

Darwin Green: Phases Two and Three Development Site, Cambridge Road, Impington, Cambridgeshire (Planning Ref. 22/02528/OUT)

To: Environment and Green Investment Committee

Meeting Date: 8th September 2022

From: Steve Cox - Executive Director, Place and Sustainability

Electoral division(s): Histon and Impington, Bar Hill, Arbury, and Castle.

Key decision: No

Forward Plan ref: N/A

Outcome: The Committee will consider and endorse the County Council's response to the Darwin Green 2/3 planning application

Recommendation: The committee is requested to: -

- a) Endorse the consultation response to the Darwin Green 2/3 planning application as set out in Appendix 1: and
- b) Delegate to the Executive Director (Place and Sustainability) in consultation with the Chair and Vice Chair of the Committee the authority to make minor changes to the response.

Officer contact:

Name: Colum Fitzsimons
Post: Development and Policy Manager
Email: colum.fitzsimons@cambridgeshire.gov.uk
Tel: 07833 237194

Member contacts:

Names: Councillor Lorna Dupre
Post: Chair
Email: lorna@lornadupre.org.uk
Tel: 07930 337596

Names: Councillor Nick Gay
Post: Vice Chair
Email: nick.gay@cambridgeshire.gov.uk
Tel: 07833 580957

1. Background

- 1.1 South Cambridgeshire District Council (SCDC) has allocated land (approximately 80 hectares) for Darwin Green 2/3 in The South Cambridgeshire Local Plan (2018) - under Policy SS/2 as a Major Development Site. This allocation, together with an area of Green Belt in the far northern and western edges, will provide for up to 1,000 dwellings and is formed from several landholdings. The development forms part of the north-west quadrant which also includes Darwin Green 1 (1,593 dwellings) which received planning permission in December 2013, and Eddington (3,000 dwellings) which is being constructed on land opposite the site off Huntingdon Road. Collectively, all three developments were comprehensively planned to secure and deliver major infrastructure from the early stages.
- 1.2 Over several years the applicant (Barratt David Wilson Homes and the Cambridge North West Consortium of land owners) has consulted with and held pre-application discussions with key stakeholders to shape their emerging plans and eventual planning application. These conversations included, but were not limited to, key County Council services such as Education, Highways and Transport Assessment. The applicant's site does not include any land owned by the County Council.
- 1.3 The masterplan for the site has been reviewed by the Cambridgeshire Design Quality Panel to encourage improvements in the final design.
- 1.4 On 31st May 2022, the County Council was formally consulted on the submitted Hybrid planning application, LPA reference 22/02528/OUT, comprising:

"Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works; and Full planning permission for relocation of drainage pond permitted under reference S/0001/07/F"
- 1.5 Appendix 1 sets out the technical response made by Officers, in the Council's role as a statutory and non-statutory consultee on the various impacts of the proposed development on County Council services/infrastructure and what mitigation is required. This will help to inform further negotiations with the applicant and the Local Planning Authority's determination of the planning application. Comments submitted were stated as subject to endorsement by this committee, and any further comments committee may have will be made available to the applicant and local planning authority.
- 1.6 Since the submission of officer comments, discussions will have continued, and any significant changes will be reported verbally to committee.

2. Main Issues

- 2.1 Set out below is a summary of the salient issues as they affect relevant County Council service areas. Further detail is set out in Appendix 1, which is the technical submission made by Officers to South Cambridgeshire District Council in response to their consultation on the planning application.

Archaeology

- 2.2 The Historic Environment team have raised no objection to the development and advised on the proposed mitigations and characterisation of the archaeological evidence amassed so far from the site. Archaeological planning conditions are recommended to secure a Written Scheme of Investigation for heritage and Built Assets.

Digital Infrastructure

- 2.3 Connecting Cambridgeshire note that the applicant intend to install Fibre to the Premise (FTTP) with Openreach which will meet the connectivity requirements. Further details and plans of the layout of the fibre ducting within the development will be required, in due course, before confirmation of the suitability of the broadband infrastructure by Council officers.

Education

- 2.4 Officers have held several meetings with the applicant to establish the requirements for an on-site primary school and on-site secondary school (serving this development and the wider north-west quadrant). A commercially led nursery school is encouraged in addition to the early years provision at the primary school as well as a contribution towards the Children's Centre at the Darwin Green Primary School. Special Educational Needs and Disability (SEND) provision will be provided at the new primary school. The schools will be constructed by the Council and details of costs and triggers will be agreed in a Section 106 agreement. A Community Use Agreement will be pursued to ensure wider sporting/health benefits accrue to the emerging community and additional contributions secured to ensure this is funded by the developer. The design of the schools will be reviewed by the Cambridgeshire Design Quality Panel.

Floods and Water

- 2.5 As the Lead Local Flood Authority (LLFA), officers recognise that the current application supplies details for the key principles of the proposed surface water drainage strategy. However, further details in respect of the drainage strategy will require clarification before this aspect of the development is fully agreed. Whilst there is no objection to the proposed relocation of the drainage pond in principle further information is required before this scheme can be agreed.

Library and Lifelong Learning

- 2.6 The development will accommodate around 2,500 residents who will make an impact on the existing library service. This will be mitigated through a financial contribution to the new library on Darwin Green 1. The S106 agreement will include provision to secure a financial contribution towards this project, through a proportionate contribution towards fit-out costs.

Public Health

- 2.7 Several comments and recommendations have been made on transport related matters, alongside the development and implementation of measures in the Health Impact Assessment.

Strategic Waste

- 2.8 The development will impose pressure on the existing Household Recycling Centre (HRC) facility in Milton, to process any qualifying waste generated from this development. The County Council as the Waste Disposal Authority currently has a project underway to upgrade this HRC facility and make it a permanent site (rather than a temporary one linked to the life of the landfill), so appropriate S106 contributions would be sought towards the additional strategic waste provision required.

Transport

- 2.9 The Transport Assessment Team would request that this application is not determined at this point and raise a 'Holding Objection' until such time as a revised Transport Assessment/Addendum and Travel Plan are submitted to address the issues raised in Appendix 1.

Think Communities

- 2.10 Overall new communities and growth sites will enhance the economy of the County, but this does not necessarily mean any financial easing for the local authority. Growth sites are known to have a higher cost per population head than other sites. Until established, which can be in the region of a 15-year period, a new community places increased financial pressures on Cambridgeshire County Council and other public sector authorities. Officers will secure various measures to mitigate this impact through programmes such as Kickstart and support officer posts, which should be secured through the Section 106 agreement.

3. Alignment with corporate priorities

3.1 Environment and Sustainability

The scheme has been subject to a Full Environmental Assessment and also addresses a suite of local plan policies as they relate to this theme.

3.2 Health and Care

A Health Impact Assessment has been provided as part of the planning application and financial contributions are being sought towards programmes and services to support the emerging community and their needs.

3.3 Places and Communities

The development will include measures to foster community, both on site and at the neighbouring Darwin Green 1 development to include a community centre, sports facilities and a library. The scheme has been reviewed by the Cambridgeshire Quality Panel.

3.4 Children and Young People

New early years/nursery, primary and secondary school infrastructure is sought, including provision for SEND and towards the Children's Centre.

3.5 Transport

Discussions are on-going to secure the transport measures necessary to ensure this will be a sustainable transport scheme that promotes walking and cycling whilst reducing the demand for motorised vehicle trips.

4. Significant Implications

4.1 Resource Implications

Developer contributions will be secured for financial payments and/or provision in kind to ensure the development mitigates its impact.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category.

4.3 Statutory, Legal and Risk Implications

All contributions and obligations will be secured through the Section 106 agreement, which will be binding on the applicant and County Council and will be required to comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

4.4 Equality and Diversity Implications

There are no significant implications within this category. None of the proposals in the planning application impact on the 9 Protected Characteristics under the Equalities Act 2010. The development will provide affordable housing and local employment that will have a positive impact on addressing the Council's additional characteristic of "Deprivation".

4.5 Engagement and Communications Implications

There are no significant implications within this category. The applicant held public consultation events and attended the relevant Community Forum.

4.6 Localism and Local Member Involvement

There are no significant implications within this category. Members have been made aware of the planning application.

4.7 Public Health Implications

There are no significant implications within this category. A health Impact assessment has been submitted with the planning application and comments made as summarised in paragraph 2.7 above and appendix 1.

4.8 Environment and Climate Change Implications on Priority Areas

There are no significant implications within this category. Environment and Climate impacts have been assessed as part of the planning application submission, and officers have commented, where appropriate, in their responses in Appendix 1.

4.8.1 Implication 1: Energy efficient, low carbon buildings.

Positive Status:

Explanation: Development will be policy compliant and seek to be as energy efficient and low carbon where possible.

4.8.2 Implication 2: Low carbon transport.

Neutral Status:

Explanation: whilst the development will generate new trips, measures to encourage walking, cycling and public transport use are promoted.

4.8.3 Implication 3: Green spaces, peatland, afforestation, habitats and land management.

Positive Status:

Explanation: The development promotes access to Green Belt and new green spaces through provision of a country park.

4.8.4 Implication 4: Waste Management and Tackling Plastic Pollution.

Positive Status:

Explanation: The application includes a Waste Management Plan to positively plan waste management and a financial contribution is sought towards increase Household Recycling centre capacity.

4.8.5 Implication 5: Water use, availability, and management:

Neutral Status:

Explanation: The development is planned on a nil detriment approach to water management, although final details are to be agreed.

4.8.6 Implication 6: Air Pollution.

Neutral Status:

Explanation: Measures are proposed to ensure the development meets air pollution requirements.

4.8.7 Implication 7: Resilience of our services and infrastructure and supporting vulnerable people to cope with climate change.

Neutral Status:

Explanation: Measures in the design process to consider over-heating and climate impacts have been discussed, and these need to be demonstrated in the reserved matters applications as they come forward.

Have the resource implications been cleared by Finance? Yes

Name of Financial Officer: Sarah Heywood

Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the Head of Procurement? Yes

Name of Officer: Clare Ellis

Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or LGSS Law? Yes

Name of Legal Officer: Fiona McMillan

Have the equality and diversity implications been cleared by your Service Contact? Yes

Name of Officer: Elsa Evans with Tim Watkins

Have any engagement and communication implications been cleared by Communications? Yes

Name of Officer: Sarah Silk

Have any localism and Local Member involvement issues been cleared by your Service Contact? Yes

Name of Officer: Emma Fitch

Have any Public Health implications been cleared by Public Health? Yes

Name of Officer: Iain Green for Kate Parker

5. Source documents guidance

5.1 Source documents

This report and officer assessment is based on the outline planning application as submitted to the local planning authority.

5.2 Location

All plans and documents relating to this application can be viewed by clicking on the below link (or alternatively by manually entering the planning application number (22/02528/OUT) in the search box of the planning applications page at the Great Cambridge Shared Planning website, using the below address).

<https://applications.greatercambridgeplanning.org>

Appendix 1 – Submitted Technical Officer Response

Cambridgeshire County Council Strategic Planning Site – Darwin Green 2/3 Officer Comments

This is a technical, officer response to a Hybrid planning application comprising: Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition, and infrastructure works under reference 22/02528/OUT; and Full planning permission for relocation of drainage pond permitted under reference S/0001/07/F

These comments are subject to endorsement by the County Council's Environment and Green Investment Committee, planned for 8th September 2022, and therefore due to timing, it has not been possible to approve these comments ahead of submission.

Some council services may have responded directly to the Greater Cambridge Shared Planning Service (GCSPS), and therefore some comments are replicated for completeness. This response includes responses from the following council services: - Digital Infrastructure, Education, Floods and Water, Library and Lifelong Learning, Public Health, Strategic Waste, Transport Assessment and Think Communities.

Summary

Officers note this development is broadly consistent with the policies and strategies of the County Council, although there are some matters that require further consideration or detail before they are considered fully acceptable. These matters are highlighted below.

The planning application comes forward as a response to Policy SS/2 of the South Cambridgeshire Local Plan (2018). Pre-application discussions have taken place with various officers to inform the outline planning application and ensure that where possible it accords with the requirements of the County Council's service needs.

South Cambridgeshire District Council is the local planning authority, and these comments are intended to advise the planning officer and planning committee on the County Council's position.

Any outline planning permission issued must be subject to the signing of a S106 Agreement of which the County Council must be a party and signatory to, with the County Council's reasonable legal fees met in full by the developer.

Any financial viability matters that the development proposals have, which may reduce the level of developer contributions, must be fully evidenced, justified, and noted with the County Council. This might affect the Council's proposed mitigation project.

Archaeology

The site is located in a landscape of high archaeological significance to the north-west of the historic City of Cambridge. Known archaeological sites and extensive fieldwork in advance of previous developments in this landscape have revealed an intensively settled and managed landscape throughout the later prehistoric and Roman periods. Features include: the Iron Age ringwork Arbury Camp to the east; Iron and Roman settlement, a Roman cemetery and probable temple identified at Darwin Green Phase 1 to the south-east; a Bronze Age enclosure and extensive Roman settlement at the Eddington development to the south; Roman and Early to Middle Saxon cemeteries alongside the route of the major Roman road at Girton College to the south-west.

The site has been subject to an archaeological evaluation, including geophysical survey and trial trenching. The evaluation has identified non designated heritage assets of archaeological interest including: four concentrations of Middle to Late Iron Age activity; a late Iron Age enclosure interpreted as a livestock management feature; an area of dispersed Iron Age and Roman activity; field systems and associated agricultural features of Roman date. Extant and built heritage assets include an area of medieval ridge and furrow and the post medieval Impington and Woodhouse Farms.

These heritage assets are described in the Environmental Statement, with an assessment of significance, description of impacts and proposals for mitigation.

Significance

Assessment of the significance of the identified non designated heritage assets of archaeological interest should be considered with a degree of caution. With particular reference to Zone VI, dispersed prehistoric activity is generally unresponsive to geophysical survey, and its extent and intensity can be difficult to determine in trial trenching. Furthermore, all aspects of the Iron Age landscape identified by the evaluation form part of a broader landscape, elements of which have

also been recorded in the Darwin Green excavations to the East. No part of this extensive and intensive landscape should be considered in isolation and all parts should be considered as of at least medium significance.

Assessment of the built heritage assets within the site suggests a 19th century date, based on 19th century map regression. This does not necessarily indicate a 19th century origin for these assets. Impington Farmhouse in particular may have earlier origins and these assets would benefit from a more detailed assessment by a built heritage specialist. Built heritage would therefore be better assessed as low to medium significance.

Impacts

Officers agree with the Environmental Statement over the impacts on HA1 – HA3.

Impacts on HA4 are described as moderate. However, construction impacts will clearly result in the loss of the greater part of this asset and any residual survival would have little or no significance post construction. The impact should therefore be considered as major significance without mitigation.

As part of the broader Iron Age landscape, impacts on HA5 should be considered as of major significance without mitigation, considering the greater level of importance which should be attributed to this asset.

HA6 – it is not currently possible to assess impacts on this asset without further information on the extent of below ground disturbance which will be caused by construction of the Country Park.

HA7 – Construction of the school, including playing fields, is likely to cause substantial disturbance to this asset resulting in a major loss of significance. The asset itself is a feature relating to significant changes to agricultural practices and land management in the Iron Age – Roman transitional period and should be considered as of moderate significance.

HA8 – The surviving ridge and furrow earthworks in the northeast of the site, considered to be of moderate importance would benefit from protection and incorporation within the Country Park as a feature of interest relating to the medieval landscape, contributing to the historic character of the development.

HA9 and HA10 – The impacts on these non-designated heritage assets, resulting in complete loss, should be considered as medium.

Mitigation

We agree that the level of significance of the archaeological remains within the Site is not sufficient to prevent development or to necessitate design measures which retain the heritage assets. However, it appears that the illustrative master plan was not designed with a view to retaining heritage assets. Consequently, officers cannot consider preservation in situ to be appropriate where construction will result in major impacts on the significance of the asset. As a minimum, archaeological excavation will need to include the areas of assets HA1, HA2, HA3, HA4 and HA5 and should consider the interrelationship of the sites in order to fully realise the potential of this landscape. A phased approach to excavation may be appropriate as outlined in section 8.111 of the Environmental Statement.

Impacts, and therefore mitigation, for the remaining archaeological assets within the Country Park area will require further consideration following detailed design, in accordance with paragraph 8.112.

Officers agree that a programme of historic building recording will be appropriate to mitigate the loss of the built heritage assets, which should be secured through a specific planning condition.

Officers recommend inclusion of the following conditions if planning permission is granted.

Heritage Assets of Archaeological Interest

No demolition/development shall commence until the applicant has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) *the statement of significance and research objectives;*
- b) *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) *The timetable for the field investigation as part of the development programme;*
- d) *The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material*

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that before any demolition and or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented before development commences in accordance with Policy NH/14 of the South Cambridgeshire Local Plan.

Built Heritage Assets

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological historic building recording that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;*
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) The timetable for the field investigation as part of the development programme;*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

The Library Service

This development will approximately accommodate around 2500 residents. As part of the wider development of the north-west quadrant of Cambridge it was agreed that a new library would be provided on the DG1 development, to service DG1, DG2/3, Eddington, and existing residents.

The core or shell library building is being provided by DG1, with the library fit-out costs to be shared across the above-named parties on a proportional basis, equating to a contribution of £54,400.

The S106 Agreement will capture the detail of this requirement.

Digital Infrastructure

Connecting Cambridgeshire note that the applicant intends to install Fibre to the Premise (FTTP) with Openreach which will meet the connectivity requirements. Further details and plans of the layout of the fibre ducting within the development will be required, in due course, before confirmation of the suitability of the broadband infrastructure by council officers.

Education

Location of the schools

The Design and Access statement (D&AS) refers to the possibility of the secondary school being located “elsewhere in northwest Cambridge”. The secondary school is being built specifically to serve the developments of Eddington and Darwin Green 1, 2 and 3, and its location has been agreed in principle for some time. Relocating the school is not necessary. The Council is also planning to expand North Cambridge Academy, to serve existing need, so relocating Darwin Green secondary school could compromise these plans.

Land for the schools

Part 7 of the D&AS says the space allocated for the schools– 2.5Ha for the secondary school and 1.3Ha for primary school (With 5Ha for playing fields as part of the country park). These totals match the S106 requirements for the NIAB site (2.3 for PPRI, 6.5 for SEC). For the avoidance of doubt, it is essential that each school playing field matches the space and must not be allocated as part of the country park. The Council would object to any inclusion of school playing fields as Country Park.

Timing of the schools

Page 11 of part 10 of the D&AS mentions bringing the delivery of the secondary school forward in the development's timetable, if possible. This is currently set for a site handover at 450 occupations. Opening the secondary school earlier could risk upsetting the existing balance of provision, as there may not be a sufficient community to sustain it, and it may draw pupils from existing schools. An earlier opening is not currently supported.

It is recognised that a review mechanism may be required for the primary school, to ensure that the child yield is agreed and that the new school is required as envisaged.

Children's Centre

A proportionate contribution towards the Children and Family Centre is requested, however, the Council is seeking some flexibility over the use of the centre, albeit retaining its primary purposes as before, to reflect changing requirements since the infrastructure was first agreed for DG1 and Eddington.

Early Years provision

It is the Council's policy that new build primary schools include purpose-built facilities on site for children of pre-school age. This was the case with the primary school site for the DG1 development and there is no reason to move away from this for the DG2/3 development, particularly in light of the existing shortage of Early Years education and childcare places across the North of Cambridge City. It is recommended that a separate plot be available to allow for the provision of a nursery, which would come forward on a commercial basis. The Council can assist with wording for the S106 agreement that sets out how this could be secured, timescales for delivery and retention, and restriction on the land use if this does not come forward.

SEND provision

It is the Council's policy that all new build mainstream schools include suitable provision to meet the requirements of pupils with special educational needs and disabilities (SEND). A contribution

towards provision on-site rather than towards an off-site dedicated special school is requested, to be provided at the proposed primary school.

Post-16 Provision

The Council will not be seeking a contribution towards post-16 education. There are currently three post-16 provisions, two further education colleges and a number of secondary schools who operate their own sixth form.

Community access issues

Page 36, Part 5, of the D&AS says that sports pitches are to be available to the community outside of school hours. This is agreed in principle but must be subject to a suitable access agreement.

Additionally, Part 7, page 10, says that says the developers will be reliant on the schools for sports provision. This is also acceptable subject to the developers agreeing that they will meet the cost of any facilities (or enhanced specifications) they may want for public use that would not normally be provided for school use.

General design / Location issues

The boundary for sports fields appears uneven and will need to be fenced for security reasons, alongside what looks like a public cycle path. It is requested that the school sites should not be used for compound purposes ahead of transfer to ensure the sites remain free from compaction and any potential pollutants.

Costs

The primary school is costed at c.£13,640K (2Q22), inclusive of the SEND room, details to be confirmed within a S106 Agreement. A proportional cost towards the secondary school is required, on the same basis as agreed for DG1 and Eddington. A contribution towards set up costs for the new schools is also requested, where appropriate.

Triggers

Details of triggers for contributions and land transfers as well of specifications for the school sites to be included as part of the S106 Agreement.

Floods and Water (summary of key points)

Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open

space and landscaped areas, associated engineering, demolition, and infrastructure works.

The appendices of the Drainage Strategy do not appear to have been uploaded to the public portal therefore we are unable to comment fully. From the information provided we would make the following comments:

1. The drainage document suggests the '*majority*' of ditches and award drains will be maintained as part of the development. We require confirmation of which ditches/drains will not be maintained along with an assessment to demonstrate there will be no increased risk as a result of their removal. Please note that the removal/amendment of any award drains will require an application to be made to Defra to amend primary legislation. The removal of any non-award drains/ditches will require prior written consent of the Lead Local Flood Authority (LLFA) under the Land Drainage Act 1991.
2. It is proposed to have a partially pumped drainage network and pump failure modelling has been undertaken. This shows some flooding of up to 300 mm in a failure event which extends beyond the redline boundary of the application. Any flooding must be contained onsite and must not cause an increased risk of flooding offsite.

Officers will provide additional comments when in receipt of all appendices.

Full planning permission for relocation of drainage pond permitted under reference S/0001/07/F

Whilst we have no objection in principle to the relocation of the pond, we do require some additional information. The calculations demonstrate the flows leaving the pond into the awarded watercourse will be restricted to 78 l/s which is in line with what was previously approved as part of application S/0001/07/F. It represents a reduction in flows compared to the greenfield 1 in 1 year event which is equivalent to approximately 118 l/s. There will however be some flooding in the 1 in 100 years plus climate change rainfall event at various points across the network. We require demonstration that these flows can be managed safely in accordance with the adopted Flood and Water Supplementary Planning Document.

Further, reference is made to sections of award drains that will need to be regraded. This work would need prior written consent of the LLFA under the Land Drainage Act 1991 as well as South Cambridgeshire District Council under their drainage byelaws.

Public health

The Public Health response relates to the:

- Transport Assessment,
- Travel Plan
- Rapid Health Impact Assessment
- Air Quality control measures report
- Environmental Statement

Transport Assessment (Vol 1)

- Cycling surveys (Para: 3.2.21) were carried out in July 2021 when many people had not returned to previous employment post Covid and as a result may not reflect the full extent of cycling or the impact of homeworking? (The survey shows of over 1,000 two-way flows with almost 200 in the 8-9am peak on B1049, By comparison only 4 east to west journeys). These first may well have increased by Spring 2022 and consequently the proposed new cycling infrastructure is appreciated.
- Public Health welcome the inclusion of a linear park (Para 3.3.5) integral with the Orbital active travel link within the proposals.
- Paragraph 3.4.2 refers to improvements in the bus services serving Phase 1 and the proposed phase 2/3. However, despite construction being in progress the bus service has yet to operate. This may possibly be because the condition agreed for phase 1 states that the service will not commence until "properties are occupied over 400 meters from a bus stop". We would suggest that in order to encourage residents to use the service operation needs to commence well before phases 2/3 begins construction.

Furthermore, the reference made to the frequency of the current bus services confirms there are currently six buses an hour serving bus stops within 400 metres of the site for phase 2/3 of the development. Although this is a regular service, the aim of Bus Service Improvement Plan (BSIP), published in spring 2022 and the guidance from DfT, in areas where there is potential for passenger growth, such as in this busy residential area of North Cambridge, is to increase the frequency of bus services providing a "more frequent turn up and go services". (Figure 4.4 page 47). Introducing this service as soon as possible would positively contribute towards one of the measures in the BSIP.

The service Citi 9. referred to in the TA and Paragraph 3.5.1 of the Travel Plan has committed funding by the developer, however the timescale of the funding is unclear. Based on the example of a residential development of similar sized elsewhere in Cambridgeshire the developers committed to providing funding for a bus service for serving the site for 8 years, along with funding for high quality low emission buses, with enhanced features such as a Wi-Fi in line with measures set out in the Cambridgeshire & Peterborough BSIP. It would be useful to know if the Darwin Green developer has committed similar to funding bus services over a comparable timescale. (The BSIP's were published post phase 1 of the development).

The following paragraphs are also of interest to Public Health and a number include suggestions the developer may wish to consider:

- Para 2.9.3 Voi Scooter and e-bikes - We would suggest engaging with scheme providers to install in site docking points within the development.
- Para 3.8.5/4.9.4 Car Clubs - As part of the Reserve Matters applications to provide dedicated parking spaces for car club vehicles, we would suggest close engagement with local providers such as Enterprise and Zipcar, to ensure the spaces are located in areas designed to maximum their potential use.
- Para 4.3.6 Active Travel - A number of measures outlined in the TA relating to Active Travel and improvement in connectivity such as the new cycle network, links to the country park and further North and West bound routes. We fully support these proposals as they clearly support health and wellbeing.
- Para 4.8.1 Speed Limits - Designing the development for an intended 20mph speed on both Primary and secondary roads is much appreciated as a means of minimising road casualties. As is the stated intention to provide accessibility for bus services on all Primary roads.
- Para 4.9.1 Cycle parking - The provision of cycle parking with "each home having dedicated facilities within the curtilage of the plot or within dedicated, secure communal facilities for the apartment blocks and school" is a welcome example of good practice and complements the emerging Countywide Active Travel strategy.
- Para 8.1.1 Air Quality – This paragraph refers to "an Outline Construction Environmental Management Plan (CEMP) which has been submitted separately to this report" and look forward to seeing the CEMP. We particularly are pleased to see the issue of emissions

from onsite Non-Road Mechanical Machinery (NRMM) being addressed in section 22 of the separate “Air Quality control measures” report which highly recommends mitigation measure to “avoid the use of diesel and petrol generators and to use petrol and battery instead”. Moreover, in terms of emissions from road vehicles for delivery of construction materials this is also addressed in the “Air Quality control measures” report, which highly recommends “ensuring all on road vehicles comply with the requirements of the London low emission zone and London NRMM standards”. These measures should be reflected in the forthcoming CEMP, which we believe should incorporate the use of low emissions vehicles in the advice to contractors/ sub-contractors.

- The TA states in Chapter 16 that the development will have a neutral impact on connectivity and safety. The development should make a positive impact and therefore this statement should be reconsidered, particularly as the development proposal includes improvements in areas such as cycling infrastructure and new bus service.

Travel Plan

- Para 5.1.2 The travel survey data quoted in the TP Woodhead Drive is historical from over 12 years ago. It would be useful to establish if more up to date information is available, such as annual for the traffic count/ cycling/walking data for Milton Rd and if so how this compares to the data quoted.
- Para 5.3.4 The target to reduce single occupancy car journeys set out in the TP are most welcome.
- Para 6.2.10. The commitment to develop a dedicated Darwin Green TP website is very welcome. We would suggest that the proposed site should also include information relation to the country park and the wider access to other local attractions, encouraging residents to take up further opportunities for active travel.
- Para 6.2.16. The commitment in the TP to the delivery of “*lockers for resident use will be provided on-site (funded by the developer) to eliminate the need to travel to delivery collection points*” is very useful and has the potential to link to emerging e-cargo delivery trials by members of the logistics industry, currently taking place across the UK.
- Para 6.3.8/6.3.16. The commitment to providing an alternative “Active Travel Voucher” to replace a monthly public transport pass, for residents, for the purchase of either walking or cycling equipment is much appreciated. A useful incentive to attract new residents, particularly inexperienced riders, to replace some single occupancy car short journeys.

- Para 7.3.7 This paragraph of the TP usefully a commitment to monitor the use of cycle parking in public parking areas to ensure these facilities do not exceed 85% capacity and “*If demand regularly exceeds capacity, then more cycle parking will be provided*”.

Health Impact Assessment (HIA) Scoping Report (Dated June 2020)

It will be necessary to incorporate a full HIA at the Reserve matters stage for phase 2/3 Darwin Green development. Furthermore, the developer should be conditioned to deliver all the mitigation measures set out in the HIA as an integral part of the approval process.

- Paragraph 2.21 states that the “*Northern edge of site within AQMA adjacent to A14, however all properties will be outside the AQMA*”. However, with the HUDU HIA section 4 paragraph 4.6 states that “*it has not been possible to access a baseline pollution assessment*” and therefore the true levels of pollution of the northern area of the site, particularly emissions from the from traffic on the A14 and surrounding roads is not clear.

Section 4 HUDU HIA process - clarification of the following points would be useful:

- An update of access to employment and training would be useful. As would details of possible procurement opportunities for local work for local people.
- The commitment for the use of the new school facilities for community use at discounted prices is much appreciated. However, for local community use these facilities should be free and discounted for other users in addition to the free use by the community. It would also be useful to clarify a timescale for the discount scheme to ensure longer term affordability.

The proposal includes the positive inclusion 1.32ha of allotment space to encouraging the growth of healthy diets through the supply of local food and the mental health benefits of allotment schemes. The scheme also includes a community square that can be used for a variety of purposes including Farmers Market. Moreover, the proposal does not provide any details of how the retail units meet the planning guidance for hot food takeaways. This is particularly significant as the development includes a new Secondary school.

The proposal by the applicant to fund through the S106 Agreement a Community Development (CD) worker is encouraging. When linked to the various facilities and potential community venues, the CD worker has the potential to address social inclusion and as a result benefit Public Health.

Environmental Statement

Local Air Quality

- Paragraph 3.19 of the Environment Statement (Document 2 Vol One 51 -100 page 31) states *“SCDC’s most recently published 2020 Annual Status Report stated that an AQMA was declared along the A14 between Bar Hill and Milton in 2008 for exceedance of the annual mean Nitrogen Dioxide and Particulate Matter objectives. However, a trend of decreasing monitored concentrations has been recorded within the AQMA, with no exceedances above the objective levels for any pollutant since 2014, and therefore the AQMA has since been revoked”*.

By contrast DEFRA YOUNGOV web site appears contradicts this - https://uk-air.defra.gov.uk/aqma/details?aqma_ref=503

Furthermore, the 2021 SCDC Annual Status Report states

“We propose to revoke AQMA 1 following consistent compliance with the national objectives at all monitoring sites in the AQMA since 2014 and the completion of the A14 improvement works by Highways England. This was proposed, and supported by Defra, in the 2020 ASR however the process was delayed by the Covid-19 pandemic. Monitoring will continue in the AQMA following its revocation.”

Clarification on this matter would be appreciated.

Public Heath has concerns around the revoking of the AQMA at this stage and we would advise at least 12 months data is captured and analysed to take account of the changed travel patterns post Covid and the new A14 upgrade. This will provide a clearer indication of the actual traffic levels and emissions in the AQMA. This is necessary in our view because of the impact of two separate issues on the AQMA. The impact on local air quality of Covid on traffic levels over the last two years and the completion of the A14 improvements that have allowing traffic flows to improve.

- Paragraph 11.128 of the ES focuses on overheating: *“With an aging population the vulnerabilities of this group to overheating are mitigated through landscaping provision”*.

We believe this section such also include reference to overheating with properties and the need to provide sufficiently shade and ventilation, particularly in properties aimed at the aging population a large market for developers within Cambridge and the surrounding area.

- Paragraph 11.134 of the ES Local employment: Should also consider opportunities to work from home, particularly since COVID, referring to the design of the proposed properties in

terms of facilitating comfortable homeworking, in terms of room sizes, connectivity to broadband etc.

EIA legislation

The EIA states that there is no legislation specifically related to health assessments. We would suggest visiting:

Health and Environmental Impact Assessment: A Briefing for Public Health Teams in England published by Public Health England.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/629207/Health_and_environmental_impact_assessment.pdf

Which states:

“The law requires an Environmental Statement to identify, describe and assess in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of a project on the following factors: a) population and human health; b) biodiversity, with particular attention to species and habitats; c) land, soil, water, air and climate; d) material assets, cultural heritage and the landscape; e) the interaction between the factors referred to in points (a) to (d)” Where (page 5).

Based the above consideration should be given to amending the text in this section of the EIA.

Health and Wellbeing Policy Appendix 11.1

Officers are pleased to see reference made to JSNA and NHD&BE. However, we also believe that the policy should include clear reference to NHS Guidance documents set out in the “Putting health into place” programme, including the 10 Principles for healthy place-making. Particularly relevant to new housing developments.

Strategic Waste

The waste management plan only covers the construction phase and the management of fly tipped waste that is already on site. It is not clear how the waste that residents generate would be managed once the development is occupied.

The Greater Cambridge Shared Waste Service as the Waste Collection Authority should also be consulted so that the design takes account of current and future needs for storing waste and recycling bins/containers and to ensure they are accessible for the type of vehicles used to collect the waste and ensure the developer has followed the RECAP design guide.

Officers will be seeking developer contributions for Household Recycling Centre (HRC) provision to put towards the redevelopment of the Milton HRC which is currently going through the planning stages (or alternative HRC provision at another site if planning permission is not granted at Milton). This will need to be secured on a cost per dwelling (£269 per dwelling) basis and secured through the S106 Agreement.

Transport Assessment

Background

These comments relate to a proposed development of up to 1,000 dwellings, primary and secondary schools, and local facilities at land between Huntingdon Road and Cambridge Road known as Darwin Green. This proposal represents an extension to the existing Darwin Green (Phase 1) development which is currently under construction.

Comments

Para 1.2.4 – Whilst it would appear that the Histon Road/Cambridge Road access would form the primary access to this site, CCC would require further information as to the level of traffic that would be generated through the existing Huntingdon Road junction to verify that this junction would not be significantly affected by the proposed extension.

Copies of correspondence from both CCC and National Highways would also be required to confirm that they have agreed the approach set out in this paragraph.

Para 3.15.1 – The addition of 5 years of traffic growth using TEMPro is acceptable to CCC. It should be borne in mind, that National Highways generally request the consideration of 10 years growth for any development that may have an impact on their network. However, it would be for National Highways to comment on the acceptability or otherwise of a 5 year assessment.

Para 4.3.7 – It would appear that whilst there is intention to provide a route towards Thornton Way and Wellbrook Way, these routes are not to be completed as part of this development proposal. It is unclear whether the owners of any third-party land that may be required, have been approached by the applicants and whether such routes will be feasible in the future. It would be expected that the applicants or their consultants should provide further supporting information showing how these links will be achieved in practice. The proposed connection to Thornton Close is noted and this appears to be deliverable in practice. However, if this link is to be the only off-road cyclist and pedestrian route to the site, it will need to comply with the standards set out in LTN 1/20 as a minimum. Cambridgeshire County Council are committed to the promotion of high-quality active

travel routes as part of their emerging 'Active Travel Strategy' which supports the County's goals to be carbon net zero by 2045. Furthermore, the need to promote active travel aligns with the Government's Framework for Active Travel England (Published July 2021).

It would appear that a connection across the A14 via the existing bridge is unlikely to come to fruition given that the owner of the bridge has concerns about public access through their land on the north side of the A14. However, it is the view of the Transport Assessment Team that the potential for the use of the bridge to provide a route through to Histon/Impington is fully explored before such a link is discounted.

Para 4.3.9 – Given the possibility that the routes through to Wellbrook Way and Thornton Road may not be possible to achieve, further consideration must be given to implementation of the route proposed in the technical note (Appendix I). This would require a detailed design to be produced and the requisite Stage 1 Road safety Audit process to be completed. Should this alternative route, prove to be deficient with reference to LTN 1/20 then the County Council would raise concern with respect to the sustainability credentials of the proposals as they stand.

Para 4.4.1 and 4.4.2 – The provision of an enhanced bus service through Phases 2 and 3 is supported by CCC. However, it is unclear as to where there is support for this proposal from bus operators. Evidence that such a service is feasible must be provided along with any potential cost. It would be expected that any costs in setting up the service until it becomes viable through bus operator revenue, would be borne by the developer of phases 2 and 3.

Para 5.1.2 – As stated previously, evidence of this agreement should be submitted.

Para 5.3.2 – The technical note contained within Appendix G refers to the provision of a bridge over the A14 being included within the DS2 Scenario although this does not appear to be mentioned in the note below Table 5.3. Clarification is required as to the precise nature of interventions contained within the DS2 Scenario.

On the basis that a route over the A14 for pedestrian and cyclists has been included in the DS2 Scenario and given the aforementioned issues with the provision of this route, this would cast some doubt over whether the mode shares in Table 5.3 could actually be achieved.

Para 6.1.1 – Whilst the provision of sustainable transport and travel planning measures will reduce the impact of the development, it could not be realistically said that they will achieve 'nil detriment'. There will clearly be additional traffic on the local and wider highway network which will cause additional impacts albeit that these may be acceptable.

Para 6.3.7 – It is unclear as to whether the assertion that calling the crossing will not cause queuing back to the Cambridge Road/A14 Interchange junction is supported by any sensitivity testing. It would be expected that this should be carried out to provide an evidence base to support this view.

Section 7 – The proposed Travel Plan does appear to be relatively comprehensive although CCC would require the monitoring regime to continue throughout the build period irrespective of the time that this may take to complete. The Travel Plan Coordinator (TPC) must also be in place throughout this period. Monitoring and Governance by the TPC should continue until at least 2 years post development completion.

Cycle vouchers and bus vouchers should be offered for each resident. This may be on an 'on-demand basis' to ensure that they are being used for the purpose as intended. It would be useful to see more detail on how this will be managed.

It would be expected that the Travel Plan would refer to the provision of a Travel Hub (or Hubs) which would contain E-bike or E-scooter drop off/pick up points and potentially cycle maintenance facilities. An information point containing real time bus information should also be provided within any Hub.

It is assumed that all bus stops will have shelters and real time information points. However, clarification is required that this will be the case.

Conclusions

The Transport Assessment Team would request that this application is not determined at this point and would raise a 'Holding Objection' until such time as a revised Transport Assessment/Addendum and Travel Plan are submitted to address the issues raised in these comments.

Think Communities

The financial challenge for supporting new communities:

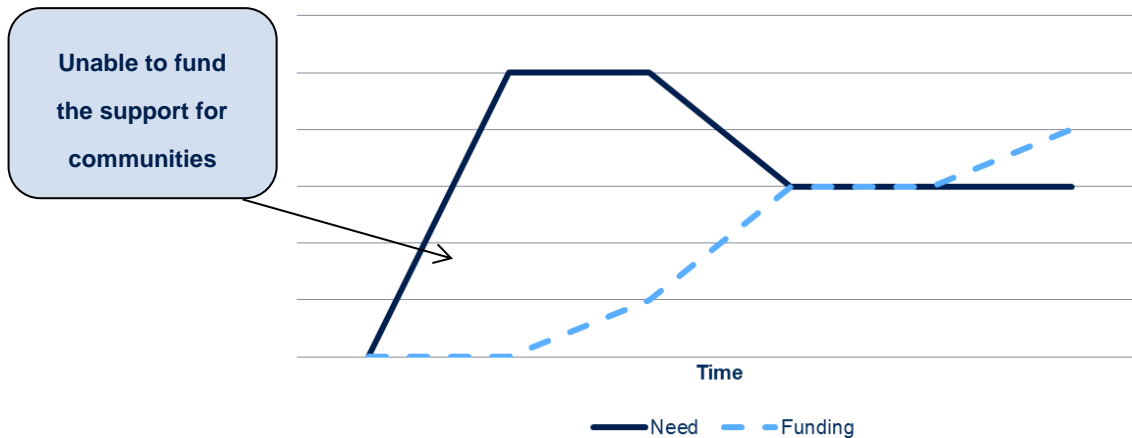
Overall new communities and growth sites will enhance the economy of the county, but this does not necessarily mean any financial easing for the local authority. In fact, growth sites are known to have a higher cost per population head than the norm. Until established, which can be in the region of a 15-year period, a new community places increased financial pressure on Cambridgeshire County Council and other public sector authorities, this pressure is caused by a number of factors:

- Significantly larger proportion of younger families than is present in the overall Cambridgeshire population.
- Higher proportions of affordable housing. Whilst this is also a positive aspect of a new community and one that should not be compromised, this impacts in two ways firstly through the links with need and low income and secondly in terms of low revenue generation via council tax.
- Low community cohesion resulting in the communities being less self-supporting and higher incidences of isolation and poor wellbeing increasing the reliance on public services.
- Delay in revenue generation creating a funding time lag or 'funding gap'. Although public authorities will receive Council Tax funding as soon as new homes are occupied, there will be a delay before business rates can be realised as business take time to move into a community.
- Grant funding from central government is not linked to population growth but is instead based on a needs formula first derived in 2012-13.

In 2012-13 analysis was done on the overall impact of the growth in new communities on the County Council budget by comparing the costs of services provided with the income received by the Council. Between 1999 to 2012 income gained from council tax in Cambourne did not match the cost of the new community to the Council's budget. The County Council's Strategic Framework, part of the overall Business Plan, supports the economic growth of the county and the need for more homes. However, as the Revenue Support Grant is not directly linked to how quickly the county's population increases, the amount of funding a local authority receives does not increase at the same rate, if at all. Therefore, the only income gained from new developments is based on Council Tax, New Homes Bonus and business rates received. The calculation for New Homes Bonus has recently been revised, calculated over 4 years rather than 6. This has released funding for Central Government to redistribute for social care pressures, but it means funding received for new homes has reduced substantially. In addition to this, there is little to no income generated by business rates in the early years of development so CCC, like many other public sector authorities, is unlikely to receive sufficient income to cover the cost of servicing a new community as it forms. Schools within new communities present a financial challenge for the Dedicated Schools Grant (DSG) as they are subsidised until the places are filled, at a time when the available DSG resource is reducing. When these are aligned with the continuing austerity measures placed on local authorities it has become critical that funding is sought through S106

planning obligations for public sector to support the new community, especially for support related services.

Figure 1 Illustration of funding gap in new communities



Where funding is requested through S106 it is general for short term funding to enable authorities to bridge the funding gap. The focus is placed on early intervention and preventative services to support people back into independence and reduce reliance on public services. As new residents will be joining the community over a long timescale, the view will be to support the community to become resilient so early occupants will be able to positively support future members of the community. Failure to secure funding during the early phases of a new communities build out will mean this work cannot be achieved, based on experiences across the country and internationally this will result in a displaced community with high levels of need, antisocial problems and will cost the statutory services considerably more to rectify.

Why support is required (in more detail)

The people of the Darwin Green Phase 2 development will expect their new homes to be a new chapter in their lives, often they are newly married, expecting or just had a child or possibly newly divorced, fleeing domestic violence or may be just looking for a new start. Along with the new home there will be a certain expectation for a community where they get on with their neighbours, have access to the best new facilities and services on their doorstep and to live in a safe community to be proud of. Often these high expectations are not met, especially for the first people to move into the development. Instead, they are surrounded by a building site without local facilities and no social network to offer a shoulder of support as you adapt to your new home, new circumstance and new lifestyle.

For these reasons new communities tend to have higher needs which will escalate quicker than in more established communities¹ placing significant pressure on intensive public sector services. Much of the research into new towns have established clear links between loneliness, poor mental health and antisocial behaviours with a lack of community cohesion and social networks. Moving to a Darwin Green Phase 2 will isolate many people from their normal support networks, leaving them more vulnerable to everyday stresses and strains – which will be more prevalent as people get use to their new surroundings. In addition, within small isolated social groups as you would see early on in new developments, social behaviours can quickly become entrenched and are easily passed on to newcomers, once established these negative behaviours will be difficult to change. This happened in Cambourne where there was wide report of ‘Crime-Bourne’ in the newspapers and incredible pressures placed on the police service as well as social services – it took considerable investment from the County Council along with support from other public services and the faith sector to rectify these problems. However, applying learning from other new communities and by placing a co-ordinated focus across agencies on supporting a new community to form will help to avoid some of these challenges occurring in Darwin Green.

The importance of supporting the whole community regardless of whether they are considered a high need group or not, is important when looking at new community trends. Services in Darwin Green must take a whole community approach firstly to prevent people from becoming in need but also because it will take the whole community to truly become self-supporting. This places a clear emphasis on the need for early and preventative support which goes beyond the day-to-day targeted support provided by the local authority in established communities. S106 funding is required to mitigate the impact of the new community on the public purse.

A Multiagency Team to Support Darwin Green Phase 2

A variety of professionals based on the ground will work within the new community to offer the support required to avoid a crisis being reached; traditional community development workers cannot do this alone nor can any one agency. Therefore, a co-production model is proposed when agencies pool expertise to support communities, creating a multiagency team to support Darwin Green. Depending on need this could be through the work of Family Workers, School liaison officers, adult learning course, Public Health campaigns and commissioned services, traditional community development workers, housing association support, Faith provision, community led-support groups & GP services. These various professionals and organisations

¹ Data collected from Southern fringe and loves farm suggest referral rate for CSC and locality referrals is twice as high than the expected level in that locality. CFA New Communities Team 2015

(including voluntary and community) will help the community create a mechanism to build social capital which in turn will lead to better mental and physical health, higher educational attainment, better chances of employment and lower crime (JSNA New Communities).

Community Development

Community development work, with a prominence on recognising the early signs of a family or individual who may not be coping, will support the Darwin Green Phase 2 residents to form community groups, create social networks and signpost to more specific support from across a range of sectors. It is envisaged a community development worker will be employed, one to focus on more traditional Community development and placemaking activities. The second, to specialise in supporting residents with poor mental health. The position will work as part of the multi-agency team with a focus of universal preventative support. It is not critical which organisation hosts and provides direct line management for this post, simply that they are committed to working as part of the multi-agency team taking some direction from the Team co-ordinator.

Specialist support

Funding is requested to provide additional capacity for the specialist support required by the new community. Additional family workers are requested as part of the multiagency team to bring experience of working across partner agencies to support vulnerable children, young people and families early enough to prevent their needs escalating. Support to increase the capacity of family workers in the area will be on a short-term basis to enable the work with a greater intensity in the early stages of the development when need for the service will be at its highest and prevention will provide the biggest positive impact on the community.

Short term funding is also requested for Independent Domestic Abuse Advisor (IDVA) or similar to join the multi-agency team and combat the anticipated increase on service demand created by Darwin Green Phase 2. An IDVA is a named professional case worker for domestic abuse victims whose primary purpose is to support the safety of 'high risk' victims and their children. They are also able to support the community with issues concerning domestic abuse and sexual violence.

Kickstart and Activity funding

Funding is requested to support the multi-agency team to run, promote activities, support and events to support residents of Darwin Green Phase 2. This may be in the form of self-esteem courses, fund specific adult learning courses, parenting classes or simply to bring together group. In addition to events and activities, Kickstart Funding is also requested to support the establishment of community groups and to support initial activities.

Kick-start funding will be targeted at community-led groups which support:

- Those with physical disability, learning disability and their carers
- Integrating and supporting older people into the community
- Supporting families and young people to thrive
- Early intervention and prevention of mental ill health

Kick start funding could be administered through a 3rd sector organisation such as Cambridgeshire Community Foundation [Cambridgeshire Community Foundation | Inspiring Donors. Enabling Change. \(cambscf.org.uk\)](https://cambscf.org.uk) or by the multi-agency team themselves.

Triggers

Planning and preparing services for Darwin Green Phase 2 presents a challenge to all organisations involved as it is difficult to predict the needs of a community before it forms. Although new communities tend to have a young age structure, the desirability of areas of Cambridgeshire and ease of new housing is drawing people from out of county and a wider demographic. There is also a transient nature to new communities, due to high levels of private renting, higher levels of social housing and different population characteristics to the surrounding area. This along with inevitable changes to service delivery models and a significant delay in income generated by the increased population adds to the difficulty in planning and ensuring appropriate levels of services are available.

It is therefore proposed that funding for Supporting the Darwin Green Phase 2 is kept more flexible than standard S106 requests. If the anticipated need of the Community does not transpire within 10 years of the first occupancy many elements of the funding outlined in table 2 will not be required and therefore should not be drawn down. For clarity funds allocated to phase 1 could be drawn down within 10 years of first occupancy of phase one, Funds allocated to phase 2 could be drawn down within 10 years of first occupancy of phase 2 etc. subject of course to evidenced need. This approach will require some form of governance to oversee the use of this funding, it is anticipated that any decision on funding would need the agreement of the planning authority, the developer and the county council, however the details of how this governance will work will be determined by the legal negotiations.

There are some elements of the funding set out in Table 1 that cannot be triggered as evidence of need is collected, these elements focus on prevention and so will need to be front loaded in order to negate the need for further funding to be requested. To clarify the request for mitigating

anticipated social need of the development would be significantly higher should the prevention activities not be funded. Where it is not possible to trigger funding based on need the funding will be aligned with the phases of the developments build minimising the financial impact of the request on the developer. Table 1 will require the application of indexation to the agreed date. The mitigation request for supporting the new community

Table 1 Phased funding requirements

Cost Summary	Ave Salary /cos	Phase 1	Phase 2	Phase 3	Total	Level
Total kickstart funding		£10,456	£0	£0	£10,456	
MH training/staff (level 3) (3 yrs)	£37,500	£0	£0	£0	£0	level 2
MH training (level 2)	£20	£6,800	£0	£0	£0	N/A
MH Counselling Services CYP		£1,600	£0	£0	£1,600	
Locality staff (2 yrs)	£34,750	£75,000	£0	£0	£75,000	level 2
Children centre staff (2 yrs)	£22,097	£27,621	£0	£0	£27,621	level 2
Children centre equipment/activities	£20,000	£12,500	£0	£0	£12,500	level 2
IDVA (2yrs) (if level 3)	£43,457	£0.00	£0.00	£0	£0	level 2
DA Kick Start funding (If Level 2)	£20	£1,800.00	£0.00	£0.00	£1,800.00	
Social care unit (2 yrs) if Level 3 (100%)	£170,000	£0	£0	£0	£0	N/A
Social care unit (2 yrs) if Level 2 (50%)	£85,000	£0	£0	£0	£0	level 1
Specialist Community Development Worker (2 yrs) if level 2 or 3	£37,500	£25,000	£0	£0	£25,000	level 2
Multiagency co-ordination if level 2/3	£47,500	£31,667	£0	£0	£31,667	
Community Development Activities if level 1	£5	£0	£0	£0	£0	N/A
School nursing	£27,500	£0	£0	£0	£0	
Health visiting	£27,500	£6,875	£0	£0	£6,875	level 3
Health new towns initiative legacy (project workers)	£37,500	£12,500	£0	£0	£12,500	
Health new towns initiative legacy (kickstart funding)	£5	£5,600	£0	£0	£5,600	
total		£217,419	£0	£0	£210,619	

Table 2 –Detailed triggers

Cost Summary	Pre-occupation	100th occupation	plus 24 mths	Subject to need	Guaranteed	Total
Total kickstart funding	£3,485.21	£3,485.21	£3,485.21		£10,455.64	£10,456
MH training/staff (level 3) (3 yrs)	£0.00	£0.00	£0.00		£0.00	£0
MH training (level 2)						£0
MH Counselling Services CYP				£8,000		£1,600
Locality staff (2 yrs)		£37,500.00	£37,500.00		£75,000.00	£75,000
Children centre staff (2 yrs)		£13,810.63	£13,810.63		£27,621.25	£27,621
Children centre equipment/activities		£6,250.00	£6,250.00		£12,500.00	£12,500
IDVA (2yrs) (if level 3)		£0.00	£0.00		£0.00	£0
DA Kick Start funding (If Level 2)				£9,000		£1,800
Social care unit (2 yrs) if Level 3 (100%)						£0
Social care unit (2 yrs) if Level 2 (50%)	£0.00	£0.00	£0.00		£0.00	£0
Specialist Community Development Worker (2 yrs) if level 2 or 3	£8,333.33	£8,333.33	£8,333.33		£25,000.00	£25,000
Multiagency co-ordination if level 2/3	£10,555.56	£10,555.56	£10,555.56		£31,666.67	£31,667
Community Development Activities if level 1						£0
School nursing						£0
Health visiting		£3,437.50	£3,437.50		£6,875.00	£6,875
Health new towns initiative legacy (project workers)		£6,250.00	£6,250.00		£12,500.00	£12,500
Health new towns initiative legacy (kickstart funding)		£2,800.00	£2,800.00		£5,600.00	£5,600
total	£22,374.10	£92,422.23	£92,422.23	£17,000	£224,218.56	£210,619

Other Considerations

Community Facilities

Supporting new communities is not limited to infrastructure provision, formal and informal meeting places and accessible, quality cultural and sports provision are recognised as critical. Community buildings are integral to the creation of sustainable communities as they contribute much of the glue that holds communities together, providing services and facilities that meet the needs of residents, promote social interaction and enhance the overall quality of life within a community (British Property Foundation, 2010). Within the National Planning Policy Framework the importance of early community buildings is emphasised and is now generally planned into every new community. However, community buildings need to be more than meeting spaces and traditional unmanned village halls, they should provide a safe neutral and trusted place in the community and an opportunity for the community to connect with support and services. Co-location allows organisations and the community to achieve the benefits of a locally based presence and provide an opportunity to take the partnership approach to service delivery to the next level through sharing of facilities. Furthermore, in a time of reducing budgets and building

portfolios, co-location allows for the sharing the asset burden across partners and the community more generally.

Sports provision – Active New Communities Project

Sport plays a critical role in the creation and development of new communities. High quality sport and leisure facilities are one of the features of a new settlement that attract people to move there in the first instance, but they are also integral to building a community. The sports facilities complement the wider community facilities by providing a further reason for people to come together and build relationships.

Councillor Comments

At a Councillor briefing offered to members of the Environment and Green Investment Committee, to present details of the planning application as submitted, and officer responses, some comments were made which are included below:

- Every opportunity to secure pedestrian (and cycle) links to nearby places outside of the site should be explored, looking outwards from Cambridge and not just to the city centre.
- It is important that the needs of teenagers are considered across the site, to ensure they have somewhere to meet-and-greet in an appropriate place or places. This follows on from the discussion at the Quality Panel on potential options.
- There should be a good level of cycle parking provided across the site to encourage cycling to a range of destinations within the site, and such provision should be suitable for all types of typical bikes that are seen across Cambridgeshire.
- Any noise barriers, as well as being effective for residents of the site, must not have a negative impact across the existing, wider area both in noise and visual impact terms. Any earth bunds should be landscaped as attractively as possible.

25th July 2022.