision of the social infrastructure has to be determined as part of any outline planning application.

Character and form

5.99 The relevant development plan policies are CLP policy 55 (responding to context), policy 56 (creating successful places), policy 57 (designing new buildings), policy 59 (designing the landscape and the public realm) and SCLP HQ/1 (design principles).

Layout

5.100 The proposals for Land North of Cherry Hinton must create a clear identity that is cognisant of the 'village' character that existing residents of Cherry Hinton cherish. It will ensure placemaking is central to the layout, with the highest quality materials, architecture, landscape and public realm.

5.101 Existing features of the site, including the distinctive topography, treed public right of way, historic hedgerow and attractive views across the airport and towards Teversham, should be woven into the layout to create a memorable and attractive new neighbourhood.

5.102 The initial vision and design principles outlined in this SPD will form the basis for creating a new extension to Cherry Hinton, with a strong identity. ~~build upon and strengthened to establish a compelling narrative for the new neighbourhood with a strong identity.~~

Building heights and density

5.103 Figure 51 shows an indicative building heights strategy for the site, setting out the broad principles. The final strategy will be agreed through the outline planning application and informed by further analysis and the local context.

5.104 Based on the net residential area (including the local centre) of between 27 and 30 ha, the average overall net housing density proposed for the site will be 40-50 dwellings per hectare (dph). This excludes primary infrastructure such as public open space and the main street, along with non-residential land uses such as the primary and secondary schools. Lower densities will be located on the southern edge of the site adjacent to the existing settlement, with density increasing northwards across the site. The higher densities will be focussed around the local centre and main activity zone.

5.105 A range of building and housing types should be provided across the site. This range of typologies will help create an integrated community, with homes suitable for a range of household types and sizes. Careful consideration should be given the landscape and visual impact of building heights across the site.

5.106 New homes should maximise the benefit of solar orientation and outlook, whilst providing a robust street and block layout.

5.107 A range of building heights should be provided across the site and create visual interest and character. In broad terms, building heights should increase around the local centre and along key movement corridors. Building heights should respond to the higher ridgeline, minimising the impact on long distance views. Building heights should ensure an appropriate edge to the green belt and take account of the potential to help mitigate airport noise.

Figure 51 – NO CHANGE

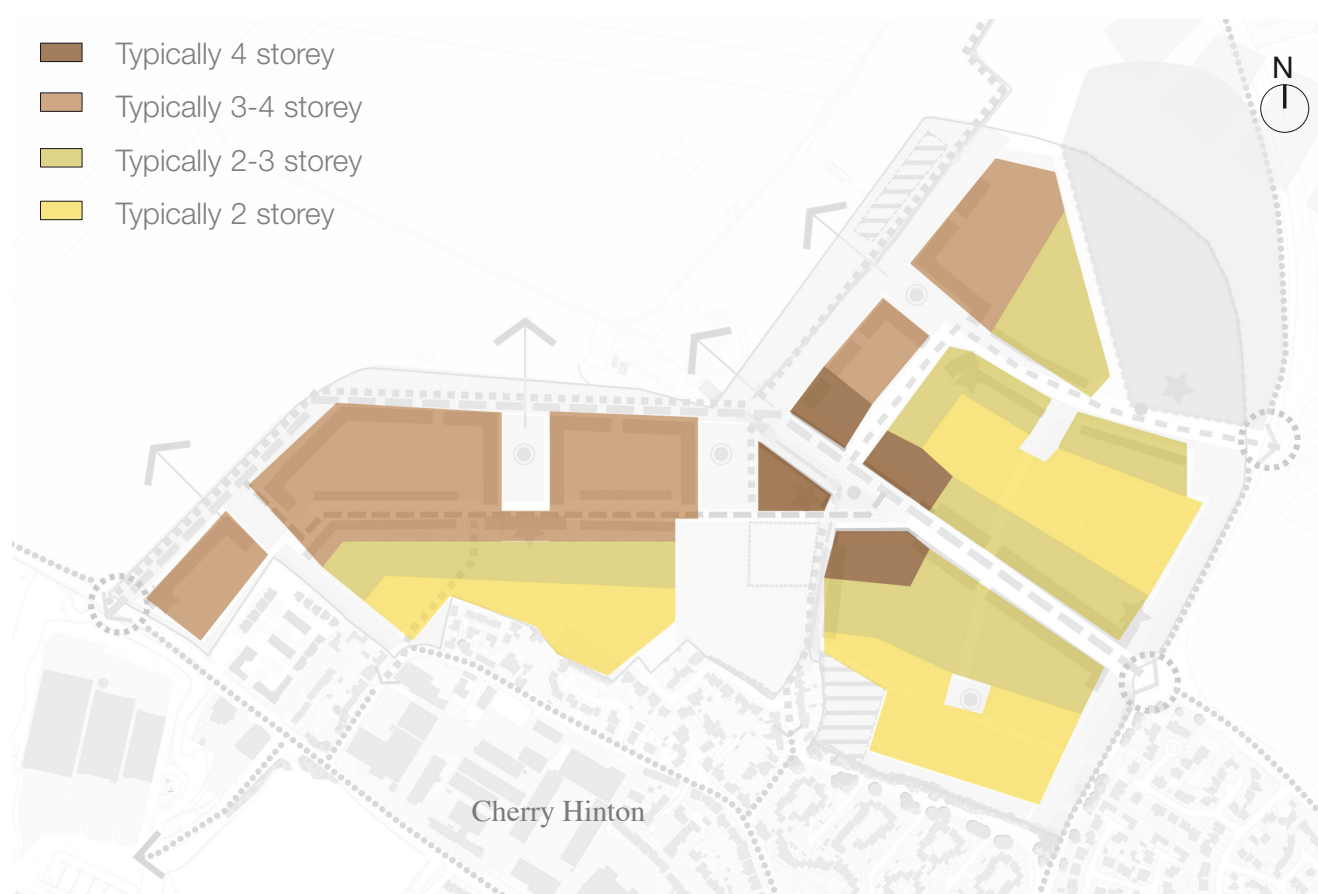


Figure 51: Indicative building heights strategy

Street typologies

5.108 Streets are to be designed to be safe and legible and must add to the richness of the built environment. For the primary street a number of options are currently shown, and the final configuration will be determined via the outline application. The primary street must be legible and be perceived as the main route through the scheme. Built form and elevational treatment should reflect its primary role, with a high proportion of the 3-4 storey dwellings along this route. The intended design speed limit is 20mph.

5.109 The majority of streets will be lower order in character, with reduced traffic speeds to slow traffic and encourage cycle and pedestrian movements.

5.110 Tree planting along all streets will be fundamental to establishing a green setting to the housing, reflecting the local character of Cherry Hinton and connecting the green spaces and site with the surrounding area. A high proportion of smaller ornamental flowering trees should be used along lower order streets, with larger trees on primary routes focused within the open space and key public spaces.

Utilities

5.111 The gas main is intended to be realigned along the primary street. The detailed realignment will be subject to further evolution of the master plan principles and consultation with National Grid Gas (NGG).

5.112 An appropriate easement for the realigned gas main should be incorporated into design proposals. This may be a negotiated easement of 3m either side of the gas main. An appropriate building proximity distance of 3m either side of the new gas main should also be incorporated in the design proposals, however any building must not impact the maintenance or access to the gas main.

5.113 Any proposals to locate a feeder road over the new gas main would need to be agreed with NGG, as would proposals to lay of any future new utility services within the easement.

Development principles

5.114 Figure 52 illustrates the key development principles. The plan establishes a robust framework for development of LNCH. Figure 52 is shown for indicative purposes only, with the final layout to be agreed through the outline planning application.

Constraints and challenges

- Mitigating significant additional traffic congestion in the immediate locality
- Noise intrusion from airport and Cherry Hinton Road
- Gas main crossing the site could compromise the layout unless diverted
- Protecting existing habitats of value
- Mitigating surface water flooding
- Providing safe pedestrian and cycle connections to existing facilities
- Retaining distinct 'village' character of Cherry Hinton
- Maintaining soft green edge to Teversham

Opportunities

- Create an attractive new urban edge and memorable gateway to Cherry Hinton
- Improve cycle and pedestrian connections between Cherry Hinton and Teversham
- Integrate with the existing village and support local facilities
- Celebrate views across the airport
- Built form should positively respond to the distinct topography of the Site
- Create new civic square in central location
- Secondary school to serve wider community and aid integration

- Provide a new dedicated cycle/pedestrian link between Cherry Hinton Road and Coldhams Lane
- Use of the existing water course as a basis of a SuDS system to mitigate surface water flooding
- and as a basis for green corridors through the development

Key development principles

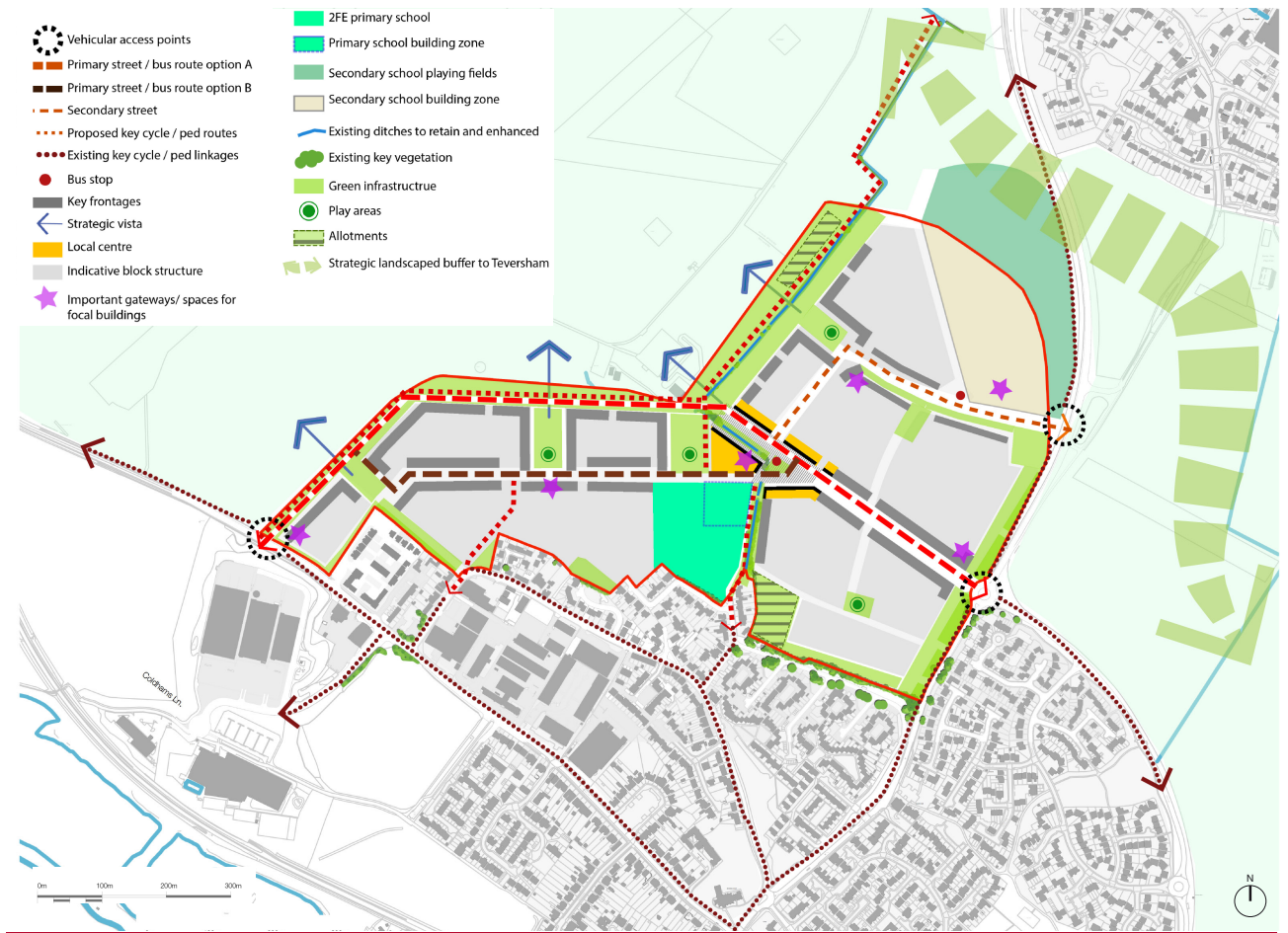
- Provide safe and direct cycle routes between the settlements of Cherry Hinton and Teversham and between Coldhams Lane and Cherry Hinton Road
- A new, centrally located civic centre with local shops, community hall and primary school
- Incorporate a bus loop from Airport Way that passes through the local centre
- Celebrate views across the airport by designed vistas along greenways
- Play provision within the primary and secondary school should be available for community use outside of school hours
- Establish a strong green framework that includes greenways, formal and natural play, pocket parks and allotments
- Promote of low carbon principles and the integrate SuDS into the landscape
- Establish a linear nature park along the airport edge incorporating the existing countryside walk along the existing public footpath
- Create a clear hierarchy of streets which are attractive and safe routes for pedestrians and cyclists.

Figure 52 – AMENDED

Figure 52 - current draft SPD



Figure 52 - proposed additional modifications



Planning obligations

Introduction

5.115 This section provides a general overview on the planning obligations framework and requirements for the development. At the time of finalising this SPD for public consultation purposes, the joint Cambridge City Council/ South Cambridgeshire District Council Local Plan process is ongoing, aiming for adoption in spring 2018. At present, there is no date scheduled for the Community Infrastructure Levy (CIL) hearing and the programme for this is currently under discussion with the Local Plan Inspector. Given the likely timing of the submission of outline applications (first quarter 2018), the development will therefore be considered under the Section 106 regime rather than the CIL regime. In addition, the evolution of the outline applications is at a very early stage of development and a number of principles relating to Discussions with the District and City Councils, the County Council and other public service stakeholders are ongoing regarding key infrastructure requirements including the primary and secondary schools and community facilities which need a high level of certainty in terms of timing of delivery. are still under discussion with the district councils, Cambridgeshire County Council and other public service stakeholders. This section therefore provides a starting point for establishing the planning obligations requirements for the development but this will be an iterative process, which will be developed further, as the project progresses. Key documents that will inform the planning obligations requirements in more detail will include the outline planning application Environmental Statement and Transport Assessment; together with any work commissioned /carried out by the local authorities and other public service stakeholders and the outcomes of the public consultation on both the SPD and the outline application in due course. The schedule below is therefore not comprehensive or final but based upon the best information available at the present time.

5.116 Given the likely timing of the submission of outline applications, towards the end of 2017 it is likely that this development will be considered under the S106 regime rather than the CIL regime but this will be formally confirmed by the district councils in due course. A particular consideration will be the extent of key on-site infrastructure such as the primary and secondary schools and community facilities which need a high level of certainty in terms of timing of delivery.

Planning Policy Framework

National context

- ~~CIL Regulations 2010 – introduced the three statutory tests against which all planning obligations requirements must be compliant namely: necessary to make the development acceptable in planning terms; directly related to the development; fairly and reasonably related in scale and kind to the development.~~
- National Planning Policy Framework (NPPF) 2012 – Sets out three statutory tests against which all planning requirements must be compliant; 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.
- CIL Regulations 2010 – introduced the three statutory tests

Local Context

- Joint Cambridge East Area Action Plan (CEAAP) Adopted February 2008
- Cambridge Local Plan 2006
- SCDC South Cambridgeshire District Council Core Strategy 2007

- ~~SCDC~~ [South Cambridgeshire District Council](#) DC Policies DPD 2007
- Emerging Cambridge Local Plan 2014
- Emerging ~~SCDC~~ [South Cambridgeshire District Council](#) Local Plan 2014
- Cambridge City Council Affordable Housing SPD 2008
- Cambridge City Council Planning Obligations SPD 2010
- Cambridge City Council Sustainable Design and Construction SPD 2007
- ~~Cambridgeshire Flood and Water SPD adopted by SCDC the District Council in November 2016; yet to be formally adopted by the City Council – has yet to formally adopt~~ ~~—~~has emerging SPD status 2016
- [The Cambridgeshire and Peterborough Minerals and Waste Core Strategy, Minerals and Waste Site Specific Proposals Plan and Proposals Maps 2011.](#)

5.117 Other topic-specific SPDs and guidance e.g. Public Art (2010), Open Space and Recreation Strategy 2010, [and Sports Facilities Strategies \(2016\)](#). CIL Regulations 2010 – introduced the three statutory tests against which all planning obligations requirements must be compliant namely: necessary to make the development acceptable in planning terms; directly related to the development; fairly and reasonably related in scale and kind to the development.

5.118 Issues such as timing of delivery, triggers and amount of financial contributions where applicable will be considered as the pre-application process moves forward on the outline applications.

Planning obligations table - amended (see enclosed for updated version)

Open space –allotments	On-site provision in accordance with the City Council's open space standards
Open space- informal open space	On-site provision in accordance with the City Council's open space standards
Open space –provision for children and teenagers	On-site provision in accordance with the City Council's open space standards
Open space maintenance	Financial contributions will be sought for a 12 year maintenance period in the event that any open space facilities are agreed to be adopted by Cambridge City Council
Public realm including street trees and associated maintenance	Site-specific requirements to be identified through the outline pre-application process
Archaeology	Requirements to be identified through the EIA/outline pre-application process
Ecological mitigation /biodiversity enhancement	Requirements to be identified through the EIA/outline pre-application application process
Renewable energy	Strategy to be developed as part of the EIA/ outline pre-application process
Waste –strategic household waste recycling centre	Financial contributions towards new strategic facilities to be delivered off-site and procured by the County Council
Waste –individual household waste and recycling receptacles	Financial contributions or direct provision –to be confirmed as part of the outline application pre-application process
Local recycling facility	Requirements to be identified through the outline pre-application process
Air quality mitigation	Requirements to be identified through the EIA/outline planning application process
Sustainability (including sustainable drainage)	Requirements to be identified through the EIA/outline planning application process. Any bespoke sustainable drainage elements agreed to be adopted by Cambridge City Council will require a 25 year maintenance contribution
Utilities including electricity sub-stations , sewage pumping stations, Super-Fast Broadband installation, provision of sprinklers/fire hydrants	Requirements to be identified through the outline pre-application process
Public art	A site-wide public art strategy will need to be submitted as part of the outline application documentation , setting out the principles for public art provision, funding and delivery
S106 monitoring contributions	Financial contributions to provide for the monitoring of planning obligations
Local construction employment scheme/ apprenticeships	Requirements to be identified through the EIA/outline pre-application process
Other site specific requirements	To be identified through the EIA/outline pre-application process
Housing	Affordable Housing –on-site provision of 40% or more subject to viability ; affordable housing tenure split to be agreed in detail but starting point will be the requirements set out in the City Council's Affordable Housing SPD
Education - secondary	Land (8ha) for and financial contributions (equivalent to maximum of 2FE) towards provision of 8 FE secondary school. Shared community use encouraged subject to further discussions. School to be delivered in 2 phases. Specification similar to Trumpington Community College
Education - primary	Land (2.3ha with potential to expand to 3ha) for and financial contributions towards provision of 2 FE primary school with 2no. early years classes (with potential to expand to 3FE) . Shared community use (not playing pitches) encouraged subject to further discussions. Specification similar to Wing primary school
Education - revenue	Any school revenue support requirements to be confirmed
Library / lifelong learning	Financial contributions towards improvements /expansion of existing library facilities within the Cherry Hinton area
Transport - strategic road network / capacity improvements	To be confirmed through Transport Assessment process
Transport –walking, cycling and equestrian	To be confirmed through Transport Assessment process
Transport –bus service and associated Passenger Transport strategy	To be confirmed through Transport Assessment process
Transport –travel plans	To be confirmed through Transport Assessment process
Highways –road junction, crossing and other local improvements	To be confirmed through Transport Assessment process
Community centre/hall	Likely to include provision of a community centre/hall on site – further discussions ongoing to confirm requirements
Faith provision	Will need to be addressed through consideration of community facilities requirements
Primary health care facilities	Financial contributions towards new GP facilities or improvements to /expansion of existing GP facilities off-site within Cherry Hinton area
Community development workers, youth and project workers, sports development worker	Financial contributions for an initial fixed period to support the early residential community
Community chest	Financial contribution to provide start up grants for community projects
Open space –outdoor sports facilities	Provision for/contributions towards outdoor sports facilities including playing pitches and other outdoor sports facilities; changing facilities. Likely to be a mixture of on-site provision and off-site contributions. There is scope to consider co-location of community sports pitches with the secondary school subject to further discussion. To note CEAAP position that co-located shared grass pitch provision does not count towards the open space standards
Open space –Indoor sports facilities	Provision for/contributions towards indoor sports facilities including sports hall and swimming –could be a mixture of on-site and off-site provision or contributions to off-site provision within the Cherry Hinton area

Table 3 – Potential planning obligations schedule

**This schedule is not comprehensive or final but based upon the best information available at the present time*

Category of Infrastructure	Requirements
Housing	Affordable Housing –on-site provision of 40% or more subject to viability ; affordable housing tenure split to be agreed in detail but starting point will be the requirements set out in the City Council’s Affordable Housing SPD.
Education –secondary	Land (8ha) for and financial contributions (equivalent to maximum of 2FE) towards provision of 8 FE 6 FE secondary school. Shared community use <u>to be encouraged, subject to further discussions.</u> School to be delivered in 2 phases. Specification similar to Trumpington Community College. General specification to be provided by County Council, based on DfE guidance.
Education -primary	Land (2.3ha) with potential to expand to 3ha for and financial contributions towards provision of 2 FE primary school with 2no. early years classes (with potential to expand to 3FE). Shared community use (not playing pitches) encouraged subject to further discussions. Specification similar to Wing primary school. General specification to be provided by County Council, based on DfE guidance.
Education –revenue	Any school revenue support requirements to be confirmed
Library/lifelong learning	Financial contributions towards improvements /expansion of existing library facilities within the Cherry Hinton area
Transport – strategic road network/capacity improvements	To be confirmed through Transport Assessment process
Transport –walking, cycling and equestrian	To be confirmed through Transport Assessment process
Transport –bus service and associated Passenger Transport strategy	To be confirmed through Transport Assessment process
Transport –travel plans	To be confirmed through Transport Assessment process
Highways –road junction, crossing and other local improvements	To be confirmed through Transport Assessment process
Community centre/hall	Likely to include provision of a Provision of community centre/hall on site – further discussions ongoing to confirm <u>specific</u> requirements
Faith provision	Will To be addressed through as part of the consideration of community facilities

	requirements
Primary health care facilities	Financial contributions towards new GP facilities or improvements to /expansion of existing GP facilities off-site within Cherry Hinton area
Community development workers, youth and project workers, sports development worker	Financial contributions for an initial fixed period to support the early residential community
Community chest	Financial contribution to provide start up grants for community projects
Open space –outdoor sports facilities	Provision for/contributions towards outdoor sports facilities including playing pitches and other outdoor sports facilities; changing facilities. Likely to be a mixture of on-site provision and off-site contributions. There is scope to consider co-location of community sports pitches with the secondary school subject to further discussion. To note CEAAP position that co-located shared grass pitch provision does not count towards the open space standards.
Open space –Indoor sports facilities	Provision for/contributions towards indoor sports facilities including sports hall and swimming –could be a mixture of on-site and off-site provision or contributions to off-site provision within the Cherry Hinton area
Open space –allotments	On-site provision in accordance with the City Council’s open space standards
Open space- informal open space	On-site provision in accordance with the City Council’s open space standards
Open space –provision for children and teenagers	On-site provision in accordance with the City Council’s open space standards
Open space maintenance	Financial contributions will be sought for a 12 year maintenance period in the event that any open space facilities are agreed to be adopted by Cambridge City Council
Public realm including street trees and associated maintenance	Site-specific requirements to be identified through the outline pre-application process
Archaeology	Requirements to be identified through the EIA/outline pre-application process
Ecological mitigation /biodiversity enhancement	Requirements to be identified through the EIA/outline pre-application application process
Renewable energy	Strategy to be developed as part of the EIA/ outline pre-application process
Waste –strategic household waste recycling centre	Financial contributions towards new strategic facilities to be delivered off-site and procured by the County Council
Waste –individual household waste and recycling receptacles	Financial contributions/ or direct provision –to be confirmed <u>identified</u> as part of the outline application pre-application process
Local recycling facility	Requirements to be identified through the outline pre-application process
Air quality mitigation	Requirements to be identified through the EIA/outline planning application process
Sustainability (including sustainable drainage)	Requirements to be identified through the EIA/outline planning application process. Any bespoke sustainable drainage elements agreed to be adopted by Cambridge <u>the City</u>

	Council will require a 25 year maintenance contribution
Utilities including electricity sub-stations, sewage pumping stations, Super-Fast Broadband installation, provision of sprinklers/fire hydrants	Requirements to be identified through the outline pre-application process
Public art	A Principles for public art provision, funding and delivery to be set out in a site-wide public art strategy will need to be submitted as part of the outline application documentation, setting out the principles for public art provision, funding and delivery
S106 monitoring contributions	Financial contributions to provide for the monitoring of planning obligations <u>by the County and Districts</u>
Local construction employment scheme/ apprenticeships	Requirements to be identified through the EIA/outline pre-application process
Other site specific requirements	<u>Requirements to be identified through the EIA/outline pre-application process</u>

Issues such as timing of delivery, triggers and amount of financial contributions where applicable will be considered as the pre-application process moves forward on the outline applications.

APPENDIX 1: GLOSSARY OF KEY TERMS

Air Quality Management Areas: Any location within the boundaries of a Local Authority where the Air Quality Objectives are not likely to be achieved must be declared as an Air Quality Management Area (AQMA). The area may encompass just one or two streets, or it could be much bigger. The Local Authority is subsequently required to put together a plan to improve air quality in that area - a Local Air Quality Action Plan.

Built form: Buildings and their structures.

Cambridge Local Plan 2006: This is the currently adopted Local Plan which sets out the policies and proposals for developments within Cambridge up until 2016. It includes a number of detailed policies and allocations where the Council would like new development to occur.

Cambridge Local Plan 2014 Proposed Submission: Provides the policies and proposals for accommodating future developments within Cambridge up until 2031. The Plan is currently the subject of an independent examination. If found sound, the Plan will be adopted and will at that point replace the 2006 Local Plan. At this stage, this emerging document is in draft form only. It includes a number of detailed policies and draft allocations setting out how and where the Council would like future development to occur.

Character and Form: A combination of: the layout of buildings and streets; the height and appearance of the buildings; the amount and distribution of open space; and the density of a development.

Concept plan: The concept design represents the initial response to the project brief.

Conservation Area: An area "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"

Development principles: A set of principles which underpin the redevelopment of the Mill Road Depot site.

Density: Density is a method of measuring the intensity of development within a specified area. Density is calculated by dividing the number of homes by the site area in hectares.

Design Code: A set of illustrated design rules and requirements which instruct and advise on the appearance, layout and form of development.

Framework Plan: A plan used to illustrate how established development principles and site constraints have directly informed the design of the masterplan.

Green Belt: A policy for controlling urban growth. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open, and consequently the most important attribute of green belts is their openness.

Green infrastructure: A strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features.

Ground run up enclosure: A three-sided, open top facility, able to accommodate an aircraft while maintenance mechanics conduct high-power engine run-up inspections.

Hectare: An area of 10,000 square metres

Heritage Assets: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Legibility/Legible: The degree to which a place can be easily understood and navigated.

Listed Building: A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on the List of Buildings of Special Architectural or Historic Interest register.

Locally Listed Assets: A building, structure or feature which, whilst not on the national list of buildings of special architectural or historic interest, is important in the local context due to its architectural or historic interest or its townscape or group value.

Local Plan: Abbreviation used to describe the statutory plan adopted by the City Council.

Mitigation: The purpose of mitigation is to avoid, reduce and where possible remedy or offset any significant negative (adverse) effects on the environment etc. arising from the proposed development.

Parking Standards: Document setting out maximum permissible levels of car parking for various land uses, along with minimum levels of cycle parking.

Planning Applications: There are two possible approaches for the submission of a planning application. An 'outline' application establishes the broad principles of a development and sets development parameters, with more detailed matters submitted later as 'Reserved Matters' applications. Alternatively, a 'full application' would provide all details of the proposed development at the outset.

Public Realm: The areas of city or town (whether publicly or privately owned) that are available, without charge for everyone to use or see, including streets, parks and open spaces.

Planning and Development Brief: A planning policy document to help guide the preparation and assessment of future planning applications for specific sites coming forward for redevelopment.

Planning obligations: an established and valuable mechanism for securing planning matters arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as articulated through the relevant local, regional and national planning policies.

Radburn layout: A concept for planned housing estates, based on a design that was originally used in Radburn, New Jersey, United States.

South Cambridgeshire District Council Core Strategy 2007: The Core Strategy Development Plan Document (DPD) sets out the overall approach to development in the district. It reflects the strategy in the Cambridgeshire & Peterborough Structure Plan 2003 with the focus on locating new development in the most sustainable locations, in this case close to Cambridge and in the proposed new town of Northstowe. These proposals are developed in detailed Area Action

Plans. The emphasis of the new development is on housing, to help redress the current imbalance between jobs and houses.

Draft South Cambridgeshire District Local Plan: The Local Plan is a set of policies and land allocations that will guide the future of South Cambridgeshire district up to 2031.

Sustainability Appraisal (SA): Sustainability Appraisal (SA) is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/ EEC European Directive. A process used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration.

Sustainable Design and Construction SPD: This SPD provides guidance on the policies within the Cambridge Local Plan 2006 that relate to sustainability.

Sustainable Development: Sustainable Development is a broad term that encompasses many different aspects and issues from global to local level. Sustainable development can be described as 'Development, which meets the needs of the present without compromising the ability for the future generations to meet their own needs' (after the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission).

Sustainable Urban Drainage Strategy (SuDS): Sustainable urban drainage systems control and slow down surface water run off by mimicking natural drainage process in built-up areas. These systems include: areas for surface water storage; areas for water to infiltrate the ground slowly; and systems for limiting water flow.

Supplementary Planning Document (SPD): SPDs were established as part of the Planning and Compulsory Purchase Act 2004 in United Kingdom law. They may cover a range of issues, be broadly thematic or site-specific.

Urban morphology: The study of the form of human settlements and the process of their formation and transformation.

APPENDIX 2: LIST OF FIGURES

- Figure 1: Site location
- Figure 2: Progress of the document preparation
- Figure 3: Aerial view of site location
- Figure 4: Cambridge East AAP Concept diagram
- Figure 5: Cambridge Local Plan Modifications (March 2016)
- Figure 6: Site context
- Figure 7: Existing bus network
- Figure 8: Existing Public Rights of Way
- Figure 9: Cambridge East facilities
- Figure 10: Local facilities
- Figure 11: Education facilities
- Figure 12: Retail facilities
- Figure 13: Medical facilities
- Figure 14: Public transport connections
- Figure 15: Existing vegetation
- Figure 16: Location of open spaces
- Figure 17: Extended Phase 1 Habitat Survey results plan
- Figure 18: Designations
- Figure 19: Current urban grain - figure ground plan
- Figure 20: Settlement study area
- Figure 21: Cherry Hinton open spaces
- Figure 22: Photo location plan
- Figure 23: View of residential street adjacent to site
- Figure 24: View along March Lane
- Figure 25: View across Airport from public footpath
- Figure 26: View into site from Airport Way
- Figure 27: Green Belt land
- Figure 28: Safeguarded land
- Figure 29: Site topography
- Figure 30: Existing ditch
- Figure 31: Existing vegetation
- Figure 32: Existing public footpath
- Figure 33: Existing access
- Figure 34: Existing gas main
- Figure 35: Air quality management plan
- Figure 36: Noise contour plan (extract from Cambridge Airport Noise Action Plan, 2014-2019)
- Figure 37: Summary of site constraints
- Figure 38: Concept plan
- Figure 39: Overview of movement strategy
- Figure 40: Connectivity
- Figure 41: Primary street option A
- Figure 42: Primary street option B
- Figure 43: Potential wider cycle connections
- Figure 44: Indicative pedestrian and cycle route
- Figure 45: Central spine cycle options
- Figure 46: Indicative bus route
- Figure 47: Energy hierarchy
- Figure 48: Sustainable drainage strategy
- Figure 49: Typical SuDS sections illustrating a range of attenuation features
- Figure 50: Indicative landscape framework plan
- Figure 51: Indicative building heights strategy

Figure 52: Indicative plan illustrating key development principles

Table 1: Green infrastructure

Table 2: Open space provision requirements