

A stylized, light brown map of the North West Cambridge area is positioned on the left side of the page, partially overlapping the dark brown background and the light blue background. The map shows the irregular shape of the area with some internal lines representing roads or boundaries.

NORTH WEST **cambridge**

Planning Statement
September 2011

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1. Introduction: Context and Need for Development

- 1.1. This Planning Statement has been prepared on behalf of the University of Cambridge (“the Applicant”), to accompany the suite of information submitted for the planning application for the Application Site.
- 1.2. The Proposed Development provides the Applicant with a unique opportunity to meet specific elements of its staff recruitment needs, specifically key worker housing needs, through the establishment of a new University-orientated urban quarter of Cambridge. The Proposed Development will help to secure the Applicant’s long-term success by providing the living and research accommodation needed to enable the Applicant to grow its research capabilities, which in turn helps the Applicant to maintain its world class position. This will encourage substantial investment in Cambridge and help the Applicant to recruit and retain the best staff and students from around the world, which is good for the Cambridge area and the wider UK economy. In this way, the Applicant has established a number of priorities in developing the Proposed Development:
 - Produce a scheme with a unique, outstanding University character, which blends with other uses across the Application Site;
 - Use best principles and features of the Collegiate University in the design and use of the University and student accommodation;
 - A mixed-use extension of the City with an urban rather than suburban grain;
 - Apply high quality design principles that do not distinguish between University and market accommodation;
 - Provide for and encourage a strong sense of community, reinforced through local facilities and creation of place;
 - Extensive, high quality landscaping with high quality urban green spaces; and
 - A low carbon, sustainable development that gives priority to cycling, walking and public transport and facilitates easy access to the City.
- 1.3. Evidence of Housing Needs for University and College staff is set out in the University’s Housing Needs Study (2008), and was put forward to the Inspectors at the North West Cambridge Area Action Plan Examination. The concept of creating a new quarter to meet the Applicant’s future accommodation and research requirements was first raised over 10 years ago. Since then the proposal has been publicly debated and adopted during reviews of the County Structure Plan, the Cambridge Local Plan and the North West Cambridge Area Action Plan (AAP). The Application Site has been the subject of targeted planning policy since 2003, culminating in the adoption of Area Action Plan guidance for the Proposed Development site in 2009. The North West Cambridge AAP (2009) outlines the core principles for development on the site, in policy terms. The AAP provides policy support for land within the Application Site to be released from the Green Belt in order to meet the Applicant’s established long term development needs. The AAP was subject to public examination in 2008/2009 and the Inspectors confirmed the release of 91 ha of land for development.
- 1.4. The need is also critical for the future recruitment prospects of the University and Colleges. It also has importance in reducing pressure on the overall Cambridge housing market. For example, from October 2008-September 2009, the University Accommodation Service received 6,780 requests (staff and students) for

accommodation, with only 360 University units available (Source: University Accommodation Service). Staff not accommodated within University properties are typically housed in private rented accommodation (brokered either independently or via the University Accommodations Service).

- 1.5. Where staff members are recruited from outside the wider Cambridge area, a failure to meet their housing needs will create significant additional pressure in the local housing market, leading to continuing pressure on house prices and rents, and the further subdivision of family accommodation to provide multi-occupancy houses. It is expected that provision for key workers at North West Cambridge will relieve some of this pressure.
- 1.6. The Proposed Development has been established as a result of an extensive collaborative and inclusive process of public and stakeholder consultation and engagement. In creating a development that meets the Applicant's forecast needs and high standards, the Applicant has been keen to involve all of the local communities to ensure buy-in from all the various stakeholders. The Applicant recognises the complexity and magnitude of the Proposed Development at North West Cambridge, and therefore felt it was essential to undertake an extensive and collaborative consultation process, hence consultation periods in 2005, 2007, 2009 and again in 2010. This consultation process has occurred throughout preparation and evolution of the Proposed Development, and consultation is also being undertaken as part of the statutory process of submitting a planning application. This has ensured stakeholder engagement at all levels and all tiers of Local and Regional government. This collaborative approach to plan making is fully supported and encouraged by the Government, as part of PPS12 and is similarly encouraged in the draft National Planning Policy Framework. The full description of the consultation processes undertaken are set out in the accompanying Statement of Community Involvement.
- 1.7. The Environmental Impact Assessment and its meticulous review process has informed the development process and outcomes have influenced the parameters for the Proposed Development.
- 1.8. North West Cambridge is different to most other developments in Cambridge because it will be instrumental in securing the Applicant's long-term success and position on a global stage. It will provide the living and research accommodation needed to enable the Applicant to grow its research capabilities and to maintain its world class research position. It will encourage substantial investment in Cambridge and will help to recruit and retain the best staff and students from around the world. This is good for the Cambridge city region and good for the wider UK economy. The Applicant is committed to creating a successful, sustainable, mixed-use community at North West Cambridge, and the result will be a significant addition to the city in terms of housing, employment and research accommodation, public amenities, and open land.

Structure of the Planning Statement

- 1.9. This Planning Statement summarises the North West Cambridge Planning Application. It describes the nature of the submission, explains the information included within the planning application, and evaluates the application proposals against planning policy.
- 1.10. The Planning Statement is structured as follows:
- Section 1 introduces the submissions and the overall planning strategy for the North West Cambridge submissions.
 - Section 2 outlines the proposed development and its context, including a description of the development site.
 - Section 3 provides a summary of the relevant planning policy context, including national, regional and local planning policy, and the response of the proposals to this policy context.
 - Section 4 provides a summary to this Planning Statement.

Overview of the submission

- 1.11. The Planning Statement is one of a suite of documents that accompanies the planning application. The Planning Statement makes reference to the accompanying Application Forms, Notices and Schedules, planning application drawings, parameter plans and parameter statements and should be read in conjunction with and the accompanying documents listed below.

Environmental Statement

- 1.12. The Environmental Statement is the process of collection, publication and consideration of environmental information in the determination of a planning application and is a requirement of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 where development is EIA development. The ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development, which are supported with technical appendices. These include; socio-economic effects, effects on landscape condition and character, ecological and nature conservation effects, effects on archaeological resources, effects on cultural heritage, agricultural circumstances, transport issues, noise and air quality effects, effects on drainage, flood risk and water quality, Geological resource, Geotechnical issues and Contaminated Land, utilities and services and sustainability considerations.

Statement of Community Involvement

- 1.13. The Statement of Community Involvement sets out the ongoing community engagement and stakeholder consultation process. The Statement of Community Involvement outlines the process that the Applicant has undertaken in order to progress the Proposed Development and illustrates the use of a masterplan as a tool for establishing development parameters which ensure the development is robust and will encourage mixed and balanced communities.

Design, Access & Landscape Statement

- 1.14. The Design, Access & Landscape Statement has been prepared in accordance with sections 62 and 327A of the Town and Country Planning Act. The Statement covers both design principles and concepts and how issues relating to access have been addressed within the final scheme design. The statement explains how the proposals respond to the physical, economic and social context of the Application Site and surrounding areas.

Transport Statement

- 1.15. The Transport Statement sets out the parameters for development in transport terms, including a parking strategy, public transport strategy, walking and cycling strategy, a travel plan for the proposed site, transport analysis and a monitoring strategy.

Health Impact Assessment

- 1.16. The Health Impact Assessment outlines the approach to establishing the health impacts of the Proposed Development. The Health Impact Assessment judges the potential effects on the health of a population, and the distribution of those effects within the population. The HIA seeks to explain the measures designed to deliver positive health effects and manage any negative health effects of the Proposed Development.

Sustainability Statement

- 1.17. The Sustainability Statement provides a summary of how the Proposed Development will deliver the requirements for sustainable development set for the Application Site. It is structured around a number of “sustainability principles” which have been developed for the Application Site, describing how each of these principles have been approached and what measures have been incorporated both into the physical design and the ongoing operation and maintenance of the Proposed Development.

Carbon Reduction Strategy

- 1.18. The Carbon Reduction Strategy analyses a number of energy strategy options leading to the development of a preferred option.

Site Waste Management Plan

- 1.19. The Site Waste Management Plan for the Proposed Development explains how good and best practice will be driven with regard to resources efficiency and management of waste and the steps that will be put in place to ensure effective waste reduction, segregation of waste and, disposal of waste.

Sustainable Resource and Waste Management Strategy

- 1.20. The Sustainable Resource and Waste Management Strategy provides the basis for a sustainable resource management strategy and develops proposals for waste management during the construction and occupation phases of the Proposed Development.

Key Worker Housing Statement

- 1.21. The Key Worker Housing Statement outlines planning policy relating to the provision of key worker housing and establishes the relationship to the Applicant’s needs. It also sets out the policy context that defines its delivery in terms of overall supply, mix,

density and layout. The report also details the key worker characteristics that have influenced the Proposed Development.

Hotel Needs Case

- 1.22. The Hotel Needs Case examines the need for and the implications of any hotel element at the Proposed Development given Policy NW30, the Phasing & Need section of the North West Cambridge Area Action Plan (October 2009) and the relevant tests of PPS4 and other policies.

Senior Care Needs Case

- 1.23. The Senior Care Needs Case provides the reasoning for why a senior care facility is needed in the Proposed Development, and the benefits that it will provide to the community.

Faith Residential Needs Case

- 1.24. The Faith Residential Needs Assessment provides the reasoning for why a limited amount of residential development is included for faith providers.

Retail Impact Assessment

- 1.25. The Retail Impact Assessment specifically examines the appropriateness and implications of the retail uses included in the Proposed Development and assesses the proposal against the relevant tests of PPS4 and the draft National Planning Policy Framework.

Public Art Strategy

- 1.26. The Public Art Strategy sets out the proposed strategy for incorporating public art as part of the Proposed Development.

2. Proposed Development

Introduction

- 2.1. This section sets out the description of development to which this application relates, as well as the development context for the proposals

Description of Development

- 2.2. The Planning Application seeks planning permission with details of appearance, landscaping, layout, scale and (save for the matters submitted in respect of zones A and C) access reserved within the parameters set out in the Parameter Plans and Statements.

- 2.3. The development proposals comprise:

Zone B:

- Up to 3,000 dwellings; (Class C3 and C4)
- Up to 2,000 student bedspaces; 98,000 sq.m. (Class C2)
- Up to 100,000 sq.m. new employment floorspace, of which:
 - Up to 40,000 sq.m. commercial employment floorspace (Class B1(b) and sui generis research uses)
 - At least 60,000 sq.m. academic employment floorspace (Class D1)
- Up to 5,300 sq.m. gross retail floorspace (Use Class A1/A2/A3/A4/A5) (of which the supermarket is not more than 2,000 sq.m. net floorspace)
- Senior living; up to 6,500sq.m. (Class C2)
- Community centre; up to 500 sq.m. (Class D1)
- Indoor sports provision, up to 450 sq.m. (Class D1)
- Police; up to 200 sq.m. (Class B1)
- Primary Health Care; up to 700 sq.m. (Class D1)
- School; up to 3,750 sq.m. (Class D1)
- Nurseries; up to 2,000 sq.m. (Class D1)
- Community Residential; up to 500 sq.m. (Class C3)
- Hotel (130 rooms); up to 7,000 sq.m. (Class C1)
- Access roads
- Pedestrian, cycle and vehicle routes
- Parking
- Energy Centre; up to 1,000 sq.m.
- Provision and/or upgrade of services and related service media and apparatus including pumping stations, substations and pressure regulators
- Drainage works (including sustainable ground and surface water attenuation and control)

- Open space and landscaping (including parks, play areas, playing fields, allotments, water features, formal/informal open space, maintenance sheds, pavilions and support facilities)
- Earthworks to provide revised ground contours
- Demolition of existing buildings

Zone A: Huntingdon Road - Highway and Utility Works

- Construction of a new three arm and a new four arm signal controlled junctions, including pedestrian and cycle crossings, to provide access to the Proposed Development from Huntingdon Road
- Installation of a toucan crossing across Huntingdon Road
- Construction of an unsegregated footway/cycleway on the southern side of Huntingdon Road
- Diversion and/or replacement and/or protection of existing utilities affected by the proposed highway works
- Provision of new telecommunications infrastructure and connection to existing utility infrastructure situated along Huntingdon Road
- Related landscaping, accommodation works, street furniture, drainage, telemetry and utilities

Zone C: Madingley Road - Highway and Utility Works

- Junction improvement works at the High Cross/Madingley Road junction to alter it from a three arm priority junction to a four arm signal controlled junction, including pedestrian and cycle crossings, to provide access to the Proposed Development
- Installation of a toucan crossing across Madingley Road
- Diversion and/or replacement and/or protection of existing utilities affected by the proposed highway works
- Installation of a retaining wall along Madingley Road
- Provision of a new pumped foul water rising main, including chamber connection, and new telecommunications, electricity and gas infrastructure and the associated connection to existing utility infrastructure situated along Madingley Road
- Related landscaping, accommodation works, street furniture, drainage, telemetry and utilities

Development Context

- 2.4. The Application Site is bounded by the M11, the A14, Huntingdon Road and Madingley Road as shown on Application Plan NWC/OPA/APP/01. The eastern boundary of the Application Site consists of large residential dwellings fronting Huntingdon Road (A1307). The southern boundary along Madingley Road (A1303) consists of a mix of residential dwellings, Colleges, University buildings and a Park & Ride, managed by the County Council.
- 2.5. At present the Application Site accommodates the University farm and out buildings, other University research facilities, arable farmland (of low nature conservation value)

and livestock, a site of special scientific interest (SSSI) known as the Traveller's Rest Pit and some areas of ecological value such as the Washpit Brook.

- 2.6. The Application Site is screened by existing residential development on Huntingdon Road, and residential and University-related development, and the Madingley Park & Ride, on Madingley Road. The Application Site does not have significant frontage, aside from the M11 which defines the western boundary of the Application Site.
- 2.7. The Proposed Development falls within the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council. The Application Site is entirely within the joint Cambridge City Council and South Cambridgeshire District Council North West Cambridge Area Action Plan (AAP) boundary area.
- 2.8. The Application Site is currently functioning as a University farm with some academic and research functions at 307 Huntingdon road, to the rear of 181 Huntingdon road and to the north of Madingley Rise. The Madingley Road access to the Application Site will be provided to the east of the Park & Ride, which is in the Applicant's ownership.

Planning History

- 2.9. The Application Site has been the subject of targeted planning policy since 2003, and this section sets out the development of the planning context of the Application Site.
- 2.10. The Cambridgeshire Structure Plan (2003) identified NWC as a location for housing and mixed use development on land to be released from the Green Belt (Policy 9/2c). The Structure Plan highlighted the need for Cambridge City Council and South Cambridgeshire District Council to work together on the form and phasing of Green Belt release where cross-boundary issues are involved. The Structure Plan also highlighted the need for a comprehensive masterplan or design framework to be prepared to guide future development. Furthermore, the Structure Plan stated that in order to avoid delays in bringing land forward for development, the masterplanning process should proceed in parallel with the preparation of the relevant local plans.
- 2.11. The Cambridge Local Plan (2006) sets out specific policy and proposals relating to the part of the Application Site within Cambridge City, identifying that the land between Huntingdon Road and Madingley Road is reserved for the development of predominantly University-related uses, following the development of a comprehensive masterplan for the Application Site.
- 2.12. The adopted North West Cambridge Area Action Plan (2009) provides the current context for development, and establishes core principles for development of the Application Site across both local authorities. The AAP was subject to public examination in 2008/2009, and the Inspectors confirmed the release of 91 ha of land for development, on the basis of the Applicant's established needs. The detailed policy and proposals for the Application Site supersede those provided in the Cambridge Local Plan.

3. Planning Policy Context and Response

Introduction

- 3.1. This section summarises the relevant planning policy for the Proposed Development. These policies provide the context within which the proposals have evolved.
- 3.2. The policy context for the Proposed Development comprises the emerging Localism Bill, the draft National Planning Policy Framework, the Presumption in Favour of Sustainable development, and a wide range of national, regional and local policy documents and guidance. These are summarised briefly below under the following headings:
 - The Localism Bill
 - Presumption in favour of Sustainable Development
 - Emerging National Policy Framework
 - National Planning Policy
 - Statutory Development Plan Policy
 - Material Planning Considerations
 - Design Guidance
 - Access Policy and Guidance

The Localism Bill

- 3.3. The Localism Bill (“the Bill”) is currently progressing through Parliament and is expected to come into force as the Localism Act by November 2011. The Bill proposes significant amendments to current legislation relevant to the Application Site, including but not limited to the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Planning Act 2008 and the Local Democracy, Economic Development and Construction Act 2009. Barring further changes, the Bill will ultimately devolve greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. Key aspects of the Bill relevant to the Application Site are outlined below:
- 3.4. The Bill provides for the abolition of the regional planning tier (exercised through Leader’s Boards and Regional Development Agencies) and Regional Spatial Strategies such as the Regional Spatial Strategy for the East of England (the East of England Plan 2008), of which Cambridge forms a part. It also revokes ‘saved policies’ under the Town and Country Planning Act 1990 that form part of local development plans.
- 3.5. Central to the direction of the Localism Bill is the principle of devolution to local communities. The provisions of the Bill create a new category of community and neighbourhood planning provisions (Neighbourhood Development Plans and Neighbourhood Development Orders) ultimately controlled by local communities through referendums and ‘qualifying bodies’ such as, but not limited to, parish councils and neighbourhood forums. Local planning authorities under the Localism Bill will have a duty to make a Neighbourhood Planning Order if there is a referendum vote in favour.
- 3.6. Amendments to the Town and Country Planning Act 1990 will place a statutory requirement on prospective developers to consult local communities before submitting planning applications.

- 3.7. The Bill also provides a mechanism through which part of the revenue raised by Local Planning Authorities through the Community Infrastructure Levy (CIL) will be made available for use by the local community.

Planning for Growth and the Presumption in favour of Sustainable Development

- 3.8. Due regard needs to be given to the recent Ministerial Statement: Planning for Growth. On the 23rd March 2011, Decentralisation Minister Greg Clark released a statement titled 'Planning for Growth' which set out the steps the Government expects local planning authorities to take with *"immediate effect"* to ensure the planning system does *"everything it can to help secure a swift return to economic growth."*
- 3.9. Following the announcement of the Chancellor of the Exchequer the same day in which he *"issued a call to action growth"*, the priority is to promote sustainable economic growth and jobs with the intention *"that the answer to development and growth wherever possible should be 'yes', except where this would compromise key sustainable development principles set out in national planning policy."*
- 3.10. When deciding whether to grant planning permission, the statement indicates that "local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligation - they should therefore:
- i) *Consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust economic growth after the recent recession*
 - ii) *Take into account the need to maintain a flexible and responsive supply of land for key sectors,*
 - iii) *Consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity)*
 - iv) *Be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments or needs are no longer up-to-date*
 - v) *Ensure that they do not impose unnecessary burdens on development."*
- 3.11. On 15th June 2011, the Minister for Decentralisation published a statement entitled 'Presumption in Favour of Sustainable Development'. This statement indicates an approach that the Government could take to introducing a presumption in favour of sustainable development in the forthcoming National Planning Policy Framework. The Government's approach to sustainable development involves making the necessary decisions now to realise its vision of stimulating economic growth and tackling the deficit, maximising wellbeing and protecting our environment, without negatively impacting on the ability of future generations to do the same. The Presumption in Favour of Sustainable Development has followed through into the Draft National Planning Policy Framework as explained below.

The Draft National Planning Policy Framework

- 3.12. The Government has published the draft National Planning Policy Framework (“the Draft NPPF”) for consultation. The NPPF will replace the current suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars with a single, streamlined document.
- 3.13. The NPPF will set out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The Draft NPPF continues to recognise that planning system is planned and that therefore Local Plans, incorporating neighbourhood plans where relevant, are the starting point for the determination of any planning application. The overarching policy change applicable to the Proposed Development is the presumption in favour of sustainable development as explained above and expanded on below. Other applicable changes are:
- The time horizon for assessing impacts of unplanned, retail and leisure schemes in the edge or out of centre locations currently set at up to 5 years from the time the planning application is made is increased in the Draft NPPF to 10 years;
 - The Draft NPPF removes the maximum non-residential car parking standards for major developments currently set out in PPG13;
 - The removal of the brownfield target for housing development enabling local councils to allocate sites that they consider are the most suitable for development without being constrained by a national brownfield target; and
 - Requiring local councils to allocate an additional 20% of sites against their five year housing requirement.

Presumption in Favour of Sustainable Development

- 3.14. The presumption in favour of sustainable development (the ‘presumption’) sets the tone of the Government’s overall stance and operates with and through the other policies in the Draft NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers.
- 3.15. The NPPF sets out the three ‘pillars’ for the planning system in order for it to deliver sustainable development: planning for prosperity (an economic role), planning for people (a social role) and planning for places (an environmental role).
- 3.16. The presumption is key to delivering these ambitions, by creating a positive, pro-development framework, but one underpinned by the wider economic, environmental and social provisions in the National Planning Policy Framework. The presumption is as follows:
- 3.17. There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.

3.18. Local planning authorities should:

- Prepare local plans on the basis that objectively assessed development needs should be met, and with sufficient flexibility to respond to rapid shifts in demand or other economic changes ;
- Approve development proposals that accord with statutory plans without delay; and
- Grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date

Specific Policy Areas

3.19. The following is the proposed way forward set out in the Draft NPPF in relation to specific policy areas, by theme.

Retail

3.20. At paragraph 78 of the NPPF (as with PPS4) that local planning authorities should prefer applications for retail and leisure uses to be located in town centres where practical, than in edge of centre locations and only if suitable sites are not available, should out of centre sites be considered. In applying this sequential approach, local planning authorities should ensure that potential sites are assessed for their availability, suitability and viability and for their ability to meet the full extent of assessed quantitative and qualitative needs.

3.21. The Draft NPPF continues to require an impact assessment when assessing applications for retail and leisure development outside of town centres, which are not in accordance with an up to date Local Plan, if the development is over a proportionate, locally set floorspace threshold or, if no locally set threshold, the default threshold is 2,500 sq m.

3.22. The Draft NPPF also states that planning policies and decisions should assess the impact of retail and leisure proposals, including:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to ten years from the time the application is made, in the case of North West Cambridge this would be 2021.

Transport

3.23. At paragraph 84 of the NPPF the objectives of transport policy are to:

- facilitate economic growth by taking a positive approach to planning for development; and
- support reductions in greenhouse gas emissions and congestion, and promote accessibility through planning for the location and mix of development.

3.24. Paragraph 89 of the Draft NPPF notes that “Planning strategies should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- accommodate the efficient delivery of goods and supplies give priority to pedestrian

- and cycle movements, and have access to high quality public transport facilities
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- incorporate facilities for charging plug-in and other ultra-low emission vehicles; and consider the needs of disabled people by all modes of transport.

3.25. Paragraph 90 of the Draft NPPF recognises that a key tool to facilitate this will be a Travel Plan and that all developments which generate significant amounts of movement, as determined by local criteria, should be required to provide a Travel Plan.

3.26. Paragraph 91 and 92 of the Draft NPPF note that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities and that for larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

Sustainability

3.27. At paragraph 9 of the Draft NPPF “the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future.

3.28. Paragraph 10 of the Draft NPPF notes that “for the planning system delivering sustainable development means:

- **planning for prosperity (an economic role)** – use the planning system to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- **planning for people (a social role)** – use the planning system to promote strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality built environment, with accessible local services that reflect the community’s needs and supports its health and well-being; and
- **planning for places (an environmental role)** – use the planning system to protect and enhance our natural, built and historic environment, to use natural resources prudently and to mitigate and adapt to climate change, including moving to a low-carbon economy”.

3.29. Paragraph 11 of the Draft NPPF goes onto state that “these three components should be pursued in an integrated way, looking for solutions which deliver multiple goals. There is no necessary contradiction between increased levels of development and protecting and enhancing the environment, as long as development is planned and undertaken responsibly. The planning system must play an active role in guiding development to sustainable solutions”.

- 3.30. One of the Core Planning Principles set out in paragraph 19 of the Draft NPPF is that planning policies and decisions should enable the reuse of existing resources, such as through the conversion of existing buildings, and encourage, rather than restrict, the use of renewable resources (for example, by the development of renewable energy)
- 3.31. Paragraph 150 of the Draft NPPF states that to support the move to a low-carbon economy, local planning authorities should:
- plan for new development in locations and ways which reduce greenhouse gas emissions; and
 - when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

Water Resources/Flood Risk

- 3.32. At paragraph 157 of the Draft NPPF when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development in flood risk areas appropriate where informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
 - development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed; and it gives priority to the use of sustainable drainage systems.
 - Paragraph 158 of the Draft NPPF notes that for individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the sequential test.

Ecology

- 3.33. At paragraph 169 of the Draft NPPF when determining planning applications in accordance with the Local Plan and the presumption in favour of sustainable development, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:
- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused
 - development proposals where the primary objective is to conserve or enhance biodiversity should be permitted
 - opportunities to incorporate biodiversity in and around developments should be encouraged
 - planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss
 - the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation
 - listed or proposed Ramsar sites¹ and
 - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

- 3.34. Paragraph 170 of the Draft NPPF states that development likely to have a significant effect on sites protected under the Birds and Habitats Directives would not be sustainable under the terms of the presumption in favour of sustainable development.

Noise

- 3.35. At paragraph 173 of the Draft NPPF planning policies and decisions should aim to:
- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development
 - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions, while recognising that many developments will create some noise.”

Air Quality

- 3.36. At paragraph 171 of the Draft NPPF Local policies and decisions should ensure that:
- new development is appropriate for its location, having regard to the effects of pollution on health, the natural environment or general amenity, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution; and
 - the site is suitable for its new use taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation.
 - Paragraph 174 of the draft NPPF states that planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Ground Condition

- 3.37. At paragraph 171 of the Draft NPPF Local policies and decisions should ensure that:
- new development is appropriate for its location, having regard to the effects of pollution on health, the natural environment or general amenity, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution; and
 - the site is suitable for its new use taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation.

Visual Impact

- 3.38. At paragraph 175 of the Draft NPPF by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Heritage and Archaeology

- 3.39. At paragraph 176 of the Draft NPPF that the Government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
- 3.40. To achieve this paragraph 177 of the Draft NPPF notes that, the Government's objectives for planning for the historic environment are to:
- conserve heritage assets in a manner appropriate to their significance; and

- contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available, particularly where a heritage asset is to be lost.

- 3.41. Paragraph 180 of the Draft NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where an application site includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 3.42. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the presumption in favour of sustainable development, the scale of any harm or loss and the significance of the heritage asset (paragraph 185).
- 3.43. Paragraph 191 of the Draft NPPF notes states that Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible¹⁷. However, the ability to record, evidence of our past should not be a factor in deciding whether such loss should be permitted.

Waste

- 3.44. The Draft NPPF does not contain specific waste policies, since national waste planning policy will be published alongside the National Waste Management Plan for England. However, local authorities preparing waste plans should have regard to policies in this Framework.

Health

- 3.45. At paragraph 38 of the Draft NPPF Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being.

Socio-economic

- 3.46. At paragraph 124 of the Draft NPPF the Government's objective is to create strong, vibrant and healthy communities, by creating a good quality built environment, with accessible local services that reflect community needs and support well-being.
- 3.47. To achieve this objective the planning system should:
- create a built environment that facilitates social interaction and inclusive communities
 - deliver the right community facilities, schools, hospitals and services to meet local needs; and

- ensure access to open spaces and recreational facilities that promote the health and well-being of the community.
- 3.48. The current planning policies will align themselves in this way to the NPPF and the Government's vision of sustainable development.
- 3.49. The Proposed Development is fully in accordance with the NPPF and its proposed changes by theme, set out above, and most importantly the NPPF commitment to the presumption in favour of sustainable development. The Proposed Development focussing on the development of socially inclusive communities **and** allowing for growth and innovation in the form of commercial and academic research facilities to support the further development of the University, Cambridge and the Sub-Region as a centre of excellence and a world leader within the fields of higher education and research falls squarely within the policies on **planning for prosperity (an economic role)**.
- 3.50. The Proposed Development also ensures the provision of suitable infrastructure by promoting strong, vibrant and healthy communities, and by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality built environment, with accessible local services that reflect the community's needs and supports its health and well-being thereby meeting the policies on **planning for people (a social role)**; as well as the policies on **planning for places (an environmental role)** by enhancing the natural, built and historic environment, using natural resources prudently and mitigating and adapting to climate change, including moving to a low-carbon economy, by ensuring homes are efficient in terms of insulation and appliances, but also are powered from on-site renewable resources, including a gas-fired CHP which will contribute to reducing the emissions outputs across the Application Site. The Proposed Development will also enhance biodiversity through landscaping, protection of existing habitat areas, the creation of new green space and the development of new habitat areas.

National Planning Policy

- 3.51. Ahead of publication of the final NPPF, current National planning guidance is set out in the Government's PPS and PPG series which outlines material considerations for all planning applications.
- 3.52. National Planning Policy Guidance promotes high quality and sustainable development. Sustainable communities require sufficient quality housing to meet the needs of the community, a flourishing local economy supported by adequate infrastructure, a high quality safe and healthy environment and the amenities and sense of space and place to support a diverse and vibrant local community.
- 3.53. The overarching policy objective of the Government is to achieve more sustainable development through:
- Concentrating development on brownfield land;
 - Ensuring good accessibility by public transport; and
 - Promoting a mix of land uses.
 - Community Involvement in the Planning process
- 3.54. Relevant guidance is summarised below.

PPS1: Delivering Sustainable Development (2005)

- 3.55. The Government's commitment to the delivery of sustainable development is reiterated in PPS1, which states that planning should facilitate and promote sustainable patterns of development by:

- Making suitable land available in line with objectives to improve the quality of life;
- Contributing to sustainable economic growth;
- Protecting and where practicable enhancing the natural and historic environment and existing successful communities;
- Ensuring high quality development through good design;
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable and liveable communities with good access to services.

3.56. PPS1 promotes development that builds socially inclusive communities. It states that planning should address accessibility to jobs, health, housing, education, shops, leisure and community facilities.

3.57. PPS1 also refers to community involvement in the planning process, stating that community involvement is vitally important to planning and the achievement of sustainable development. One of the principles of sustainable development is to involve the community in developing the vision for its area. Communities should be asked to offer ideas about what that vision should be, and how it can be achieved.

3.58. A supplementary document to PPS1 - Planning and Climate Change sets out how planning should contribute to reducing emissions and stabilising climate change, taking into account unavoidable consequences. The key principles related to the development are outlined below:

- The proposed provision for new development, its spatial distribution, location and design should be planned to limit carbon dioxide emissions;
- New development should be planned to make good use of opportunities for decentralised and renewable or low carbon energy; and
- New development should be planned to minimise future vulnerability in a changing climate.

3.59. The Proposed Development is fully in accordance with the Government's commitment to sustainable development and the development of socially inclusive communities. In addition, various consultation events have been undertaken throughout the process to ensure community involvement and buy in to the Proposed Development.

PPG2: Green Belts (1995)

3.60. Planning Policy Guidance 2: Green Belts (1995) states the purpose of Green Belt policy, how it should be protected, its contribution to sustainable development and the objectives for the use of land within Green Belts. The five purposes of including land in the Green Belt are stated as to;

- Check the unrestricted sprawl of large built-up areas;
- Prevent neighbouring towns from merging into one another;
- Assist in safeguarding the countryside from encroachment;
- Preserve the setting and special character of historic towns; and
- Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.61. The Application Site includes land that is designated as Green Belt. These areas of open space will be retained, maintaining the openness of the land and intended uses include formal and informal recreation and allotments. Some areas will provide balancing ponds to function as part of the drainage network across the Application Site. Earth shaping in the Western Edge will enable creation of balancing ponds to function

as part of the drainage network across the Application Site, ensuring that the flooding of Washpit Brook downstream of the Application Site is not worsened. Any development within the areas designated as Green Belt will be compliant with Green Belt purposes, maintain its openness and will not be harmful to the Green Belt, which has been tested as part of the Landscape and Visual Assessment included within the Environmental Impact Assessment and submitted as part of the planning application. Anticipated development includes small-scale pavilions, support facilities and parking related to formal sports provision and allotments, as well as maintenance sheds related to upkeep and maintenance of the open space.

PPS3: Housing (2011)

- 3.62. PPS3 sets out the Government's objectives in the delivery of housing. PPS3 outlines the following housing policy objectives:
- To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community;
 - To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need.
 - To improve affordability across the housing market, including by increasing the supply of housing;
 - To create sustainable, inclusive mixed communities.
- 3.63. In delivering these policy objectives, PPS3 sets out the following specific outcomes that the planning system should deliver:
- High quality housing that is well designed and built to a high standard;
 - A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural;
 - A sufficient quantity of housing taking into account need and demand and seeking to improve choice;
 - Housing development in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
 - A flexible and responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate.
- 3.64. The guide places an emphasis on housing of high quality design that incorporates sustainability objectives minimising environmental effects, reduces resource consumption and takes account of climate change and flood risk.
- 3.65. Paragraph 16 outlines the matters which should be considered when assessing design quality which include the extent to which the proposed development
- Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.
 - Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.
 - Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
 - Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change.
 - Takes a design-led approach to the provision of car-parking space, that is well integrated with a high quality public realm and streets that are

- pedestrian, cycle and vehicle friendly.
- Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.
- Provides for the retention or re-establishment of the biodiversity within residential development

3.66. PPS3 advocates the efficient use of land through adopting appropriate densities. These sustainability objectives can be found within the accompanying Sustainability Statement, which accompanies the planning application.

3.67. The Proposed Development is in full accordance with the Government's commitment to providing a range of housing types and tenures built to a high quality, sustainable design. The design intent of the Applicant is set out in the Design, Access & Landscape Statement, and the Applicant's approach to provision of its staff housing is set out in the accompanying Key Worker Housing Statement.

PPS4 Planning for Sustainable Economic Growth (2009)

3.68. To help achieve sustainable growth, PPS4 sets out the following planning objectives:

- build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural
- reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation
- deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change
- promote the vitality and viability of town and other centres as important places for communities.
- raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all

3.69. The Proposed Development meets the objectives of PPS4 by ensuring job creation and employment on the Application Site and relates well to adjacent University academic clusters and College accommodation which are within close proximity and will be easily accessed by cyclists and pedestrians alike. On-site employment provision coupled with the key worker housing provision will therefore reduce the need to travel by University staff. Retail provision in the local centre and elsewhere within the Proposed Development is considered by the accompanying Retail Impact Assessment, which identifies the demand for convenience food provision in the area and demonstrates that there are no alternative sites in the city centre to meet the specified demand and concludes that the Applicant's foodstore proposals will have a negligible effect on town centre vitality and viability and in-centre trade/turnover and no effect on existing, committed or proposed development. The statement also considers the need for and effects of other Class A uses proposed as part of the Proposed Development and concludes them to be: consistent with sustainable development principles; needed in the context of the Proposed Development; and policy compliant.

3.70. Hotel provision is considered by the Hotel Needs Assessment, which identifies that given the current and proposed hotel provision in Cambridge, there is need for further hotel provision in the location of the Proposed Development and a clear site specific need for a facility on the Application Site, to serve the new uses.

PPS5: Planning and the Historic Environment (2010)

3.71. PPS5 sets out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It

explains the role of the planning system in their protection. Part One of the PPS deals with conservation policy which interacts most directly with the planning system and Plan-Making policies. These include matters of climate change, economic prosperity and regeneration, high quality design and the character of an area. Part Two addresses the Development Management, including; policy guiding the determination of applications for consent relating to heritage assets, designated heritage assets and the setting of a designated heritage asset. In addition this section identifies and records the historic environment including listing procedures, upkeep and repairs.

- 3.72. The Proposed Development promotes that aspects of heritage protection and enhancement are integrated within the Proposed Development. Archaeological features exist across the Application Site, which will be retained and incorporated into the overall development where practicable, those features that cannot be absorbed will be preserved and donated to various historic preservation bodies. An assessment of the effect of the Proposed Development on these archaeological features is included in the Archaeology chapter of the Environmental Statement submitted as part of the planning application.
- 3.73. No part of the Application Site is within a conservation area, but the scheme will preserve character and appearance of adjoining conservation areas.

PPS9 Biodiversity and Geological Conservation (2005)

- 3.74. PPS9 promotes sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development. It seeks to sustain and improve the quality and extent of natural habitat.
- 3.75. The Proposed Development will enhance biodiversity through landscaping, protection of existing habitat areas, the creation of new green space and the development of new habitat areas. The existing geological SSSI will be protected. The details of these habitat impacts and proposed mitigation measures can be found within the Environmental Statement, included as part of the documents that accompany the planning application.

Planning Policy Statement 10: Sustainable Waste Management (2011)

- 3.76. PPS10 is concerned with delivering the national waste targets set at EU level; it aims to: '...protect human health and the environment by producing less waste and by using it as a resource wherever possible. Through more sustainable waste management, moving the management of waste up the 'waste hierarchy' of reduction, reuse, recycling and composting, using waste as a source of energy, and only disposing as a last resort the Government aims to break the link between economic growth and the environmental impact of waste...'
- 3.77. The waste hierarchy is an important consideration with regard to the Proposed Development. During excavation, demolition, construction, and occupation every effort should be made to adhere to its principles, with disposal to landfill only being undertaken as a last resort.
- 3.78. PPS10 also indicates that when determining planning applications, local authorities should consider the impact the development could have on the existing local waste infrastructure. Additionally, the statement outlines the advantages of producing a Site Waste Management Plan which does '...not require formal approval by planning authorities, but are encouraged to identify the volume and type of material to be

demolished and/or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.'

- 3.79. The Proposed Development is, by virtue of the measures set out in the CEMP, the Site Waste Management Plan and the Sustainable Resource and Waste Management Strategy, in accordance with the principles set out in PPS10 for protecting human health and the environment by producing less waste and by using it as a resource wherever possible through sustainable waste management.

PPG13: Transport (2011)

- 3.80. PPG13 outlines the Government's aim of achieving reduced car dependency via transport and planning policies that are integrated at the national, strategic and local level. The Guidance places an emphasis on putting people before traffic, indicating that new development "should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport." When assessing planning applications, PPG 13 requires local authorities to intensify housing and other uses at locations that are highly accessible by public transport, walking and cycling. The Guidance goes on to say that: "Local planning authorities in assessing the suitability of sites for housing development should, amongst other things, consider their location and accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility" (paragraph 14).

- 3.81. The Proposed Development is in accordance with the principles set out in PPG13 for promoting higher density development in accessible locations and promoting sustainable transport modes. Internal streets are deliberately designed to place people over traffic through the careful design of the streetscape. A bus priority route running north-south through the Application Site will promote public transport connections as well as accessibility to the local centre. Cycle routes and appropriately sited cycle parking will facilitate more sustainable modes of travel. In addition, the application proposals and travel plan for the Proposed Development are designed to ensure that no more than 40% of commuter journeys are by car. These transport principles are described further I within the Transport Statement, included as part of the documents that accompany the planning application.

PPG17: Sport and Recreation (2002)

- 3.82. PPG17 seeks to protect and enhance open space and recreation facilities where possible and promotes the creation of high quality open spaces that are accessible and well-suited to the needs of the communities they serve.
- 3.83. The Proposed Development provides new areas of public space, new children's playgrounds and enhanced links to a network of open spaces. This sport and recreation provision can be found in greater detail within the Design, Access and Landscape Strategy, accompanying the planning application.

PPS22: Renewable Energy (2004)

- 3.84. PPS22 highlights the potential of renewable energy sources to offer the opportunity of increasing diversity and security of supply and of reducing harmful emissions to the environment. The guidance highlights the need to ameliorate the adverse effects of new development on energy consumption. These renewable energy objectives can be found within the Sustainability Statement and Carbon Reduction Strategy which are provided to support the planning application.

- 3.85. The Proposed Development promotes energy efficiency and measures adopted will reduce overall energy requirements in accordance with Government policy. Exemplary development will be provided at North West Cambridge, ensuring that homes are efficient in terms of insulation and appliances, but also are powered from on-site renewable resources, including a gas-fired CHP which will contribute to reducing the emissions outputs across the Application Site.

PPS23: Planning and Pollution Control (2004)

- 3.86. PPS23 provides guidance on environmental protection and pollution control. These include in Appendix A of PPS 23 “the existing, and likely future, air quality in an area, including any Air Quality Management Areas (AQMAs) or other areas where air quality is likely to be poor (including the consideration of cumulative impacts of a number of smaller developments on air quality, and the impact of development proposals in rural areas with low existing levels of background air pollution.
- 3.87. The air quality mitigation and enhancement measures proposed as part of the Proposed Development include careful siting of the energy centre. Measures included in the CEMP and proposed as part of the Proposed Development (see ES Table 2.1) have sought to avoid and manage the generation of emissions and road vehicle movements and during the construction phase to avoid and manage dust generation. Reference to the air quality management measures is made in the Air Quality chapter of the Environmental Statement, submitted to accompany the application for planning permission.

PPG24: Planning and Noise (1994)

- 3.88. PPG24 outlines considerations relating to noise which are to be taken into account in determining planning applications.
- 3.89. The Proposed Development incorporates measures to mitigate and control noise from construction works.
- 3.90. References to noise management and avoidance measures are included in the Noise chapter of the Environmental Statement, accompanying the application for planning permission. Noise mitigation is not required outside of mitigation integrated within the built form.

PPS25: Development and Flood Risk (2010)

- 3.91. PPS25 requires flood risk to be considered at all stages of the planning and development process.
- 3.92. A Flood Risk Assessment has been undertaken to the satisfaction of the Environment Agency. Earth shaping in the Western Edge will enable creation of balancing ponds to function as part of the sustainable drainage network across the Application Site, ensuring that the flooding of Washpit Brook downstream of the Application Site is not worsened. Appendix 15.1 of the Environmental Statement sets out the Flood Risk Assessment.

Statutory Development Plan Policy

Regional Strategy - East of England Plan (2008)

- 3.93. The adopted East of England Plan 2008 is the Regional Strategy for the East of England region of which Cambridge forms part. As noted above the recently published Localism Bill provides for the abolition of Regional Strategies and is expected to be

enacted in November 2011; although the abolition of individual Regional Strategies is not expected to take effect until the consequence of abolition has been the subject of Strategic Environmental Assessment. Until the East of England Plan is formally abolished it remains, therefore, part of the statutory Development Plan. The current state of play is that decisions must be in accordance with the statutory Development Plan unless material considerations require otherwise. In the meantime, LPAs are entitled to take account of the Government's intention to abolish Regional Strategies as a material consideration but the weight to be given will for the time being be limited. For this reason the relevant policies of the East of England Plan ("the RSS") are rehearsed below.

- 3.94. Policy CRS1 of the RSS advises that "the vision for the Cambridge Sub-Region to 2021 and beyond is to continue to develop as a centre of excellence and world leader in higher education and research, fostering the dynamism, prosperity and further expansion of the knowledge-based economy spreading outwards from Cambridge. The historic character and setting of Cambridge should be protected and enhanced, together with the character and setting of the market towns and other settlements and the important environmental qualities of the surrounding area.
- 3.95. A comprehensive approach should be adopted to secure the necessary infrastructure, including green infrastructure.
- 3.96. Local Development Documents should provide for development focused on making the most of the development potential of land in the following order of preference:
- on the periphery of the built-up area of Cambridge on land released from the green belt following the Cambridgeshire and Peterborough Structure Plan 2003 and through the Cambridge Local Plan and development plan documents prepared by the local planning authorities."
- 3.97. The desire to develop the sub-region as a centre of high technology and research is outlined at Policy CRS2 which states "Employment land in and close to Cambridge, within boundaries to be defined in local plans/LDDs, should be reserved for development which can demonstrate a clear need to be located in the area to serve local requirements or contribute to the continuing success of the sub-region as a centre of high technology and research.
- 3.98. Employment-related development proposals should demonstrate that they fall into the following categories:
- High technology and related industries and services concerned primarily with research and development including development of D1 educational uses and associated sui generis research institutes, which can show a need to be located close to the universities, established research facilities or associated services in the Cambridge area."
- 3.99. Finally Policy CRS3 recognises that the Green Belt around Cambridge will need to be altered to allow growth whilst recognising that its function and purpose are maintained. This policy advises that "In making provision for housing, employment and all other development a green belt should be maintained around Cambridge to define the extent of urban growth in accordance with the purposes of the Cambridge Green Belt which are to:

- preserve the character of Cambridge as a dynamic city with a thriving historic centre;
- maintain and enhance the quality of Cambridge's setting; and
- prevent communities in the environs of Cambridge from merging into one another and with the city."

3.100. On abolition of the East of England Plan, Local Plans incorporating neighbourhood plans where relevant, will be the statutory Development Plan for the determination of any planning application. The presumption in favour of sustainable development within the NPPF will require that development proposals that accord with statutory plans should be granted planning consent without delay; and where the plan is absent, silent, indeterminate or where relevant policies are out of date planning permission should still be granted unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies in this NPPF taken as a whole.

3.101. The statutory development plan covering the area of the Application Site comprises the North West Cambridge Area Action Plan (AAP), South Cambridgeshire District Council Core Strategy and related local development documents and Cambridge City Local Plan. The Area Action Plan is up to date and is the central policy document in relation to this Proposed Development forming part of the Councils' Local Development Framework.

3.102. The adopted Cambridge City Council Local Plan and South Cambridgeshire District Council Core Strategy promote the development of the Application Site in order that the Applicant can meet a specific element of its staff recruitment and retention needs through establishing a new University-oriented urban quarter of Cambridge and to help secure the University's long-term success.

North West Cambridge Area Action Plan (2009)

3.103. As noted above Cambridge City Council and South Cambridgeshire District Council have adopted an Area Action Plan for the Application Site and the Area Action Plan is the central policy document in relation to this Proposed Development.

3.104. The core related policies to the application are outlined below:

- **Policy NW1: Vision**

North West Cambridge will create a new University quarter, which will contribute to meeting the needs of the wider city community, and which will embody best practice in environmental sustainability. Development will be of the highest quality and support the further development of the University, Cambridge and the Sub-Region as a centre of excellence and a world leader within the fields of higher education and research, and will address the Applicant's long-term development needs to 2021 and beyond. There will be a new local centre which will act as a focus for the development and which will also provide facilities and services for nearby communities. A revised Green Belt and a new landscaped urban edge will preserve the unique character of Cambridge, enhance its setting and maintain the separate identity of Girton village.

The University's Proposed Development for North West Cambridge is compliant with the Vision set out in the AAP, and meets the University's long term development needs

- **Policy NW4: Site and Setting**

advises that:- "Land between Madingley Road and Huntingdon Road, comprising two areas totalling approximately 91ha, as shown on the Proposals Map, is allocated for predominantly University-related uses...Any land not required for predominantly University-related development for the period post-2016 to meet the longer-term development needs of Cambridge University". It is important to note that the 91ha figure quoted above, excludes areas of open space which increase the application site to approximately 140ha.

- **Policy NW5: Housing Supply**

1. Approximately 3,000 dwellings will be provided (about 1,050 by 2016), with a priority on providing for University needs. An average net housing density of at least 50 dwellings per hectare will be achieved across the development as a whole. A range of densities will be provided following a design-led approach, including higher densities in and around the local centre and close to public transport stops, and with development of an appropriate scale and form where it adjoins existing housing;
2. Approximately 2,000 units of student accommodation will also be provided.

3.105. The Proposed Development is in accordance with policy NW5, and the density achieved across the Application Site will be at least 50 dwellings per hectare overall (with lower density development adjacent to existing properties and higher density development around major open spaces and in the local centre). Phasing considerations are informed by the University's aspiration to deliver housing at the earliest viable time.

3.106. Further clarification as to the mix of the housing to be provided is detailed in Policy NW6 Affordable Housing which requires that 50% of the housing must be provided to meet the needs of Cambridge University and College Key Workers (as distinct from units of student accommodation). The occupation of such housing will be limited to Cambridge University and College Key workers in housing need.

- **Policy NW8: Employment Uses**

1. North West Cambridge will provide employment land for:
 - a) Predominantly 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.
2. The occupation of development will be controlled by condition or legal agreement, for a period of 10 years from the first date of occupation.

3.107. The Proposed Development is in accordance with NW8 and NW10.

- **Policy NW11: Sustainable Travel**

Development and transport systems will be planned in order to reduce the need to travel and maximise the use of sustainable transport modes to encourage people to move about by foot, cycle and bus, to achieve a modal share of no

more than 40% of trips to work by car (excluding car passengers). This will include the provision of car clubs, employee travel plans, residential travel planning, and other similar measures.

3.108. The accompanying Transport Statement explains how the Proposed Development will, by implementing the Travel Plan for the Proposed Development achieve the modal split set out in Policy NW11.

- **Policy NW21: A Local Centre**

Where appropriate, all services and facilities will be provided in a single centre at the heart of the development and adjacent to the strategic gap, well served by public transport and a cycle path network, and within reasonable walking distance of all parts of the development.

3.109. The local centre is located at the heart of the Proposed Development, within an 20min walk from all parts of the scheme and a 15min walk from the majority of the residential areas. The public transport priority route will provide easy access to the local centre. The local centre facilities include retail shops, a foodstore, community centre, school (with early years provision), police office, primary health care, and open space provision. Two additional nursery locations, and with this the potential for ancillary retail, are identified in the Storey's Field area and at the north west end of the Ridgeway to serve the more local area.

- **Policy NW23: Open Space and Recreation Provision**

Development will provide public open space and sports facilities in accordance with the Open Space and Recreation Standards set out in Appendix 3. Development will also provide improved linkages to the adjacent open countryside.

3.110. The extensive open land and public realm strategy for the Application Site meets the policy goals of NW23. The landscape strategy is outlined in the accompanying Design, Access and Landscape Statement.

- **Policy NW24: Climate Change & Sustainable Design and Construction**

1. Development will be required to demonstrate that it has been designed to adapt to the predicted effects of climate change;
2. Residential development will be required to demonstrate that:
 - a) All dwellings approved on or before 31 March 2013 will meet Code for Sustainable Homes Level 4 or higher, up to a maximum of 50 dwellings across the site. All dwellings above 50 will meet Code for Sustainable Homes Level 5 or higher (these Levels include water conservation measures);
 - b) All dwellings approved on or after 1 April 2013 will meet Code for Sustainable Homes Level 5 or higher;
 - c) There is no adverse effect on the water environment and biodiversity as a result of the implementation and management of water conservation measures.
3. Non residential development and student housing will be required to demonstrate that:
 - d) It will achieve a high degree of sustainable design and construction in line with BREEAM "excellent" standards or the equivalent if this is replaced;

- e) It will reduce its predicted carbon emissions by at least 20% through the use of on-site renewable energy technologies only where a renewably fuelled decentralised system is shown not to be viable;
- f) It will incorporate water conservation measures including water saving devices, greywater and/or rainwater recycling in all buildings to significantly reduce potable water consumption; and
- g) There is no adverse effect on the water environment and biodiversity as a result of the implementation and management of water conservation measures.

4. Decentralised energy will be required at North West Cambridge to meet the targets specified above. The form of decentralised energy system to be used will be determined on the basis of minimising carbon and greenhouse gas emissions. The system will need to serve the whole site unless there are specific circumstances which would render it inappropriate.
5. The above requirements are subject to wider viability testing.

3.111. The means by which the Proposed Development can meet the requirements of policy NW24 is explained by the accompanying Sustainability Statement and Carbon Reduction Strategy and outlined in Table 2.1 of the ES.

- **Policy NW31: Infrastructure Provision**

Planning permission will only be granted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services & facilities necessary to make the scheme acceptable in planning terms.

3.112. The Proposed Development seeks to meet the majority of the proposed community's needs on-site, through provision of recreation provision, community centre, school, nursery/early years provision, primary health care and police on site. Contributions will be made for off-site contributions to secondary education and library provision (north of Huntingdon Road).

3.113. The application makes provision for highways and utility infrastructure both within the Application Site and within Madingley Road and Huntingdon Road. Contributions may also be made towards other necessary transportation and other infrastructure improvements related to the Proposed Development.

3.114. These contributions are set in the context of overall scheme viability and the need to ensure that the Proposed Development is financially deliverable. The Applicant will be working with the planning authorities to agree the matters to be addressed in the Section 106 Agreement, which are included as Appendix 2 of this report.

The South Cambridgeshire District Core Strategy (2007)

3.115. The South Cambridgeshire District Core Strategy includes a number of related policies to the planning application, which are outlined below:

- **Policy ST/2** states that the District Council will make provision for 20,000 new homes in South Cambridgeshire during the period 1999 to 2016 in locations in the following order of preference: On the edge of Cambridge; the provision of affordable housing, including housing for Key Workers, will be sought as part of overall housing provision.
- **Policy ST/8** states that policies in Local Development Documents will ensure sufficient employment land is available to enable further development of the high technology clusters and meet local needs. Additional land will be brought

forward for employment development at the Strategic Employment Locations of sites including Northwest Cambridge.

3.116. The Applicant, in providing up to 3,000 new dwellings, fifty percent of which are affordable key worker homes, located on the north western edge of Cambridge, ensures that it meets policy ST/2 by providing a proportion of dwellings that go towards meeting the target of 20,000 new dwellings. In addition, by providing 100,000 sq.m. of employment floorspace in the form of academic and commercial research space, the Applicant meets the requirements of policy ST/8 by ensuring sufficient employment land is available to enable further development of the high technology clusters and to meet local needs.

Cambridge City Local Plan (2006)

3.117. The adopted Cambridge City Local Plan identifies areas of major change and urban extensions which are intended to accommodate a significant proportion of Cambridge's sustainable growth.

3.118. Many of the Local Plan policies are identical to or superseded by the main policy guidance for the scheme, the Area Action Plan. Those that vary from the AAP that are relevant to the planning application are outlined below:

- **Policy 3/1** states that where major development is proposed, developers should complete the Council's Sustainable Development Checklist and prepare a Sustainability Statement and submit both with the planning application.
- **Policy 3/11** states External spaces and boundary treatments must be designed as an integral part of development proposals. Development will be permitted if it can be demonstrated that:
 - a - the landscape design relates to the character and function of the spaces and surrounding buildings;
 - b - existing features which positively contribute to the landscape, character and amenity of the site are retained and protected during construction;
 - c - hard surfacing, street furniture and other landscape elements including lighting, are designed for ease of use by all users and with due regard to safety and an uncluttered appearance and are appropriate to their context; and
 - d - provision is coordinated between adjacent sites and different phases of large developments.
- **Policy 4/4** states that development will not be permitted which would involve the felling, significant surgery or potential root damage to trees of amenity or other value unless there are demonstrable public benefits accruing from the proposal which outweigh the current and future amenity value of the trees. When felling is permitted, appropriate replacement planting will be sought wherever possible.
- **Policy 6/3** states that development which maintains, strengthens and diversifies the range of short-stay accommodation will be permitted. Provision should be made for disabled visitors. In the case of change from residential use, part of the accommodation must be retained as permanent residential accommodation.

Development will not be permitted which would result in the loss of existing short-stay tourist accommodation unless the change is to permanent residential accommodation or community facilities for which there is a need in Cambridge.

3.119. The Application Site falls under Local Plan Policy 9/7 Land between Madingley Road and Huntingdon Road, which is reserved for predominantly University of Cambridge related uses. The policy recognises that the Proposed Development will need to provide a clear need for the land to be released, required for collegiate development for staff and student accommodation and University academic faculty development. The detail of this policy has now been superseded by the North West Cambridge Area Action Plan, which recognises the Applicant's demonstrated need. The sustainability checklist as set out in Policy 3/1 is also a requirement of the sustainability SPD, which has been superseded by the North West Cambridge AAP. Though the Proposed Development is not required to specifically address the sustainability checklist, the content is addressed in the accompanying Sustainability Statement and Carbon Reduction Strategy

Material Planning Considerations

3.120. In addition to the statutory development plans there are a series of further planning documents which have been material considerations in preparing the proposals.

Cambridgeshire & Peterborough Minerals & Waste Core Strategy Development Plan Document (July 2011)

3.121. The Cambridgeshire and Peterborough Structure Plan has been superseded, which included the Cambridgeshire and Peterborough Waste Local Plan. In its place the Cambridgeshire & Peterborough Minerals & Waste Core Strategy Development Plan Document was adopted on 19th July 2011.

3.122. The Cambridgeshire & Peterborough Minerals & Waste Core Strategy Development Plan Document addresses the production and movement of minerals and management of waste. Policies within the Core Strategy DPD with relevance to the Application Site are outlined below:

- Policy CS2 – 'Strategic Vision and Objectives for Sustainable Waste Development' includes a Strategic Objective to ensure that all major new developments undertake sustainable waste management practices including the provision of temporary waste management facilities throughout the construction of the development. Waste Management Facilities should safeguard the distinct landscapes, biodiversity and residential amenity of Cambridge & Petersborough.
- Policy CS16 - 'Household Recycling Centres' states that developers may be required to support financially the expansion or construction of household recycling centre, with the scale of these contributions set out in the RECAP Waste Guide.
- Policy CS22 – 'Climate Change' states that waste management proposals should take account of climate change for the lifetime of the development. Developers must demonstrate that the development will limit greenhouse gas emissions, quantify reductions in carbon emissions and set out ways to monitor and address levels in the future. Developers are expected to minimise emissions through a variety of measures such as, but not limited to the incorporation of carbon offset measures and the creation of carbon sinks through landscaping or habitat creation.

- Policy CS28 – ‘Waste Minimisation, Re-Use and Resource Recovery’ encourages waste minimisation, re-use and resource recovery through requiring a waste management audit and strategy to put in place measures to maximise waste minimisation and recycling. Residential and commercial development proposals are expected to submit a completed RECAP Waste Design Guide Toolkit Assessment and make provision for waste storage, collection, and recycling consistent with the Design Guide. New developments are also expected to contribute to the provision of bring sites.
- Policy CS34 – ‘Protecting Surrounding Uses’ states that waste management developments will only be permitted where it can be demonstrated that there would be no significant harm to, but not limited to, the environment, human health or safety. The use of mitigation measures such as, but not limited to, buffer zones will be required where appropriate.

3.123. The ways in which the Proposed Development will undertake sustainable waste management practices, waste minimisation and recycling and the means by which the Proposed Development can demonstrate that the development will limit greenhouse gas emissions, quantify reductions in carbon emissions and set out ways to monitor and address levels in the future, is explained by the accompanying Sustainable Resource and Waste Management Strategy, Sustainability Statement and Carbon Reduction Strategy, and outlined in Table 2.1 of the ES.

3.124. In addition, the Minerals Safeguarding Area is covered in detail in Chapter 8 of the ES.

The Cambridgeshire and Peterborough Structure Plan (2003)

3.125. The adopted Cambridgeshire and Peterborough Structure Plan 2003 has been superseded (with the exception of 13 saved policies) after the approval of the East of England Plan in May 2008, however a few pertinent policies remain relevant to this planning application.

3.126. A number of related policies to the current application are outlined below:

- **Policy P2/3** states Strategic employment sites in Cambridgeshire and Peterborough will be provided where there are good transport links, a locally available labour supply and the potential for business or industrial expansion. Locations include: land to be released from the Green Belt on the edge of Cambridge in accordance with Policy P9/2c, at locations close to Addenbrooke’s Hospital, between Madingley Road and Huntingdon Road, and at Cambridge Airport, for mixed use development including the expansion of education and research facilities. The policy requires new development to be high quality, high density and mixed use.
- **Policy P6/1** states that development will only be permitted where the additional infrastructure and community requirements generated by the proposals can be secured, which may be by condition or legal agreement or undertaking. Local Plans should include appropriate policies and identify the main infrastructure requirements in their site specific policies.
- **Policy P9/2C** states Local plans will make provision for housing and mixed-use development on land to be released from the Green Belt in accordance with the principles set out in Policy P9/2b and in locations including b: Between Madingley Road and Huntingdon Road.

- **Policy P9/8** states that a comprehensive approach will be adopted to secure infrastructure needed to support the development strategy for the Cambridge Sub-Region. Sources of funding and land holdings will be brought together within a co-ordinated infrastructure programme to be delivered by a partnership constituted by the local authorities and other key stakeholders. The programme will encompass:
 - transport;
 - affordable and key worker housing;
 - education;
 - health care;
 - other community facilities;
 - environmental improvements and provision of open space;
 - waste management;
 - water, flood control and drainage;
 - other utilities and telecommunications.

3.127. All development likely to have a definable effect on infrastructure requirements will be expected to make provision for infrastructure accommodating local effects and also contributing to the needs of the Sub-Region as a whole.

The Natural Choice: Securing The Value of Nature (“the White Paper”) (June 2011)

3.128. The Natural Choice: Securing The Value of Nature (‘the White Paper’) sets out Government proposals and policy solutions in the realm of the natural environment.

3.129. The White Paper states that people cannot flourish without the benefits and services our natural environment provides. A healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing.

3.130. The White Paper is not binding policy or current legislation, but should be read as a material consideration, as some of the proposals may be transposed into legislation or integrated into the National Planning Policy Framework (NPPF) in the future. The proposals relevant to the Application Site are outlined below:

- No net loss of biodiversity is proposed as a key Government goal. A broad outline of the approach towards planning within the context of this objective and within the broader framework of the NPPF is set out within the White Paper. It proposes a system able to deliver the homes, business, infrastructure and thriving local places while providing communities with the tools to achieve improved and healthy natural environments.
- The White Paper identifies land use change as a major impact on biodiversity outcomes and outlines Government support for the establishment of Nature Improvement Areas (NIAs) to mitigate this. NIAs will be set up as partnerships between local authorities, local communities and landowners in order to restore and connect nature on a significant scale. It is proposed that local planning authorities will be empowered under the National Policy Statements within the framework of the NPPF to support their development.
- A proposed feature of the new NPPF outlined within the White Paper is the use of Biodiversity Offsetting, where developers secure compensatory habitat expansion

or restoration to compensate for biodiversity loss brought about due to development. The Government seeks to pilot this approach on a voluntary basis over the next few years.

3.131. The Proposed Development will enhance biodiversity through landscaping, protection of existing habitat areas, the creation of new green space and the development of new habitat areas. The existing geological SSSI will be protected. In this way the Proposed Development meets the requirements set out within the White Paper, enhancing and safeguarding the natural environment to ensure sustained economic growth, prospering communities and personal wellbeing.

Supplementary Planning Documents

3.132. Cambridge City Council has a number of supplementary planning documents (SPDs) that need to be taken into consideration as part of this planning application. These SPDs are as follows:

- Affordable Housing SPD (January 2008)
- Planning Obligations Strategy SPD (March 2010)
- Sustainable Design and Construction SPD (June 2007)
- Public Art SPD (January 2010)
- Open Space and Recreation Strategy , Adopted (November 2006); Revised Draft for Consultation (July 2011)
- RECAP Partnership: Waste Management Design Guide Draft SPD for consultation (February 2010) More detail on this can be found in the Sustainable Resource and Waste Management Strategy.

3.133. South Cambridgeshire District Council has a number of SPDs that need to be taken into consideration as part of this planning application. These SPDs are as follows:

- Site Specific Policies DPD (January 2010)
- Open Space in New Developments SPD (January 2009)
- Public Art SPD (January 2009)
- Trees and Development Sites (January 2009)
- Biodiversity (July 2009)
- Affordable Housing SPD (March 2010)
- Landscape in New Developments SPD (March 2010)
- District Design Guide (March 2010)

Design Guidance

3.134. Guidance from Government on design and access issues has also informed the urban and landscape proposals within the submission. These include:

- 3.135. **Cambridge SuDS Guidance** - Cambridge has its own unique SuDS design considerations due to it being one of the most arid parts of the UK and having limited gradients. The vision for successful SuDS schemes in Cambridge are to deliver:
- Community benefits
 - Enhance quality of life
 - Increase biodiversity (Habitats Directive, Water Framework Directive, PPS9)
 - Reduce flood risk and effects of climate change (PPS25, Flood and Water Management Act 2010)
- 3.136. SuDS should be easy to maintain and maximise the landscape, amenity and biodiversity potential of the scheme and improve climate change resilience.
- 3.137. **CABE Guidance** - good practice guidance has been produced by the Commission for Architecture and the Built Environment (CABE). *By Design: Urban Design in the Planning System: Towards Better Practice* (CABE, 2006) aims to encourage better design, with the message that this always arises through a careful and thorough understanding of place and context. *Principles of Inclusive Design* (CABE, 2006) encourages high quality and inclusive design which meets the built environment needs of everyone on equal terms, regardless of age, disability, ethnicity or social grouping.
- 3.138. **Secured by Design** (SBD) is a police initiative which seeks to encourage the new development to adopt crime prevention measures in their design to reduce the opportunity for crime and the fear of crime, creating a safer and more secure environment for all users.

Access Policy and Guidance

- 3.139. In addition to documents referred to above, the following policies and legislation applicable to inclusive design within the North West Cambridge site have guided the detailed landscape designs:
- Planning Policy Statement 1: delivering sustainable development (PPS1);
 - The Disability Discrimination Acts 1995 and 2005 including the relevant codes of practice;
 - The Disability Equality Duty; and
 - Planning, buildings, streets and disability equality: A guide to the Disability Equality Duty and Disability Discrimination Act 2005, Disability Rights Commission.

Compliance with Policy

- 3.140. The Proposed Development will be an exemplar development and the planning of this submission complies with national, regional and local planning policy and legislation.

Design & Built Form

- 3.141. The application for the Proposed Development aims to create a strong sense of place that draws upon the site's landscape setting, the existing built form vernacular and future aspirations for the area.
- 3.142. The Application Site has been structured into a number of areas defined by landscape features and road infrastructure. These areas provide a framework to create distinctive mixed use neighbourhoods through differing land use and densities. This will enable

the different neighbourhoods to have their own focus and sense of place, whilst enjoying a unified community form. This framework also provides a logical structure for the phasing of the development.

- 3.143. Further information on the principles of the design for the Proposed Development is set out in the accompanying Design, Access and Landscape Statement.

Landscape and Open Land provision

- 3.144. The Proposed Development will deliver a vital part of this green infrastructure by providing over 60 hectares of open land (excluding private open land). The provision of such a large expanse of green infrastructure positively fulfils the desire for accessible open land across regional and local scales.
- 3.145. One of the main principles of the Proposed Development is that the landscape strategy is at the heart of the scheme. The Proposed Development will create major areas of accessible open land (on a site that was previously inaccessible). Thus, by delivering landscape of an exceptional quality the scheme will provide a basis for providing a healthy lifestyle, and a new focus for the local communities. The planning objectives set out in PPS 1 and the Government's Sustainable Communities' objectives will be contributed to positively through this process. The landscape strategy is set out in further detail in the accompanying Design, Access and Landscape Statement.

Accessibility and Connections

- 3.146. Careful consideration has been given to planning policies regarding accessibility including those in the AAP policies NW13, NW14, NW17, NW18 and Local Plan policies (3/7, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/11, 9/3,). As a result, the landscape, open space and public realm will provide strong physical connections to existing neighbourhoods and link into long distance cycling and foot paths; provide strong connections to the countryside; and create new connections to the countryside and existing neighbourhoods. Routes through the Application Site will provide strong connections to Cambridge City centre, to other University clusters and Colleges and to other transport hubs. Additionally, a series of green links from east to west that are integral to the design of the scheme provide new connections to existing and new communities. Further information on the principles of accessibility and connectivity of the Proposed Development is provided in the accompanying Design, Access and Landscape Statement and Transport Statement.
- 3.147. The design of the Proposed Development landscape ensures that there is easy and convenient access for everyone, including visitors, while allowing for particular needs that specific groups or individuals might have.
- 3.148. The design of the Proposed Development has also taken into account the needs of all users of the environment including people with mobility impairments, (including wheelchair users), families with children and those with sensory and cognitive impairments. Again, further information is set out in the DALs.

Safety

- 3.149. The Proposed Development follows the general guidance such as that detailed in By Design (2001) and CABE space documents to make a distinctive profile and a strong identity integral to the design. The adherence to AAP policies (NW2, NW11, NW18) Local Plan Policies (3/11, 8/11), CABE's Inclusive Design (2006), and Secured by

Design (2000) will ensure the accommodation of the safe movement of people, whilst ensuring that the design offers inclusive access for all and responds to individual needs. Furthermore, the Proposed Development is designed to provide a safe and comfortable environment for all users. Central principles include ensuring areas are designated with identified purposes, reducing the amount of 'dead spaces', and selecting materials and furniture within the public realm that are durable and robust.

Biodiversity

- 3.150. Various ecological appraisals and habitat surveys have been undertaken in order to understand the habitats and biodiversity which exists across the site. In this way, the surveys have influenced the scheme design in order to ensure as part of the Proposed Development, measures are put in place to protect and enhance these habitats. Further information is set out in the Biodiversity Action Plan which is Appendix 7.4 of the Environmental Statement . As part of these measures, there are further aims to ensure that there is no net loss of habitat and to design a mosaic of different habitat types including species-rich grasslands, linear wetlands, woodlands, trees, gardens, standing open water and enhanced ecological routes along the waterways. The Proposed Development sets out to enhance the natural watercourse, Washpit Brook, and applies a sustainable approach to urban drainage. By putting water at the forefront of landscape design several measures have been taken which adhere to planning policy, by ensuring that sustainable flood risk mitigation measures have been undertaken (AAP Policies (NW1, NW2, NW4, NW23, NW24, NW25) and Local Plan Policies (3/2, 3/ 4, 4/8, 9/3, 9/7)).

Hotel

- 3.151. The local centre in the Proposed Development will include a hotel (up to 130 rooms). Within the AAP reference is made as part of policy NW1: Vision, in paragraph 2.4, to the Applicant's aspirations for development at North West Cambridge for the period up to 2025 to include a Hotel.
- 3.152. This application is supported by a hotel needs case report setting out the reasoning and justification behind locating a hotel on the site.
- 3.153. There is an existing under-provision of hotel accommodation in the North West Cambridge quadrant. A hotel in the local centre will increase the vibrancy and activity in the local centre. The hotel will meet a latent University need for appropriately located and priced accommodation for visiting researchers and academics and help underpin the earliest most financially exposed stages of the Proposed Development.

Foodstore

- 3.154. A foodstore of 2,000sq.m. net trading floorspace is included within the local centre. AAP policy NW21: A Local Centre allows for a range of services and facilities, which may include a small supermarket.
- 3.155. The Government definition of a small supermarket within a local centre is for an upper limit of trading floorspace of 2,500 sq.m. (PPS4).
- 3.156. This application is accompanied by a Retail Impact Assessment setting out the rationale and justification for location of a supermarket on the Application Site. The provision of a supermarket is consistent with the Local Authority's Informal Planning Policy Guidance: Foodstore Provision in North West Cambridge.

Senior Living

- 3.157. A senior care facility is included within the local centre. The provision of the care facility will meet the AAP's aims of delivering a mixed and balanced community. A separate needs case accompanies this planning application to demonstrate the need for the care facility within the AAP site.
- 3.158. In addition, the population of Cambridge is steadily ageing and demographic modelling of future population trends shows that there will be a high proportion of residents over the age of 65, in the next five to ten years. The provision of senior living accommodation will help to ease the strain on existing senior living and care home facilities in Cambridge and the surrounds.

Faith Residential Provision

- 3.159. The Proposed Development includes 500 sq.m. of residential floorspace (up to four dwellings) set aside solely for the use of faith groups. The provision of the Faith Residential units will meet the AAP's aims of delivering a mixed and balanced community. A separate needs case accompanies this planning application to demonstrate the need for the faith residential units within the AAP site.
- 3.160. Locating one or two units in the local centre in the first phase of the development is seen as a major contributor to community development and cohesion.

Housing Clusters

- 3.161. AAP Policy NW7 requires that affordable housing is intermingled with market housing in small groups or clusters. The accompanying Key Worker Housing Statement sets out the principles for delivery of the University's staff housing across the Application Site and also specifies the locational strategy for distribution of key worker housing.
- 3.162. The Proposed Development provides the Applicant with a unique opportunity to meet its specific staff recruitment needs whilst establishing a new University-oriented urban quarter of Cambridge. One of the Applicant's main objectives for the Proposed Development is meeting the short and medium term housing needs of its staff, and it has developed an allocations policy that seeks to prioritise these needs and ensure that the accommodation at North West Cambridge is designed to meet these needs.
- 3.163. The Proposed Development will deliver a mixed and balanced community by:
1. Ensuring a mix of uses
 2. Providing for a range of occupiers
 3. Creating a University Quarter
 4. Creating Neighbourhoods
 5. Achieving energy efficiencies
 6. Ensuring the Integrity of the University's Estate
 7. Eliminating Visual Differentiation
- 3.164. The Applicant's strategy for location of key worker housing directly responds to the likely occupiers and their needs, in particular recognising the different needs of occupiers not only in higher density, smaller flats but also lower density, larger houses.
- 3.165. The Proposed Development will be phased in such a way that each phase allows for equal or greater provision of key worker housing than market housing, when assessed cumulatively.

4. Summary and Conclusions

- 4.1. This Planning Statement has been prepared in support of the planning application submitted by the University of Cambridge for North West Cambridge.
- 4.2. The Proposed Development is in accordance with the Draft National Planning Policy Framework and aligns with the presumption in favour of sustainable development which states that local planning authorities should plan positively for new development, and approve all individual proposals wherever possible and approve development proposals that accord with statutory plans without delay.
- 4.3. The Proposed Development is also in accordance with current national, strategic and local planning policy objectives, including the North West Cambridge AAP which provides policy support for land within the Proposed Development site to be released from the Green Belt in order to meet the Applicant's established long term development needs. This release of land has helped towards meeting the aspirations for the creation of a high quality urban extension to Cambridge and meeting the Applicant's future needs for accommodation for its staff and students and research space. The Proposed Development is justified in the context of the overall objectives of the scheme, policy intent and mitigation proposed. These University needs will be met as part of a mixed use scheme, including market housing and social and community facilities to meet the needs of the anticipated population.
- 4.4. The Proposed Development has been through an extensive public and stakeholder consultation process and the proposals have developed since 2002 to respond to issues raised in these consultation events. This has ensured stakeholder engagement at all levels and all tiers of Local and Regional government. This collaborative approach to plan making, is fully supported and encouraged by the Government, as part of PPS12. The overarching objective of the development remains the creation of a high quality, sustainable community. The Proposed Development will contribute to the ongoing growth of the University and will have a positive effect on the city of Cambridge.
- 4.5. The Proposed Development is an exemplar development critical to the delivery of the vision for the Cambridge sub region to develop further as a world leader in the fields of higher education and research, critical to the future development of the University. This will encourage substantial investment in Cambridge and help to recruit and retain the best staff and students from around the world, which is good for the Cambridge area and the wider UK economy.

Appendix 1: Glossary

Applicant	The University of Cambridge
Allotment	An allotment is a piece of land that can be rented for the production of fruit or vegetables for consumption by the allotment holder. Flowers may also be planted, although the primary focus of a site should be the cultivation of fruit and vegetables. Livestock, such as chickens or rabbits, may also be kept on some sites, subject to management agreement and any other necessary consents.
AOD	Levels in metres Above Ordnance Datum.
Area Action Plan	Local Development Document setting out policy and proposals for specific areas. See Planning and Compulsory Purchase Act 2004 and its supporting guidance and regulatory documents. See also North West Cambridge Area Action Plan.
Assessment Periods	Periods identified for the assessment of the environmental and transport effects of the project as set out in the Environmental Statement and Transport Assessment respectively.
Biodiversity	Encompasses all aspects of biological diversity, especially including species richness, ecosystem complexity and genetic variation.
Biodiversity Action Plan	A plan that sets objectives and measurable targets for the conservation of biodiversity.
BREEAM	BREEAM is an acronym for the Building Research Establishment's Environmental Assessment Method. This is a set of standards for measuring the environmental performance of a range of new and existing building types. It covers energy and water performance, construction materials, waste, ecology, pollution and health. Under this scheme, buildings that meet the standards are rated either 'pass', 'good', 'very good' or 'excellent'.
Cambridge Local Plan	The Cambridge Local Plan sets out policies and proposals for future development and land use to 2016; the Plan will be a material consideration when making planning applications but is supplemented by the NWC Area Action Plan.
Cambridge University and College Key Workers	Staff employed by Cambridge University and its Colleges which the University accept as a priority for housing having regard to their level of housing need and their contribution to the functioning and success of the University and its Colleges. This could also include staff employed by other organisations whose presence in Cambridge is directly related to the presence of the University such as the Medical Research Council and other research facilities.
Carbon Reduction Strategy	A document accompanying the planning application, setting out the proposed approach to carbon mitigation for the Proposed Development.

Climate Change Adaptation	The ability to respond and adjust to actual or potential impacts of climate change in ways that moderate harm or take advantage of any positive opportunities that the climate may afford.
Code for Sustainable Homes	Developed to enable a step change in sustainable building practice. It is intended as a single national standard to guide industry in the design and construction of sustainable homes. There are six levels of the Code, with level 6 equating to a “zero carbon” homes. At each level there are minimum energy efficiency/carbon emissions and water efficiency standards.
Colleges	Colleges constituting part of Cambridge University. Each is an independent corporate body with its own governance, property and finance. There are 31 such Colleges. The Colleges appoint their staff and are responsible for selecting students, in accordance with University regulations. The teaching of undergraduates is shared between the Colleges and University departments. Degrees are awarded by the University. Academic staff, in some cases, hold dual appointments, one with the University and one with a College.
Combined Cooling and Heat Plant (CCHP)	A gas fired engine (comprising of biomass boilers) driving a generator to produce electricity which makes use of the bi-product of heat to produce hot water, and via absorption, cooling cold water.
Community Engagement Programme	The programme of community consultation events during the pre-application consultation process. The programme is outlined in the Statement of Community Involvement.
Conservation Area	Areas identified, which have 'special architectural or historic interest', which makes them worth protecting and improving.
Construction Environmental Management Plan (CEMP) Design, Access and Landscape Statement	Strategy setting out control measures to be adopted during the project construction period. The Design, Access and Landscape Statement which accompanies the North West Cambridge Planning Application and which sets out the design principles for the Proposed Development and parameters.
Development Parameters	Maximum and minimum dimensions or areas in which construction of buildings may occur.
Development Plan	The Development Plan for Cambridgeshire comprises of a number of documents as required by legislation. These are currently the Cambridgeshire & Peterborough Structure Plan, the Cambridgeshire and Peterborough Waste Local Plan, the Cambridgeshire Local Transport Plan, the Cambridge Local Plan and the South Cambridgeshire Local Plan. The Development Plan is prepared in accordance with the Town and Country Planning (Development Plan) (England) Regulations 1999 and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

Disabled Parking	Areas of parking to be made available for disabled persons.
District Heating Schemes	In district heating schemes more than one building or dwelling is heated from a central source. They have the advantage of reducing the amount of carbon dioxide entering the atmosphere and the additional benefit of reducing heating bills.
Environmental Impact Assessment (EIA)	The process of assessing the likely environmental effects of proposed projects and developments in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (2011 No. 1824)
Environmental Statement (ES)	The document which is submitted with the application and which sets out the findings of an Environmental Impact Assessment undertaken in accordance with the EIA Regulations.
Flood Risk Assessment	The assessment of the risk of flooding as set out in the Flood Risk Assessment document forming an appendix to the Environmental Statement.
Green Belt	A statutory designation made for the purposes of checking the unrestricted sprawl of large built-up areas, preventing neighbouring communities from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.
Green Infrastructure	Green infrastructure consists of multi-functional networks of protected open land, woodlands, wildlife habitat, parks, registered commons and villages and town greens, nature reserves, waterways and bodies of water, historic parks and gardens and historic landscapes. Different aspects of green infrastructure provide recreational and/or cultural experiences, whilst supporting and enhancing biodiversity and geodiversity, enhancing air and/or water quality and enriching the quality of life of local communities.
Greenhouse Gas	A gas that 'traps' energy radiated by the earth within the atmosphere.
Grey-Water Recycling	The treatment and re-use of waste water that does not include highly contaminated water such as toilet water.
Health Impact Assessment	The Health Impact Assessment outlines the approach to establishing the health effects of the Proposed Development. The Health Impact Assessment judges the potential effects on the health of a population, and the distribution of those effects within the population.
Hotel Needs Case	See Needs Case
Key Worker Housing Statement	The Key Worker Housing Statement outlines planning policy relating to the provision of key worker housing and establishes the relationship to the University's needs. It also sets out the policy context that defines delivery of key worker housing in terms of overall supply, mix,

density and layout. The report also details the key worker characteristics that have influenced the Proposed Development.

Key Workers	See Cambridge University and College Key Workers
Localism Bill	The Localism Bill will ultimately devolve greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions.
Local Play Area	An area of children's play space with some small, low key games, including demonstrative play features (usually less than 100m ²).
Masterplan (Illustrative)	The preparation of the strategy and the scheme proposal needed to plan for the delivery of the Proposed Development setting out proposals for development areas, spaces, movement strategy and land use in three dimensions.
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.
Navigational Clearance	The distance between the water level and the underside of bridge waterway crossings and structures to allow movement of waterway traffic.
Needs Case	Sets out the rationale for specific uses within the Proposed Development, particularly when the proposed use is outside of the uses prescribed in the North West Cambridge Area Action Plan.
Neighbourhood Equipped Area for Play (NEAP)	An area of children's play space with 8 types of equipment, with opportunities for ball games and wheeled activities (usually less than 1000m ²).
NIAB	National Institute of Agricultural Botany
North West Cambridge Area Action Plan	The statutory development plan covering the area of the Application Site, jointly adopted by South Cambridgeshire District Council and Cambridge City Council in 2009. The Area Action Plan is up to date and is the central policy document in relation to this Proposed Development forming part of the Councils' Local Development Framework.
NPPF	The National Planning Policy Framework ("the NPPF") will set out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF will replace the current suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars with a single, streamlined document.
Parameter	Limits or boundaries setting out maximum and minimum dimensions or areas in which construction of buildings may occur.
Park and Ride (P & R)	A system where private motorists are encouraged to leave their car at an out of centre

Planning Condition	public car park and travel the rest of the way to their destination by public transport. Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Planning Authority before or during the construction.
Planning Obligation	A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.
Planning Statement	The document which sets out the background to the proposed development which describes the Proposed Development, the planning permissions sought at this time and provides an overview of how the proposals respond to the planning policy context.
Presumption in favour of sustainable Development	An approach that the Government could take to introducing a presumption in favour of sustainable development in the forthcoming NPPF. The presumption in favour of sustainable development encourages Local planning authorities to plan positively for new development, and approve all individual proposals wherever possible.
Public Arts Strategy	The Public Art Strategy sets out the proposed strategy for incorporating public art as part of the Proposed Development
Research establishments	Research establishments/institutions are taken to mean sui generis uses affiliated with one of the Universities, the Medical Research Council or Addenbrooke's Hospital, where there is a need for regular day-to-day contact or sharing of materials, staff and equipment.
Research & Development (R & D)	The investigation, design and development of an idea, concept, material, component, instrument, machine, product or process, up to and including production for testing (not mass production), where the work routine requires daily discussion and action on the part of laboratory and design staff.
Retail Impact Assessment	The Retail Impact Assessment specifically examines the appropriateness and implications of introducing convenience retail floorspace in the Proposed Development and assesses the proposal against the relevant tests of PPS4
Ridge and furrow	Refers to 'ridge and furrow' field systems.
Scheme for Assessment	The proposed development for which planning permission is sought and subject of the Environmental Impact Assessment and Transport Assessment
Section 106	See Planning Obligations .
Senior Care Needs Case	See Needs Case
Site of Special Scientific Interest (SSSI)	An area that, in the view of Natural England, is of particular interest because of its fauna, flora,

	<p>or geological or physiographic features. Once designated, the owner of the site is required to notify the relevant authorities and to obtain special permission before undertaking operations that would alter its characteristics. Designated under Section 28 of the Wildlife and Countryside Act 1981.</p>
Site Waste Management Plan	<p>The Site Waste Management Plan assesses the Proposed Development for its effectiveness in the management of waste. The Site Waste Management Plan assesses waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing.</p>
Statement of Community Involvement	<p>A statement accompanying the North West Cambridge planning application which describes the public consultation processes which have informed the Proposed Development, and sets out proposals for future public consultation.</p>
Statutory Consultation	<p>Compulsory consultation with the community, interested parties or key stakeholders which is required under a law, rule or regulation.</p>
Sustainability Statement	<p>The Sustainability Statement provides a summary of how the Proposed Development will deliver the requirements for sustainable development set for the Application Site.</p>
Sustainable Drainage Systems (SuDS)	<p>Development normally reduces the amount of water that can infiltrate into the ground and increases surface water run-off due to the amount of hard surfacing used. Sustainable drainage systems control surface water run off by mimicking natural drainage process through the use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways.</p>
Sustainable Resource and Waste Management Strategy	<p>The Sustainable Resource and Waste Management Strategy provides the basis for a sustainable resource management strategy and develops proposals for waste management during the construction and occupation phases of the development.</p>
Swale	<p>A natural depression or a shallow ditch to temporarily convey, store (i.e. take extra water volume in storm conditions) or filter run-off/ surface water. Swales can act as linear soakaways (the surface water may seep into the natural ground). The swale is generally lined with grass so it can be used to improve run-off quality by filtering suspended sediment and heavy metals within the surface drainage system.</p>
Transport Assessment (TA)	<p>The Transport Assessment sets out the current traffic and transport operations in the vicinity of the Site, including road, public transport, walk and cycle. It details the potential effects associated with changes to these networks during the site preparation period, the 2012 London Olympic and Paralympic Games. It then highlights the mitigation required to these networks during these phases, and in relation to</p>

the future Legacy Transformation and operation.

Travel Plan

Package of measures tailored to a particular site, aimed at promoting more sustainable travel choices (such as walking, cycling, public transport) and reducing car use. It may include initiatives such as car sharing schemes, provision of cycle facilities, improved bus services, and restricting or charging for car parking.

Traveller's Rest Pit

A site south of Huntingdon Road (north of Conduit Head Road); a declared SSSI.

University of Cambridge

The University of Cambridge is a common law corporation. It is a loose confederation of faculties, Colleges and other bodies. The University works with a relatively small central administration and with central governing and supervisory bodies consisting of and mainly elected by, the current academic personnel of the faculties and Colleges. There are over 100 departments, faculties and schools in which the academic and other staff of the University provide formal teaching (lectures, seminars and practical classes) and carry out research and scholarships. In relation to land and property, the University is distinct from the 31 colleges.

Use Class Order

The Town and Country Planning (Use Classes) Order 1987 (as amended 2005) established Use Classes, which is a system of categories referred to in the Local Plan.

Vehicular Access Points

A point where vehicles enter and leave the development and join the nearby road network.

ABBREVIATIONS

% ile	Percentile
µg/m ³	micrograms per cubic metre
AFA	Access for All
AOD	Above Ordnance Datum
AQS	Air Quality Strategy
BAP	Biodiversity Action Plan
BGS	British Geological Survey
BRE	The Building Research Establishment
BREEAM	The Building Research Establishment Environmental Assessment Methodology
CABE	Commission for Architecture and the Built Environment
CCHP	Combined Cooling and Heating Plant
CO ₂	Carbon Dioxide
CEMP	Construction Environmental Management Plan
DALS	Design, Access and Landscape Statement
dB	Decibel
dph	Dwellings per hectare
EA	Environment Agency
EH	English Heritage

EIA	Environmental Impact Assessment
EN	English Nature
CRS	Carbon Reduction Strategy
EPA	Environmental Protection Act
EPAQS	Expert Panel on Air Quality Standards
EQS	Environmental Quality Standard
ES	Environmental Statement
EU	European Union
FEH	Flood Estimation Handbook
FERA	Final Environmental Risk Assessment
FRNA	Faith Residential Needs Assessment
FRA	Flood Risk Assessment
GIS	Geographic Information Systems
GLVIA	Guidelines for Landscape and Visual Assessment
GPDO	Town and Country Planning (General Permitted Development Order) 1995 (as amended)
GQA	General Quality Assessment
ha	hectare(s)
HIA	Health Impact Assessment
HNA	Hotel Needs Assessment
IEEM	Institute of Ecology and Environmental Management
IFM	Indicative Flood Map
kHz	kilohertz
km	kilometre(s)
kph	kilometres per hour
KV	Kilovolts
LPA	Local Planning Authority
m	metres
m ²	square metre(s)
m ³	cubic metre(s)
mph	miles per hour
MW	megawatts
N/a or n/a	Not available or not applicable
NGO	Non-governmental Organisation
NO	Nitrous Oxide
OS	Ordnance Survey
PERA	Preliminary Environmental Risk Assessment
PM10	Particulates
ppb	parts per billion
PPG	Planning Policy Guidelines

PPS	Planning Policy Statements
PS	Planning Statement
S106	Section 106 of the Town and Country Planning Act 1990 (as amended)
SCI	Statement of Community Involvement
Sec	second(s)
SPG	Supplementary Planning Guidance
sqm	Square metres
SS	Sustainability Statement
SSSI	Site of Special Scientific Interest
SUD	Sustainable Urban Drainage
TA	Transport Assessment
TS	Transport Statement
u/ha	Units per Hectare
SWMP	Site Waste Management Plan
SRWMS	Sustainable Resource and Waste Management Strategy
KWH	Key Worker Housing
RIA	Retail Impact Assessment

Appendix 2: Matters to be Addressed in the Section 106 Agreement

1. Affordable Housing for University and College Staff
2. Sports and Open Land
 - Sports pitches
 - Changing facilities and associated parking
 - Children's play areas
 - Allotments
 - Informal open land and open land provision
 - Swimming pool contribution
 - Management and maintenance of open space
3. Ecology
 - Provision of on site biodiversity and ecological measures
 - Off site contributions to biodiversity and ecological measures
4. Access to Countryside
 - Contributions to improvements to offsite footpaths and M11 underpass upgrade
5. Community Infrastructure
 - Community centre
 - Dance studio/sports suite
 - Health facility
 - Police touchdown facility
 - Library fit out contribution
6. Education
 - Contribution to Children's centre
 - Primary school with early years provision
 - Contribution to secondary school provision
7. Waste
 - Contribution to off site waste recycling centre
 - On site household recycling centres and waste provision infrastructure

8. Public art

- Public Art provision in line with Public Art Strategy

9. Community capacity building

- Community and sports officers

10. Monitoring

- Monitoring activities , including air quality monitoring

11. Transport

- North West Cambridge travel plan measures
- Public Bus transport contributions
- A range of on and off site measures to secure transport and connectivity measures and improvements, including works to improve the provision for cyclists and pedestrians and the measures to increase capacity / mitigate the impact of development on Huntingdon and Madingley Roads
- University site-wide travel plan measures

Notes:

- (i) The above list is intended to be a brief summary of the range of topics envisaged by the Applicant at the time of submission as appropriate to be addressed within a Section 106 Agreement. This list is based on ongoing discussions with the local planning authorities.
- (ii) The above list of matters to be addressed in the legal agreement is subject to discussion with the Local Planning Authorities and other appropriate bodies and organisations in the context of processing of the application.
- (iii) Further discussions will be required with the local planning authorities regarding the extent to which the above matters (and other matters) are addressed by way of a Section 106 obligations or conditions to be attached to a planning permission.