

Cambridgeshire County Council Officer Response to: -

Cambridge North Phase Two – 425 dwellings

Background

This planning application (Ref., 22/02771/OUT), known as Cambridge North Phase Two, forms part of the North East Cambridge strategic development proposals.

The site comes forward, under Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station, of the South Cambridgeshire Local Plan (2018), as well as an emerging Area Action Plan (North East Cambridge Area Action Plan).

In broad terms, there is an expectation that the wider North East Cambridge development area will support up to two new primary schools, with secondary school provision being provided outside of the development. Early Years and SEND provision would be provided either as part of the new primary schools or off-site, if appropriate, for SEND.

The planning application (section 9.0 of the Planning Statement) recognises that financial contributions may have to be made to off-site education provision.

Set out below are service requirements as they relate to education, library, strategic waste, and adult support services, to mitigate development impacts.

Development Proposals

This development comes forward as a hybrid planning application comprising: -

- Outline planning permission for up to 425 apartments; and
- Full Planning permission for three commercial buildings.

This response mainly relates to the residential element, as it assesses the education impacts, although other requirements are listed at the end of the note too.

Assessing Need

Where a development mix is not to be agreed as part of any outline planning consent, the Council uses its' approved general multipliers to determine child yield.

In this case, the expected child yield using the general multipliers is: -

- $425 \times 0.3 = 127.5$ early years aged children
- $425 \times 0.4 = 170$ primary school aged children
- $425 \times 0.25 = 106.25$ secondary school aged children

However, given this development is apartment-led, with mostly one and two bed units, it is reasonable to consider the indicative mix in this instance, which the planning application states as: -

	MARKET	BUILD TO RENT	TOTAL	%
1 Bed	62	127	189	45%
2 Bed	79	134	213	50%
3 Bed	14	9	23	5%
TOTAL	155	270	425	100%

20% of the Build to Rent units will be affordable provision and 40% of the market units will be affordable provision.

Based on these splits, the revised development mix for the market housing element would be: -

No. of bedrooms	market	affordable	Totals
1	37	25	62
2	47	32	79
3	8	6	14
Totals	92	63	155

Based on these splits, the revised development mix for Build to Rent housing would be: -

No. of bedrooms	Build to rent	affordable	Totals
1	102	25	127
2	107	27	134
3	7	2	9
Totals	216	54	270

If we split combined affordable mix to represent 75% social and affordable rent only, the revised development mix would be: -

No. of bedrooms	Total Market	Combined Total affordable	Affordable Rent	Intermediate
1	139	50	37	13
2	154	59	44	15
3	15	8	6	2
Totals	308	117	87	30

Development mix for education purposes

No. of bedrooms	Market/Intermediate	Affordable Rent	Totals
1	152	37	189
2	169	44	213
3	17	6	23
Totals	338	87	425

Based on this mix, the expected child yield would be: -

- Early Years: 41.5 children of whom 23.24 would be eligible for free entitlement equivalent to **14.94 FTE** (16.6 (15hrs) and 6.64 (30hrs))
- Primary School: 23.25 children
- Secondary School: 4.95 children

Whilst the Council would normally expect that all parcels of development on strategic sites contribute towards new infrastructure such as schools to ensure any new school is viable, available

when required and helping to form part of emerging community, it is recognised that in this case, the likely date of any new on-site primary provision is uncertain, and therefore any children from this development may have to be accommodated within existing provision off-site.

Early Years Provision

The development is within the catchment area for Shirley Community Primary School. However, given its location within the city, and the close proximity to surrounding catchments, a wider review has been carried out.

Table 1 shows the early years provision available within the surrounding area, including both full day care and sessional providers. Combined, these settings have a total capacity of 986 15-hour places.

Table 1: Early Years Provision in the surrounding catchment areas (including Shirley Primary School, Chesterton Primary school, The Grove Primary School, Kings Hedges Educational Federation Milton Road Primary School and Milton C of E Primary School)				
Catchment area	Name	Type	Age Range	Capacity (15hrs)
Shirley Community Primary School/Chesterton Primary School	Shirley Community Pre-School	Sessional	3-5	52
	Clarence House Cambridge	Full Day Care	0-5	38
	Playlanders Playgroup	Sessional	2-5	25
	Peek a Boo Nursery	Full Day Care	2-5	25
	Snap! 4 Kids Nursery	Full Day Care	0-5	106
	Chestnut Nursery @ Chesterton	Full Day Care	0-5	99
The Grove Primary School	Rainbow Playgroup	Sessional	2-5	41
	Colleges Nursery School Day Nursery	Ful Day Care	2-5	76
Kings Hedges Primary School	Kings Hedges Primary Nursery School	Sessional/ Maintained Nursery School	2-5	104
	Moonbeams Pre-School	Sessional	2-5	48
Milton Road Primary School	Cambridge Day Nursery	Full Day Care	0-5	84
	Butterfly Day Nursery	Full Day Care	0-5	52
Milton Primary School	The Cygnets Milton Pre-School	Sessional	2-5	88
	Bright Horizons Cambridge Science Park	Full Day Care	0-5	148
Total				986
<i>EY Dashboard (2020)</i>				

The development is expected to generate 41.5 early years children, of which 23.24 would be entitled to funded childcare, equivalent to 15 full time places. Table 2 shows that 1,058.88 places would be needed to accommodate children eligible for a funded early years place, Table 1 shows the current capacity for early years places across the same catchment areas is 986. This means that there is not sufficient capacity in the area to accommodate children from the development. The Council would therefore be in support of an on-site nursery to accommodate children from this development, and the wider demand in surrounding catchment areas.

Table 2: 15-hour places required		
	Eligible children for 15 hours	Eligible children for 30 hours
Shirley Community Primary School/Chesterton Primary School	174	70
The Grove Primary School	91	37
Kings Hedges Primary School	106	43
Milton Road Primary School	112	45
Milton Primary School	86	35
Cambridge North Phase Two	16.6	6.64
Total	585.6	236.64
Total future demand for free 15-hour places		1,058.88
Current Capacity for 15-hour places		986
Total future requirement for 15-hour places		-72.88
<i>30 hour calculations (2017)</i>		

This means that there is not sufficient capacity in the area to accommodate children from the development. The Council would therefore be in support of an on-site nursery to accommodate children from this development (and the wider demand in surrounding catchment areas).

Any nursery would be commercially-led, and the Council can help advise on ways to deliver this infrastructure – the Council would not expect to own or run the nursery. In the event that a nursery cannot be reasonable delivered, a fall-back position to fund local places elsewhere would be sought in a s106 agreement, equivalent to the number of places generated by the development. The cost per place would be £17,441 (1Q2020) which is derived from the DfE Scorecard costs, expansion of an existing facility.

Primary Provision

The development is within the catchment area for Shirley Community Primary School. However, given its location within the city, there is expected to be some movement between surrounding catchment areas. For this reason, the review takes into consideration the catchment areas surrounding the development, north of the river, including The Grove Primary School, Kings Hedges Educational Federation, Milton Road Primary School and Milton C of E Primary School. Catchment forecasts for these schools can be found in Tables 3 – 7.

In January 2022, there were forecast to be 2,165 children living within these catchment areas, compared to 1,935 on the school roll.

The catchment population is forecast to decrease from 2,165 in 2021/22 to 1,979 by 2026/27 (Table 8).

There are forecast to be 23.25 primary-aged children generated by this development. This means that by 2026/27 the total primary-aged population will be 2002.25 (1,979 + 23.25) and there will be capacity within the surrounding schools.

**Table 3: Catchment forecast for Shirley Community Primary School/Chesterton Primary School
Capacity:630**

Year	R	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Total	Places remaining
2021/22	89	92	82	83	91	79	81	597	33
2022/23	74	86	88	80	82	88	74	572	58
2023/24	87	71	82	86	79	79	83	567	63
2024/25	86	84	67	80	85	76	74	552	78
2025/26	78	83	80	65	79	82	71	538	92
2026/27	78	75	79	78	64	76	77	527	103
<i>Base catchment forecast (2021)</i>									

**Table 4: Catchment forecast for The Grove Primary School
Capacity: 420**

Year	R	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Total	Places remaining
2021/22	43	60	56	46	60	52	44	361	59
2022/23	56	45	55	56	45	58	53	368	52
2023/24	62	58	40	55	55	43	59	372	48
2024/25	62	64	53	40	54	53	44	370	50
2025/26	61	64	59	53	39	52	54	382	38
2026/27	61	63	59	59	52	37	53	384	36
<i>Base catchment forecast (2021)</i>									

**Table 5: Catchment forecast for Kings Hedges Primary Educational Federation
Capacity: 630**

Year	R	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Total	Places remaining
2021/22	61	52	61	68	60	57	68	427	203
2022/23	56	59	52	60	65	56	53	401	229
2023/24	60	54	59	51	57	61	52	394	236
2024/25	60	58	54	58	48	53	57	388	242
2025/26	57	58	58	53	55	44	49	374	256
2026/27	57	55	58	57	50	51	40	368	262
<i>Base catchment forecast (2021)</i>									

**Table 6: Catchment forecast for Milton Road Primary School
Capacity: 450**

Year	R	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Total	Places remaining
2021/22	53	73	70	70	72	72	75	485	-35
2022/23	45	55	74	70	71	73	73	461	-11
2023/24	58	47	56	74	71	72	74	452	-2
2024/25	54	60	48	56	75	72	73	438	12
2025/26	44	56	61	48	57	76	73	415	35
2026/27	44	46	57	61	49	58	77	392	58
<i>Base catchment forecast (2021)</i>									

Table 7: Catchment forecast for Milton C of E Primary School

Capacity: 420

Year	R	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Total	Places remaining
2021/22	34	55	41	50	44	44	27	295	125
2022/23	55	33	55	40	47	43	44	317	103
2023/24	48	54	33	54	37	46	43	315	105
2024/25	52	47	54	32	51	36	46	318	102
2025/26	42	51	47	53	29	50	36	308	112
2026/27	42	41	51	46	50	28	50	308	112

Base catchment forecast (2021)

Table 8: Combined forecast (includes Shirley Community Primary School, Chesterton Primary School, The Grove Primary School, Kings Hedges Educational Federation, Milton Road Primary School, Milton C of E Primary School)

Combined Capacity: 2,550

Year	R	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Total	Places remaining
2021/22	280	332	310	317	327	304	295	2,165	385
2022/23	286	278	324	306	310	318	297	2,119	431
2023/24	315	284	270	320	299	301	311	2,100	450
2024/25	314	313	276	266	313	290	294	2,066	484
2025/26	282	312	305	272	259	304	283	2,017	533
2026/27	282	280	304	301	265	250	297	1,979	571

Base catchment forecast (2021)

Secondary Provision

The development is within the catchment area for North Cambridge Academy, however, given its location, we have also taken into consideration the capacity available at Chesterton Community College. Catchment forecasts for these schools can be found in Tables 9 and 10.

In January 2022, there were forecast to be 2,047 children living within these catchment areas, compared to 1,9 on the school roll.

The catchment population is forecast to increase from 2,047 in 2021/22 to 2,171 by 2026/27 (Table 11).

There are forecast to be 4.95 secondary-aged children generated by this development. This means that by 2026/27 the total secondary-aged population will be 2,175.95 (2,171 + 4.95) and there will not be capacity within the surrounding schools. **A financial contribution towards new places to mitigate this impact would be sought, based on the DfE scorecard cost of £25,178 (1Q20) for new school places at a new school or £24,013 (1Q20) for new school places at an extension to an existing school.**

Table 9: Catchment forecast for Chesterton Community College

Capacity: 900*

Year	Yr7	Yr8	Yr9	Yr10	Yr11	Total	Places remaining
2021/22	249	213	219	226	177	1,084	-184
2022/23	236	246	216	220	217	1,135	-235
2023/24	242	233	249	217	211	1,152	-252
2024/25	248	239	236	250	208	1,181	-281
2025/26	255	245	242	237	241	1,220	-320
2026/27	231	252	248	243	228	1,202	-302

Base catchment forecast (2021)

*The overall capacity of the school is 1,200 places. However, 1FE is currently used for post-16 provision with a planned expansion for this to become 2FE in the future. A reduced capacity, to reflect the school's Published Admission Number (PAN) of 180, has therefore been used to calculate places remaining.

Table 10: Catchment forecast for North Cambridge Academy

Capacity: 750

Year	Yr7	Yr8	Yr9	Yr10	Yr11	Total	Places remaining
2021/22	198	222	215	168	160	963	-213
2022/23	218	200	221	211	168	1,018	-268
2023/24	189	220	199	217	211	1,036	-286
2024/25	201	191	219	195	217	1,023	-273
2025/26	186	203	190	215	195	989	-239
2026/27	178	188	202	186	215	969	-219

Base catchment forecast (2021)

Table 11: Combined forecast (includes Chesterton Community College and North Cambridge Academy)

Combined Capacity: 1,670

Year	Yr7	Yr8	Yr9	Yr10	Yr11	Total	Places remaining
2021/22	447	435	434	394	337	2,047	-397
2022/23	454	446	437	431	385	2,153	-503
2023/24	431	453	448	434	422	2,188	-538
2024/25	449	430	455	445	425	2,204	-554
2025/26	441	448	432	452	436	2,209	-559
2026/27	409	440	450	429	443	2,171	-521

Base catchment forecast (2021)

SEND

Typically, 0.9% of Cambridgeshire child have SEND needs. In this case, it would be expected that there be: -

0.9% of 73.3 children = 0.6597 children with SEND needs. It is therefore recommended that a contribution is sought towards The Martin Bacon Academy, the Area Special School at Northstowe.

The cost of the contribution would be £145,418 per place (total project cost £15,996,000 for 110 places, 2Q19) which would equate to $0.6597 \times £145,418 = £95,932$.

Requirements

Education

Early Years – Given the nature of this development, which includes commercial space, as well as proximity to nearby offices, the provision of a plot to accommodate a nursery and a strategy to deliver that, is recommended. This would meet wider nursery and childcare needs and would be provided by a commercial nursery.

Primary school – As there is sufficient capacity to accommodate children from this development, it is not necessary to seek a contribution on this occasion.

Secondary School – It is recommended that a contribution towards the expansion of North Cambridge Academy is sought.

SEND – It is recommended that a contribution towards The Martin Bacon Academy, the Area Special School at Northstowe, is sought.

Children's and Family Provision – The ability to access or hire a hall or large room with associated facilities (e.g., office, toilet, kitchen and/or store) may be required in the community hub building that is to be provided as part of the larger strategic development.

Library Services

To accommodate the growing population created by the Cambridge North development a project to enhance library capacity is required.

Specifically, there will be a need to fund a project to enhance library capacity and to increase access to drop in 'work from home' facilities to improve access to Wi-Fi and print facilities by creating spaces that can be used for online meetings, access to larger screens for devices as well as access to scanning or other office-based facilities.

Contributions towards funding EITHER an on-site library (to possibly be provided as part of a community hub building within the larger strategic development site area) OR enhanced static fitout of Arbury Court library, using the standard contribution levels derived from the Museums, Libraries and Archives (MLA) guidance in 2010 will be requested and adjusted for inflation.

This amounts to £59 per head of new population.

If we assume an average of 1.5 persons per dwelling then we would expect the development to accommodate around 638 residents, so the contribution would be $638 \times 59 = £37,642$.

Strategic Waste

A waste management plan should cover the construction phase and the management of any fly tipped waste already on site, as well as 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.

Community workers

As this development is part of the wider Cambridge North strategic development area, contributions towards the Community Worker programme and/or space within the community hub building may be required.

16th September 2022

Appendix 1 -

Version Dated -27
January 2021

FOR EDUCATION PLANNING AND S106 PURPOSES				
	No. of Market Housing	Early Years No. of 0-3 year olds	Primary No. of 4-10 year olds	Secondary No. of 11-15 year olds
1 bed	152	0.00	0.00	0.00
2 bed	169	16.90	8.45	0.00
3 bed	17	3.40	3.40	2.55
4 bed +		0.00	0.00	0.00
Total (Market)	338	20.30	11.85	2.55
	No. of Social Housing			
1 bed	37	0.00	0.00	0.00
2 bed	44	17.60	6.60	0.00
3 bed	6	3.60	4.80	2.40
4 bed +		0.00	0.00	0.00
Total (Social)	87	21.20	11.40	2.40
GRAND TOTAL	425	41.50	23.25	4.95

See below

Number of Early Years aged children entitled to free provision and for which S106 contributions need to be sought:

General Multipliers:

Early Years Aged

Children = 20-30

Primary Aged

Children = 30-40

Secondary Aged

Children = 18-25

(per 100

dwelling

s) A

6.64

-
Children eligible for 30 hour places (16% of children aged 0-3)

B	16.60	Children eligible for 15 hour places (40% of children aged 0-3)
C	<u>29.88</u>	Total demand for 15 hour equivalent places ((2 x A) + B)
D	<u>14.94</u>	Total 30-hour places to be created (A + (B / 2))

Primary Multiplier amended following December 2017 CYP Committee