

S/NWC Eddington, Cambridge

Table 2 Comments Specific to Policy S/NWC	
Policy Para	Comment
1. Description of development	After 2,000 student rooms it should state “alongside co-living accommodation”
4a. Number of dwellings in each phase	The text needs updating to reflect the number of dwellings in each phase of development “Approximately 5,500 dwellings, with Phase 1 (existing development) delivering 1,850 homes and Phase 2 (future development) delivering 3,750 homes.”
4a (i) Affordable housing	Text on viability needs to be inserted, which aligns with the previously adopted Area Action Plan text. This should be inserted after “subject to evidence of need.” “Account will be taken of any particular costs associated with the development (e.g. infrastructure provision) and other viability considerations, whether there are other planning objectives that need to be given priority, and the need to ensure balanced and sustainable communities.”
4a (ii) Specialist accommodation	There needs to be clarity on the evidence base for this. "The Housing Needs of Specific Groups in Cambridge and South Cambridgeshire August 2025" document makes reference in para. 11.52 to a small pipeline supply permitted to address senior living need with 6,500sqm permitted in Phase 1 at Eddington. However, there is no obligation to deliver this senior living accommodation and 10% of the C3 accommodation for Phase 2 would equate to 36,500sqm for senior living. This is significantly disproportionate to all be accommodated at Eddington and at the expense of traditional C3 residential accommodation would make the scheme unviable. Any senior living accommodation at Eddington should reflect what has been consented in Phase 1.
4b Employment floorspace	As per the justification set out in the future phases Planning Statement, there should be no restriction on employment floorspace. Policy on this matter has significantly moved on since the 2013 outline planning permission.
4c Community facilities	Future phases will not be providing a library – a contribution will be made instead, as per the original 2013 outline planning permission.
4g Faith space and burial land	Future phases will not be providing dedicated faith space; this will be facilitated by other community spaces. Future phases will also not be providing burial land.
6 Built form	The text in this paragraph should be amended to state “The development of additional homes and other living accommodation which go beyond existing outline planning applications must be comprehensively planned to ensure it is well-integrated with existing and consented elements of the site.”
6a Building heights	6 storeys were established as an acceptable baseline through pre-app discussions on future phases. The 5 stated should be replaced with 6. The “and no more than” restriction is also inconsistent given sub paragraph b. The text should state “Create a varied and well-articulated skyline to the development that utilises building heights of up to 6 residential storeys;”

6b Taller buildings	The 5 stated should be changed to 6 as per the comments above.
11 Movement – walkable neighbourhoods that minimise car use	Remove the words ‘that link to nearby villages, the city centre and surrounding countryside’.
12 Last mile delivery strategy	Add ‘secured through a Delivery and Servicing Strategy’
13 Mitigate impacts on public highway network	Remove ‘net’ in relation to increases in vehicular trips and remove ‘to achieve a modal share of no more than 40% of trips to work by car (excluding car passengers) and replace with ‘beyond the previously consented trip budget’.
15 Traffic impact mitigation	Start the sentence with ‘Adherence to the trip budget will ensure that sufficient’ and delete ‘Development will be subject to sufficient’. Delete the final sentence relating to a local transport mitigation plan.
16 Trip budget	Remove the indicative vehicle trip budget in the policy and replace with the agreed and approved trip budget of 1636 trips in the AM peak and 1735 in the PM peak.
17 Resources	The wording should be amended to provide greater clarity and should state “A revised Surface Water Management Strategy must be prepared to manage the uplift in homes and 100% of homes to be supplied with recycled water...”
19d Indoor sports	No indoor sports are proposed at North West Cambridge
Figure 66 Spatial Framework	The plan has a number of inaccuracies which need amending, including: <ul style="list-style-type: none"> • Missing main vehicular access point on Huntingdon Road West (approved as part of 2013 permission and included in future phases application). • The school is shown in the wrong location. • Employment Led Development area needs to reflect what is shown in future phases application. • The plan does not reflect the land use parameter plan in terms of employment and academic land use. The academic land use is shown as Residential Led Development.
3.2.41 Supporting information	The University will retain (and hopefully put into use) the current water recycling system. Our Surface Water Management Strategy will promote either tapping into the existing system or be done on a plot by plot basis, depending on the evolution of water regulations and the most sustainable means to deliver at the time of delivery.
Site within the proposals map	Protected open space within the developable area presents conflicts with proposed development.