

Chapter

5

# Obligations and mitigation

## Guidance for new development proposals

- 5.1** The final chapter of this SPD sets out guidance to mitigate potential impacts from development proposals coming forward on the Campus and provides a framework for developers to consider to create high quality schemes across the Campus.
- 5.2** New development proposals may result in cumulative impacts beyond the proposal boundary. Therefore, the following guidance should be considered in the preparation of planning applications and, through a Design and Access Statement, demonstrate how the proposal responds to any cumulative impacts that are generated as a result of the proposal. This should be proportionate to the scale, function, location and nature of the particular proposal being considered.
- 5.3** Following the guidance below will give the decision maker a level of confidence that any mitigation measures sought on a site-wide level will either form part of, or, contribute towards addressing the wider pressures that new development will place on the Campus and wider surrounding areas. The outcome is that individual developments will be planned and considered in a holistic manner, recognising that not all projects will be able to meet all of these objectives.
- 5.4** The following questions should be considered alongside other more detailed checklists that form part of other Supplementary Planning Documents such as the Sustainability Checklist in the [Greater Cambridge Design and Construction SPD \(2020\)](#) and the technical guidance provided in the [Greater Cambridge Biodiversity SPD \(2022\)](#).
- 5.5** The questions to consider ask 'does the proposal' do the following:

### Open spaces and landscape

#### Does the proposal?

- Provide sufficient open spaces for users of the development to avoid placing additional pressures on existing campus and surrounding public open spaces? This should consider all types of open spaces and users including children's play spaces, sport and leisure facilities. Applicants should seek to share schemes and joint user agreements where appropriate.
- Increase recreational pressures on existing habitats and species both within and surrounding the Campus?
- Integrate new and/or enhanced open space and ecology features into a wider campus and city-wide network?
- Appropriately balance the number and distribution of trees across the proposal to sequester carbon, provide cooling and shade to people, wildlife and buildings, reduce surface water runoff and form part of a wider tree canopy network?

## **The public realm and wellbeing**

### **Does the proposal?**

- Positively integrate with the Campus and surrounding community and provide spaces or opportunities that can improve community cohesion, integration and the health and wellbeing of all users?
- Provide or enhance services and facilities that are appropriate to the sites location and function and take opportunities to create a mix of flexible retail, community and/or commercial spaces?
- Offer opportunities for community planting and food growing spaces?

## **The built form**

### **Does the proposal?**

- Correctly locate uses, including those on the ground floor, in relation to the external environment and adjacent buildings?
- Incorporate sufficient amenity spaces into the scheme to optimise their use throughout the day and seasons?
- Make a positive contribution to the city's skyline through careful consideration of its visual impact?
- Take a holistic approach to the grain, form and facades to make sure they are well designed, have a good attention to detail and make a positive contribution to the surrounding context?
- Consider its environmental impact in terms of wind, daylight and overshadowing when also considered cumulatively with adjacent built form, open spaces and public realm?

## **Connectivity and movement**

### **Does the proposal?**

- Maintain or preferably enhance the level of pedestrian and cyclist permeability within the Campus to not add additional pressures on the existing movement network?
- Where appropriate locate fully accessible 'front doors' of buildings along routes that connect to key nodes and destinations, such as public transport interchanges.
- Improve wayfinding and legibility through the design and orientation of buildings and spaces but also through street furniture such as signage and maps?

- Position Mobility and Active Travel Hubs (including cycle parking provision) in convenient locations close to front doors and new or enhanced foot and cycle paths and have to ability to be expanded or relocated as future stages of development comes forward?
- Consider all feasible options to connect to existing rights of way and cycle networks to maximise active travel?
- Prevent or mitigate additional pressures on the highways network given existing known highway capacity issues in this part of Cambridge?
- Accommodate servicing and deliveries into the design of the scheme without impacting on the wider movement network, the safety of pedestrians and cyclists and economic and biological security issues where relevant? Has thought been given to how servicing and delivery requirements could integrate into a wider campus wide strategy in the future, for example through temporary arrangements or shared access points?
- Provide flexible private parking provision that can be reduced over time as active travel and public transport projects come forward?

## **Sustainability**

### **Does the proposal?**

- Include climate adaptation measures to respond to changing climate conditions including the choice of building and public realm materials, passive design to address heat management, enhanced green and blue infrastructure and drought tolerant planting?
- Connect to or have the potential to connect to a wider campus or development phase wide energy, utilities and drainage networks?
- Minimise the use of water through building design, rainwater harvesting and water recycling?
- Follow the energy hierarchy to reduce energy demand and associated emissions, support the transition to net zero carbon and meet energy efficiency standards?
- Design out air quality impacts ensuring contribution to sites overall emissions are reduced, preventing cumulative worsening of air quality across the site?

## Phasing and delivery

### Does the proposal?

- Set out a clear narrative to how the scheme will come forward and integrate with adjacent proposals and wider projects, such as Cambridge South Station?
- Provide Phasing Plans to demonstrate how development will be phased, having regard to current infrastructure, emerging plans/strategies and other technical evidence such as Transport Assessments?
- Enable relevant and appropriate meanwhile and temporary uses to come forward that meets the needs of the Campus and wider community and delivers positive outcomes, recognising and addressing any adverse impacts such as noise, traffic, parking, safety and general disturbance?
- Support community wealth building for both those living, working and visiting the Campus as well as the wider City?

## Preparing planning applications

- 5.6** Whilst the main purpose of this SPD is to provide a planning framework to achieve high quality and well considered development on the Campus and should form the basis for initial discussions with GCSP through the pre-application process which can then be demonstrated through supporting materials such as a Design and Access Statement. It is therefore strongly encouraged that applicants bringing forward planning applications for new development on the Campus should seek advice from the Greater Cambridge Shared Planning Pre-Application Advice Service before submitting an application. This early engagement will not only help to deliver the best planning outcomes and speed up the decision making process, but also provide the opportunity to explore the principles, guidance and questions outlined in this SPD to determine how they can be practically and feasibly applied.