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IMPLEMENTATION
AND DELIVERY



Adventurous play area, Loves Farm, St Neots, Cambridgeshire

Implementation & Delivery

This section sets out guidance for applicants regarding the application process, design excellence, strategic phasing principles and the future management of the North Ely development. The District Council will continue to work with landowners and developers to ensure that a co-ordinated approach is taken to the development of the area. It is anticipated that separate planning applications will be delivered for the different areas of the site, but these should be in general compliance with the principles of this North Ely SPD.

Delivery Objectives

- A co-ordinated approach to the delivery of development, which complies with the North Ely SPD principles for the whole site.
- Outline planning applications, supported by strategic masterplanning, which demonstrate how each planning application contributes to and delivers the relevant aspects of the SPD, responds to the cumulative impact of the North Ely development, and provides a clear basis for subsequent reserved matters applications.
- Appropriate provision both on and off site for relevant infrastructure, services and facilities to support each phase of the new community created, in line with overarching site wide strategies (e.g for transport, green infrastructure) as required by this SPD.
- Appropriate contributions from developers towards both on and off site community facilities, services and infrastructure developments that are essential to serve this growth. S106 agreements will be required in addition to the Community Infrastructure Levy (CIL), where these meet the requirements of S122 of the Community Infrastructure Regulations 2010.
- Viable development schemes where the mix of uses, infrastructure delivery strategy, developer contributions and phasing have been planned and co-ordinated in the most cost effective way.
- Provision for the future sustainable management and maintenance of community facilities, public open space, public realm and other infrastructure and services in North Ely.
- Provision for community engagement and consultation throughout the development process.

Delivery Mechanisms – A Partnership Approach

The District Council believes that successful delivery of this site will be dependent upon appropriate co-operation between the District Council, Cambridgeshire County Council and the various landowners. This will be essential for areas such as transport, community facilities, waste and water strategies, where the cumulative impact of the wider development will need to be taken into account. Such co-operation could also result in improved sustainability and potential for economies of scale in the provision of infrastructure and facilities.

In order to ensure delivery of all the infrastructure requirements which this development will require, the District Council would prefer to see an overarching Phasing and Infrastructure Delivery Plan or similar mechanism agreed between the relevant landowners. This is required to ensure that each development phase contributes to the wider infrastructure costs, allowing required infrastructure to be delivered and later phases to remain viable.

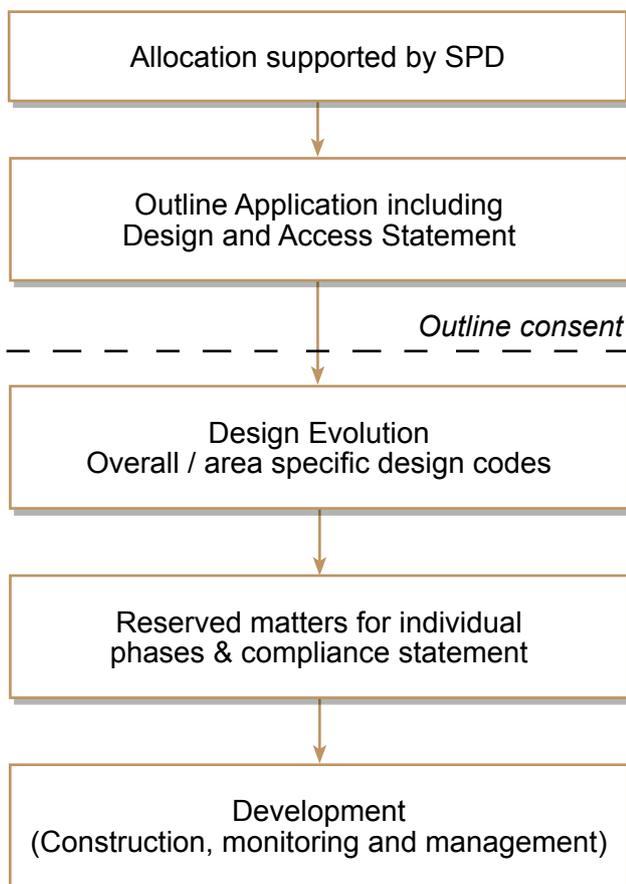
If there is no overarching delivery plan, the District Council will require individual planning applications to be accompanied by a Phasing and Infrastructure Delivery Plan relevant for the whole site, illustrating how the individual application will contribute towards this.

The District Council will expect to see evidence of co-ordinated working between the landowners of the major North Ely sites in any individual planning submissions, as appropriate. Specifically, the District Council will expect the respective landowners to share information, to consider cumulative impacts and to demonstrate how infrastructure provision will be delivered in a timely and effective manner. Planning applications will be required to demonstrate that they do not prejudice later stages of development, otherwise the District Council's housing delivery strategy in the draft Local Plan could be impacted.

The District Council has set up a North Ely Delivery Board to help facilitate the overall development activity for the site, involving key stakeholders for the site, including the landowner/ agents, agencies such as Cambridgeshire County Council, Anglian Water, the Environment Agency and others as appropriate.

Development Management

A key purpose of the SPD is to establish the overarching spatial vision and strategic guidance for the delivery of North Ely development. Subsequent planning documents will need to explicitly respond to the principles embodied in this SPD as shown in the diagram of the planning application process below, endorsed by ATLAS as an appropriate approach.



It is recognised that planning applications for different areas of the site will come forward separately according to the different land ownerships either in whole or in part.

Pre-application discussions and planning performance agreements will be encouraged by the District Council to guide discussions with applicants through both the pre-application and application stages, and to encourage the sharing of appropriate information and liaison between the various parties through the promotion and build out of development at North Ely.

The District Council will also encourage and place weight on the continued use of the Cambridgeshire Quality Review Panel throughout the plan development and application process. This is an independent review service through which peers can comment on major development schemes.

Planning Applications

Planning submissions should be supported in the usual way by appropriate documentation, including, for example: parameter plans, development specifications, design and access statements, transport assessments, environmental statements, flood risk assessments and drainage strategies, sustainability assessments, and waste/energy strategies.

Applicants will need to submit details of their infrastructure, facilities and services proposals, and demonstrate that they will not prejudice the overall proposals for the wider development.

If an Environmental Impact Assessment (EIA) is needed to support a planning application, the District Council should be approached for a Scoping Opinion at the outset of each application which outlines the opinion of the local authority and statutory / non-statutory bodies on the approach and content of each EIA. The information to be included in the EIA is provided in The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regulations 2011) and cumulative effects should be considered where appropriate ie in combination with other planned/approved developments. This will include a transport chapter which will be prepared in line with IEMA and WEBTag guidance

Outline planning applications should be supported with evidence of strategic masterplanning which demonstrates how the application contributes to and delivers the key principles of this SPD, indicating the broad location of land uses, primary roads, surface water attenuation ponds, key footpath/cycle links, open space, management proposals for public realm, infrastructure and community facilities and broad phasing.

Parameter plans should cover land use, access and movement, landscape and open space, density, maximum building heights, urban design framework.

The Design and Access Statements should illustrate design principles and parameters that demonstrate how quality of design can be achieved, and provide the basis for the scope and nature of future design control through subsequent Design Codes and Reserved Matters applications. The Design and Access statements should take into account the twenty criteria of the Buildings for Life national standards

Applicants will be expected to demonstrate how they have incorporated high standards of design throughout and how these will be carried through to completion. If the applicant is not the developer, the applicant will be expected to set out what steps will be taken to ensure that the high standards are carried forward by subsequent developers.

In determining planning applications at North Ely, the District Council will seek a consistent approach to the formulation of planning conditions and planning agreements in order to achieve a common approach. That approach will also be informed by site specific circumstances and viability considerations of individual applications.

Design Evolution and Design Codes

Following the approval of outline applications it will be necessary for design codes to be submitted and approved in accordance with the principles set out in the SPD and the proposed parameters in the outline planning applications. These will secure the high quality design required in this historic city and will be required by a condition of any outline permission, as recommended by ATLAS. The District Council wishes to see this brought forward in a structured and logical way, which responds to the overall hierarchy of control.

Outline permission for each growth area site will be conditioned to require the applicants to prepare Design Codes prior to the approval of the first reserved matters application, rather than prior to their submission. Subject to agreement of the Council, this allows flexibility for the first phase of the reserved matters application to be worked up in parallel to the Design Code, so long as they remain complementary. The Design Code will be approved by the relevant Development Control Committee.

Content of a Design Code

The District Council prefers an approach in which the code systematically breaks down elements that contribute to the creation of high quality place making, starting from the most strategic elements. The strategic elements of a code will expand upon, and tie together, the themes established in the parameter plans submitted as part of the outline application. The extent of the detailed coding elements will be established through negotiations between the Council(s) and developers and their representatives but should seek to address the following elements.

The strategic issues should cover:

- Block structure including types and principles and conceptual approach to townscape and roofscape design
- Street network & hierarchy
- Detailed design of primary spine road including adoptable street materials
- Conceptual landscape plan for the whole of the Country Park specifically addressing strategy for development edges
- Open space network including approach to SuDS and youth/play space provision.

The detailed neighbourhood or geographical phase design codes should cover:

- Character and sub area characters
- Key spaces and frontages
- Street types and street materials
- Building types and uses, building heights
- Boundary treatments
- Parking strategy (including cycle provision)
- Sustainable construction (standards and principles)
- Feature spaces (including public realm & landscape)
- Building materials and palette
- Edge principles and relationships between green infrastructure and build form

It will also be appropriate to consider an Area Code for the proposed Lynn Road Local Centre which straddles different land owner sites, in order to ensure a coherent design in this area. The Area Code should specifically respond to the design principles described in Principle 2f of this SPD.

Consultation and Monitoring

A vital step in the completion of a Design Code is stakeholder consultation. The exact form that consultation takes should be discussed with the District and County Council before beginning and it is suggested that the consultation be carried out in partnership with the District Council.

In addition, local people should be made aware of and have an opportunity to influence a Code before it is agreed, and so community consultation should be undertaken and included within any project timetable. Public consultation should be provided for relevant community groups, residents associations, community forums, etc. and may be delivered via public exhibitions, leaflets/magazine publications or other means. Draft Design Codes should also be reviewed by the Cambridgeshire Quality Panel.

Monitoring of compliance with a Code will be provided by ensuring that any reserved matters approvals and discharges of relevant conditions are in accordance with a Code or are clearly justified in terms of any key areas of non-compliance.

Reserved matters planning applications will need to be supported by a statement or response to both this SPD and Detailed Design Code for the area in question.

Housing Trajectory

The draft Local Plan envisages site work starting in 2015 and the development to be built out in a number of phases over the period to 2031. It is expected to make an important contribution to District wide housing targets over this period. The housing trajectory shown in table 5 is based on guidelines in the draft Local Plan. It represents a rate of growth which is lower than has occurred in Ely over the last decade, in view of the changed economic climate which now prevails.

The table also provides an indicative breakdown of house types and this enables calculations of projected population levels, which in turn can be used to assist in assessing infrastructure requirements.

This housing trajectory will require ongoing monitoring and adjustment as the development progresses, depending on the pace of development and any changes which might be required to the housing mix over time to respond to market conditions and housing need.

Table 5: Number of dwellings to be built in each year of the development by type and size

Year	Total Dwellings to be built	Number of Dwellings by Type and Size Based on Applying Proposed Housing Mix to Total Dwellings Numbers									
		1 bed min	1 bed max	2 bed min	2 bed max	3 bed min	3 bed max	4 bed min	4 bed max	5 bed plus min	5 bed plus max
15/16	220	7	11	29	51	48	86	57	103	15	31
16/17	220	7	11	29	51	48	86	57	103	15	31
17/18	220	7	11	29	51	48	86	57	103	15	31
18/19	220	7	11	29	51	48	86	57	103	15	31
19/20	220	7	11	29	51	48	86	57	103	15	31
20/21	220	7	11	29	51	48	86	57	103	15	31
21/22	220	7	11	29	51	48	86	57	103	15	31
22/23	220	7	11	29	51	48	86	57	103	15	31
23/24	200	6	10	26	46	44	78	52	94	14	28
24/25	200	6	10	26	46	44	78	52	94	14	28
25/26	200	6	10	26	46	44	78	52	94	14	28
26/27	200	6	10	26	46	44	78	52	94	14	28
27/28	200	6	10	26	46	44	78	52	94	14	28
28/29	150	5	8	20	35	33	59	39	71	11	21
29/30	50	2	3	7	12	11	20	13	24	4	7
30/31	40	1	2	5	9	9	16	10	19	3	6
Total	3000	90	150	390	690	660	1170	780	1410	210	420

Based on draft Local Plan 2013 current preferred housing mix.

Diagram 3 - Sequencing approach for

Phasing and Infrastructure Delivery Strategy Principles

Currently the adopted Core Strategy (2009) makes provision for 500 additional houses in North Ely. The Core Strategy has been reviewed however and a draft East Cambridgeshire Local Plan has been published and submitted to the Secretary of State for consideration. This provides for an increase in the site allocation for North Ely up to 3,000 dwellings, with provision for phased development over the period to 2031.

Diagram 3 below indicates the broad directional sequence of development the District Council expects to see as the site is built out and table 6 indicates the sequencing and phasing principles which this SPD requires to be incorporated into development proposals.

Table 6 Sequencing and Phasing Principles

- Develop outward from existing development, with integrated neighbourhoods, and avoid disconnected and isolated pockets of residential development, services and facilities
- Delivery of a local centre, a primary school facility, and other appropriate community facilities early in the first development phase (subject to viability, location and infrastructure requirements) so that a community focus for the residential development is provided from an early stage of the development
- A balance of provision between new housing and employment in each phase to ensure that the new development is sustainable and viable
- An appropriate mix of housing development within each phase subject to market conditions

(continue overpage)

Table 6 (continued)

- Appropriate phasing for the delivery of Highflyer Avenue from Thistle Corner across to the A10 to avoid unacceptable traffic pressures on Lynn Road/ High Barns in the early stages of the development. Cambridgeshire County Council will need to confirm their approval of the proposed phasing.
- Appropriate phasing of public transport, footpath/ cycleway linkages to the rest of Ely and innovative travel planning measures to encourage new residents to adopt more sustainable modes of transport proportionate to the relevant level of housing. It is important that new residents establish the habit of sustainable transport modes when they first move into the new development.
- Appropriate phasing of structural landscaping, tree and shrub planting to enable the establishment of green infrastructure, including advance planting where feasible.
- Phasing of the development to take account of the services, facilities and infrastructure available on a city-wide basis and ensure that these have the capacity to support the new levels of housing proposed at each phase.
- Mechanisms should be considered through the S106 process to assist the establishment of quality commercial and retail facilities in the early phases of development when the critical mass of the local population may not be sufficient for commercial viability, but provision of services for new residents would be desirable.
- Consideration of construction traffic management in the sequencing and phasing approach to ensure that this does not impact unacceptably on existing or new residents.

The overall approach should ensure that each phase of development is as self sufficient as possible in terms of infrastructure to support its residents while ensuring that the more strategic elements of infrastructure are delivered in a timely way to mitigate the cumulative impacts of the North Ely development.

Applicants will be expected to provide a Phasing and Infrastructure Delivery Plan with their planning applications. This plan should cover matters such as delivery of both local and strategic infrastructure to support each phase of the development, phasing, development contributions for both on site and off site infrastructure where this is required to mitigate the impacts of the development, and confirming that earlier phases of development will not prejudice delivery of later phases of the wider North Ely development.

The National Planning Policy Framework emphasises consideration of viability and costs in plan making - plans must be deliverable - and the District Council recognises that some flexibility around the timing of delivery of different elements of infrastructure and affordable housing will be necessary to secure delivery of each phase. However, any departure from the Local Plan policy position will only be considered if robust viability evidence is presented at the planning application stage.

The JSMP set out a proposal for phasing and this represents one approach. However, the District Council wishes to discuss sequencing and phasing proposals further with the landowners once the current work on viability testing and clarification of trigger points for the delivery of infrastructure has been completed. This work will be ongoing throughout the consultation process of this SPD and the phasing proposals therefore will be further refined and developed prior to formal adoption of the SPD.

The lead in times for construction of some elements of infrastructure may be significant, requiring implementation works to start well in advance of when they are required to be operational. Delivery plans will be required to take this into account

Given the long timescale for delivery of the North Ely development and uncertainty about the economy over that period, it will be appropriate to retest the viability of the scheme at later stages, when subsequent planning permissions are submitted. Any viability appraisals and supporting information received at future stages will be validated by an independent assessor to be appointed by the District Council and whose fees will be paid by the landowner/developer.

It will also be important that the approach is sufficiently flexible to respond to changing circumstances over a lengthy build out period. A process of monitoring and review of the development delivery will therefore be required as each phase of the development is progressed, led by the District Council in conjunction with the landowners and/or developers.

Developer Contributions

The District Council introduced a Community Infrastructure Levy (CIL) on 1st February 2013, which will provide funding towards strategic infrastructure projects in the District. In addition a Developer Contributions and Planning Obligations SPD was approved in February 2013, which sets out developer contributions expected towards site specific mitigation proposals through S106 agreements

Developers will be expected to make appropriate contributions towards the cost of infrastructure and community services and facilities in addition to CIL, where this is necessary to make the development acceptable in planning terms, and complies with CIL Regulation 122 to address the impacts of the site's development on the local social, economic and physical infrastructure. The National Planning Policy Framework also requires that infrastructure required is:

- Necessary to make the development acceptable in planning terms
- Directly related to the development and
- Fair and reasonably related in scale and kind of development.

The District Council will ensure that there is no double funding between CIL funded infrastructure and infrastructure provided through S106 agreements.

Contributions may be required in one or more of four ways:

- Direct provision of essential, relevant and necessary infrastructure and facilities by developers, generally secured by S106 obligations
- Provision of land for a specific community/specialist use as agreed with individual developers where there is a demonstrable need;
- Payments to the Local Authorities in lieu of provision of infrastructure through S106 agreements which may be pooled if appropriate
- Payments via the Community Infrastructure Levy (CIL).

The likely range of infrastructure, services and facilities that will need to be addressed is set out in the table 7. However please note that this is intended as a guideline only, and should not be regarded as binding on any decision which the District Council may make in respect of negotiations on contributions, nor is the list comprehensive in terms of all the facilities and infrastructure requirements which may apply.

Table 7 Indicative list of items which may require developer contributions, subject to ongoing viability testing and CIL provision:

- On site highway infrastructure, pedestrian, bridleways and cycleway infrastructure, community transport, car parks and travel planning and awareness raising

- Proportionate off site highway infrastructure, pedestrian, bridleways and cycleway infrastructure where required by modelling and impact assessments
- Public transport provision linking directly from the site – both bus and community transport, and contributions towards rail infrastructure improvements
- On site educational facilities, pre-school, primary schools and potentially post-16 schooling, encompassing capital, fitting and setting up costs
- Off -site educational facilities, including combined, secondary and post-16 schooling and encompassing capital, fitting and setting up costs subject to CIL arrangements
- Waste/recycling facilities
- Country park facility, including both managed and informal facilities and future maintenance
- Utility services such as electricity, gas, water, foul drainage, telecoms including broadband provision if not provided by the developer
- Up to 30% affordable housing
- Recreation and open space, including play areas, playing fields, sports facilities, nature conservation, wildlife mitigation measures, community woodlands, allotments, meadows and paddocks, burial ground facilities
- Community facilities including healthcare, micro-library, meeting halls, community centres, childcare facilities, youth activities, cultural services, community recycling facilities and emergency facilities
- Public art
- Long term management and maintenance of selected facilities and infrastructure
- Drainage and flood prevention
- Contributions towards the District Council's legal and monitoring costs during the planning applications and delivery stages for the North Ely development.

The development of the whole of North Ely may require strategic infrastructure off site. Examples of this are the off-site highway improvements, such as A10 junctions, off site cycle network improvements and health facility improvements. The need for such improvements may arise as a result of cumulative impacts of the wider development area and other development sites such as the Lancaster Way employment site. If such improvements are required then an option is to fund these is through a simple 'roof tax' type arrangement whereby each dwelling built in the new development pays a sum to the relevant Authority which then implements the required works. This approach will be refined and clarified through the viability testing and discussions which are currently ongoing, and finalised prior to the formal adoption of this SPD.

Future Management and Maintenance

Consideration should be given at an early stage to the future management arrangements for the North Ely infrastructure and facilities. Long term management arrangements will be crucial to the long term sustainability of the new community. Planning submissions will be required to provide details of the proposed long term management and maintenance delivery plans for the development. Site wide long term stewardship arrangements will be encouraged, in view of the economies of scale which can be achieved.

The management and maintenance of the various facilities and land uses, particularly areas of open space, woodland, community facilities, sustainable drainage features and the country park will require particular consideration.

It may be appropriate to consider community based management solutions that allow residents / occupiers to have a greater input into the long term stewardship of the infrastructure, Country Park and community facilities. Alternatively developers may wish to discuss what arrangements can be made with the City of Ely Council and other relevant local organisations to take over long term responsibility for such areas. It is possible that the District Council may wish to take over management of significant assets.



Upton, Northampton

Glossary

ATLAS – Advisory Team for Large Applications, an independent advisory service, sponsored by the Department for Communities and Local Government, and delivered by the Homes and Community Agency, which is available at the request of Local Authorities to support them in dealing with complex large scale housing led developments

BREEAM - BRE Environmental Assessment Method – a nationally recognised measure used to describe a building's environmental performance.

CCC - Cambridgeshire County Council – the local authority responsible for education, libraries and heritage, social services, roads and traffic, environment, strategic planning, trading standards, waste disposal and county farms estates

Cambridgeshire Quality Panel - This panel reviews major growth sites and provides independent advice to developers/clients and their design teams, and local authorities. The aim is to help improve the quality of the development being proposed.

City of Ely Council - Local 'parish' level tier of local government administration

CSH - Code for Sustainable Homes – A national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable, energy efficient, carbon neutral houses.

CIL - Community Infrastructure Levy – a tariff system for developer contributions towards infrastructure provision, introduced by the District Council in February 2013, and governed by the Community Infrastructure Levy Regulations 2010, as amended.

Core Strategy/Local Plan - One of the suite of documents within the Local Development Framework, which sets out the long term spatial vision for the district, strategic policies and development control policies. It is currently under review and will be replaced by the forthcoming East Cambridgeshire Local Plan. This has reached submission draft stage, and is expected to be adopted in 2014.

Comparison Retailing - Shops selling items such as clothes, shoes, electrical goods, but not food items

Convenience Retailing - Food shops and supermarkets

County Wildlife Site - Site of county significance for wildlife

Custom Build - Custom build is similar to self build, but includes developer built one off homes, where the self builder finds a developer with a site and a design they

like, and the developer then takes care of everything. Government is increasingly encouraging the use of this term

Development Framework - In this context, a document which sets out the principles that will guide the development of the urban extension of North Ely.

ECDC - East Cambridgeshire District Council – district level tier of local government administration, responsible for a range of services including development planning, environmental health, housing, building control, leisure and community services.

Green Infrastructure - Natural and manmade green spaces, ranging from informal natural and wildlife areas to more managed areas such as parks, gardens, allotments and orchards, which provide for recreation, sustainable growth, healthy lifestyles and quality of life.

Flexible Homes - Flexible homes are designed for working from home, and include a separate dedicated office space within the home that is not a bedroom. This may include a ground floor space or a room above mews or other innovative formats.

HA - Housing Association – not for profit organisations which provide social housing

LDF - Local Development Framework – a series of separate Development Plan Documents (DPD's) that set out policies and proposals for the development and use of land. These will be replaced by the Local Plan.

LEP - Local Enterprise Partnership – a public/private partnership set up to help lead business growth and prosperity in the sub region

Lifetime Homes – The Lifetime Homes Standard is a set of design criteria that provide a model for building accessible and adaptable homes. These criteria can be applied to new homes at minimal cost, and enable flexibility and adaptability to support the changing needs of individuals and families at different stages of their life.

Live Work Homes - Houses which are designed to also accommodate business use carried out by the occupier. Living accommodation is normally separate from the work area, which generally includes higher ceiling heights, is an independent unit and can be accessed separately from the living accommodation.

LPT - Local Transport Plan – a strategy and action plan prepared by Cambridgeshire County Council setting out the improvement plans for the County's transport infrastructure over a set time period.

Mixed Use - Areas where it is appropriate for the land to be used by more than one land use. For example, retail and leisure uses at ground floor with residential above

Self Build Homes - Self build includes housing built by individuals or groups of individuals for their own use, either by building the homes themselves or working with builders. In majority of cases self-build involves individuals commissioning the construction of a new house from a builder, contractor or package company, and only in a modest number of cases, physically building a house for themselves. The definition of self-build also includes community-led housing projects who build mostly affordable homes for the benefit of the community, either individually or in cooperation with a builder or housing provider

S106 agreement - A Section 106 agreement is a legal agreement between a local authority and developer in order to secure contributions (in cash or kind) towards the provision for infrastructure and services that are necessary and essential to facilitate a proposed development and make it acceptable

S278 agreement – A Section 278 agreement is a legal agreement between the local highways authority and a developer in order to secure contributions towards the provision of highways and transport infrastructure necessary and essential to facilitate a proposed development

SSSI - Site of Special Scientific Interest – this designation gives an area legal protection for wildlife and/ or geological features or the area. Natural England is responsible for designation.

Stakeholder - Private individuals, local interest groups, local councils, public authorities, utility companies, businesses that have an interest in development and/or the site.

Statutory - Required by law (statute), usually through Act of Parliament

SPD - Supplementary Planning Document – a document which provides further supporting information to the policies in the development plan or Local Plan. It may be either thematic or site specific.

SUDs - Sustainable Drainage Systems – drainage systems which seek to reduce the environmental impact of surface water discharges from new development.

Language Translation.

Documents prepared by the District Council can be translated. Requests for the translation of policy documents can be made at the Council's main reception. A language line is available for short documents and enquiries. There is no charge for this service.

East Cambridgeshire District Council

The Grange

Nutholt Lane

Ely

Cambridgeshire

CB7 4EE

Telephone 01353 665555

E mail : customerservices@eastcambs.gov.uk

www.eastcambs.gov.uk

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