

**South Cambridgeshire District Council, Sustainable Communities and Wellbeing Team.**

<b>Reference number:</b>	22/02771/OUT
<b>Application type:</b>	Hybrid application
<b>Proposal:</b>	<p>A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.</p> <p>b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.   Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire</p>
<b>Site Address:</b>	Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire

<b>Growth Development Officer:</b>	Ryan Coetsee
<b>Case officer:</b>	Fiona Bradley
<b>Date:</b>	31 August 2022

Thank you for providing the opportunity to comment on the above application. We have noted that it is a hybrid application; our comments relate to, in the most part, the outline application and specifically to the residential element.

Officers in the Sustainable Communities and Wellbeing Team have made the following comments:

### **Population calculation**

The proposed Northeast Cambridge Area Action Plan (AAP) suggests a population multiplier of 1.95 for the purposes of calculating facility and service provision. You have estimated a population of 678 people which equates to a population multiplier of circa 1.60 people per home. This is less than the proposed AAP and significantly less than either of the respective local plans. This does not result in an under provision of open space and outdoor sports facilities but will result in an under-provision of formal and informal children's play space as well as allotments and community orchards.

### **Open Space**

A management and maintenance strategy will be required to demonstrate the long-term effective management of the wild park and public realm – to include governance arrangements. We would request that this includes the details of the long-term management of the public realm as well as an explanation of how service charges will be calculated, and best value obtained for *residents*.

A cascade mechanism should be included in the section 106 agreement, which may look to include a temporary custodian after which this community asset could be handed over to an alternative body for example, an emerging parish council.

We would like to see facilities to support the wild park in line with policy SC/4. A building to house toilets and more seating throughout the park to support congregation of residents and local employees. The application predicts employment opportunities for 4300 people, who will no doubt use the park before, during and after work.

As described above under “population calculation”, there will be an under provision of allotments due to a lower population multiplier being used. Based on 1.95 people per home, allotment provision should be circa 0.33 hectares. An allotment allocations policy will be required which should be agreed with SCDC.

### **Commuted maintenance payments**

Developers are required to contribute towards the initial burden of maintaining outdoor play space and open space created to meet the needs of the development. This is required for a period of 10 years, the payments will be indexed linked, the level of contribution is £70.20 per person per year (2008 prices) indexed linked (Building Cost All-in Tender Price Index) to 1<sup>st</sup> quarter of financial year 2008 as set out in the Open Space SPD (2009).

### **Play space**

Based on the population multiplier there is an under-provision. Only suggesting provision of 1 LAP and 1 LEAP.

### **Outdoor sport**

It is noted that the applicant will contribute towards off-site provision. Some consistency is needed with the population multipliers as the figures submitted by Sport England use circa 2.5 people per home. We look forward to working with Sport England and the applicant in including this within the draft heads of terms.

### **Indoor sport**

There is a significant under-provision of swimming in Greater Cambridge as identified by Cambridge City Council and South Cambridgeshire District Council

Indoor Sports Facility Strategy (2016). Again, we will work towards the inclusion of this contribution within the heads of terms.

### **Burial space**

As per Local Plan Policy SC/4 provision should be made for burials as the development will generate a need. A Burial Strategy will be required – since provision will not be made on site, the strategy should indicate where off-site provision will be delivered, and an appropriate off-site contribution secured.

### **Faith Space**

Neither land nor internal floor space is offered by the applicant to support the needs of faith groups, as required by Local Plan Policy SC/4: Meeting Community Needs. A study undertaken in 2008 by Cambridgeshire Horizons – Facilities for Faith Communities in New Developments in the Cambridge Sub-Region – recommends securing 0.5ha of free, or heavily discounted land per 3000 homes, which equates to circa 708sqm for this application.

Actual provision could be in the form of land or buildings depending on the built form of the development and the known requirements of faith groups. Alternatively, the size of the community facility could be increased to accommodate this, or a contribution could be made to increase the *quality* of the community facility to allow for a more flexible space ie room dividers/partitions.

It could be viewed either as provision in kind or as a financial contribution to support the provision of facilities which must be directly related to the proposed development but need not necessarily be within it. Land or space secured through policy SC/4 must be allocated in a fair, transparent, and reproducible way. The Allocation Policy for the distribution of faith/community land in the new community of Northstowe was approved (04 March 2020 - Cabinet) and can be applied across all growth sites.

### **Small grants scheme (community chest)**

A contribution, to be agreed, will be required for a Community Fund for the payment of grants to community or local groups supporting residents of the new development. The specific projects to be awarded grants will be determined and approved by the Councils in liaison with the owners.

### **Community space**

We welcome the mix of amenity provision brought forward as part of the BTR element. We would like to see these facilities made accessible to all residents and confirmation of these arrangements (cost and access) to be documented and included in the heads of terms.

We welcome the range of meanwhile uses proposed, but also ask that some internal community space and a café be made available for baby groups, yoga clubs, sports groups to meet formally and informally. With such a small, isolated community, it is important that [covered] space is provided for people to gather and for relationships to grow organically, thereby promoting social cohesion. This needs to be ready for the very first residents. We would like to see, as part of the phasing plan, what retail uses are proposed to be present for the first residents.

### **Community development**

Much research into new communities has established clear links between loneliness, poor mental health, and antisocial behaviours when there is a lack of community cohesion and social networks. Moving may isolate people from their normal support networks making them more vulnerable to everyday stresses and strains, which can be a greater challenge when there are no established social networks into which new residents can readily slot.

A community development strategy will be required to outline the approach to be taken. Multiple models are used across strategic sites within the district, and it is vital that the right model is adopted to maximise the support for the community here. This new community will be especially isolated being one of the first in the North East Cambridge development.

A Community Support Contribution will be sought on an instalment basis. This is for the purpose of employing engaging and /or retaining (which for the avoidance of doubt shall include the salaries and associated costs of employment and engagement) for a relevant period (to be determined) any or all the following, community workers, youth workers and sports workers.

**Strategies required:**

Governance strategy

Management and Maintenance Strategy

Allotments Strategy

Community Development Strategy