

CNFE

HIF Scheme - Key Assumptions

Cambridge City Council

Revision 05 – 30 November 2018

Contents

	Page
Introduction	3
1. Definitions of Terms Used	4
2. CNFE Core Site Assumptions	5
2.1. Masterplan Assumptions	5
2.2. Infrastructure Assumptions	10
2.3. Commercial Assumptions	13
2.4. Programme Assumptions	14
3. CNFE Wider Site Assumptions	15
3.1. Masterplan Assumptions	15
3.2. Programme Assumptions	16

Introduction

This document and its contents have been prepared through discussion and agreement between Cambridge City Council, Anglian Water, U+I and their advisors.

This document is intended solely to set out the key assumptions that have been made to inform the CNFE masterplan at the time of the HIF application and should be read in conjunction with and as part of the submission to Homes England in December 2018.

Section 1 of this document defines some of the terms used in the HIF scheme masterplan and the HIF submission information.

Section 2 of this document relates to the CNFE Core Site masterplan (Site 1A – Anglian Water ownership and Site 1B – Cambridge City Council ownership).

Section 3 of this document relates to the wider CNFE sites (Sites 2A, 2B and 2C) adjacent to the CNFE Core Site. All areas fall under the CNF AAP.


Any amendments required to this document should be addressed to Faithful+Gould for the attention of [REDACTED] / [REDACTED].

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Document history

Revision	Purpose description	Originated	Checked	Authorised	Issue Date
Draft	Draft for comment	[REDACTED]	[REDACTED]		27 th Sept 2018
Rev 01	Revised following comments	[REDACTED]	[REDACTED]		15 th Oct 2018
Rev 02	Revised following team updates	[REDACTED]	[REDACTED]		29 th Oct 2018
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Rev 04	General definitions section added and improved structure	[REDACTED]	[REDACTED]		29 th Nov 2018
Rev 05	Minor amendments to definitions	[REDACTED]	[REDACTED]		30 th Nov 2018

1. Definitions of Terms Used

Term	Definition	Applicable Site Area
CWRC	The Anglian Water owned and operated 'Cambridge Water Recycling Centre' to be relocated. The CWRC comprises the Cambridge Waste Water Treatment Plant (CWWTP) and its integral Sludge Treatment Centre (STC).	
CNFE Core Site	The Core Site comprising: <ul style="list-style-type: none"> site 1A (39.1 hectares under Anglian Water ownership); site 1B (7.6 hectares under Cambridge City Council ownership). <p>The CNFE Core Site to be redeveloped into 6 neighbourhoods following relocation of the CWRC.</p>	Site 1A and 1B combined = 46.7 hectares / 115 acres
CNFE	The area made up of the CNFE Core Site above (site 1A and site 1B to be developed into 6 neighbourhoods) together with the following CNFE wider area sites: <ul style="list-style-type: none"> site 2A (known as Brookgate/CB4); site 2B (known as Cowley Road Industrial Estate); site 2C (known as Nuffield Road Industrial Estate). <p>The CNFE area is where residential development is unlocked by the relocation of the CWRC.</p> 	<p>Site 1A and 1B combined = 46.7 hectares / 115 acres</p> <p>Sites 2A, 2B and 2C combined = 28.5 hectares / 70 acres</p> <p>Total CNFE (sites 1 and 2 combined) = 75.2 hectares / 186 acres</p>
AAP	The area action plan for the Cambridge Northern Fringe (CNF) area.	
CNF	The area to the north of Cambridge covered by the AAP. (Note: The CNFE Core Site and Adjacent Sites fall within the wider area making up the land under the AAP).	
NSIP	A Nationally Significant Infrastructure Project as approved by the Secretary of State following a successful Section 35 application.	
DCO	The Development Consent Order process as the means of obtaining permission for developments categorised as Nationally Significant Infrastructure Projects	
The partnership	Cambridge City Council (as applicant) and Anglian Water (as majority landowner and key enabler) working together as joint venture partners to redevelop CNFE.	

2. CNFE Core Site Assumptions

2.1. Masterplan Assumptions

2.1.1. Overall Site Footprint

- The CNFE Core Site covers sites 1A and 1B
- The overall plan area of the core site is 466,771 m² (115 acres/46.7 hectares)
- The core site will be developed into 6 neighbourhoods (N1 to N6)
- This site footprint breaks down into the following uses:

Overall Site / Footprint Areas (m ²)	Core Site Neighbourhoods																				
	N1			N2			N3			N4			N5			N6			Total		
	Building Footprint	External Works	Total Area	Building Footprint	External Works	Total Area	Building Footprint	External Works	Total Area	Building Footprint	External Works	Total Area	Building Footprint	External Works	Total Area	Building Footprint	External Works	Total Area	Building Footprint	External Works	Total Area
Housing	19,939	14,150	34,088	5,571	2,667	8,239	6,108	3,814	9,922	1,881	695	2,576	24,448	17,356	41,804	52,489	40,414	92,904	110,437	79,096	189,533
Mixed Use	-	-	-	3,848	448	4,296	15,794	4,725	20,519	6,745	796	7,541	6,305	1,439	7,744	-	-	-	32,692	7,408	40,100
Schools	1,906	635	2,541	-	-	-	-	-	-	7,360	3,645	11,006	-	-	-	1,662	648	2,310	10,928	4,929	15,856
Parking Barns	1,694	-	1,694	-	-	-	1,737	-	1,737	-	-	-	1,700	-	1,700	1,694	-	1,694	6,825	-	6,825
Future Proofing / Energy Centre	963	-	963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	963	-	963
Pylon Infrastructure	-	-	-	-	-	-	2,595	-	2,595	-	-	-	-	-	-	3,356	-	3,356	5,951	-	5,951
Total Built Area	24,501	14,785	39,286	9,420	3,116	12,535	26,234	8,539	34,773	15,986	5,136	21,122	32,453	18,795	51,248	59,201	41,063	100,264	167,795	91,433	259,228
All Highways	-	-	17,916	-	-	7,788	-	-	16,835	-	-	10,769	-	-	22,726	-	-	41,830	-	-	117,864
Green Spaces	-	-	4,734	-	-	2,854	-	-	5,770	-	-	5,448	-	-	32,983	-	-	37,891	-	-	89,679
Water (Currently included in Green Space)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Public Realm			22,650			10,641			22,605			16,217			55,708			79,721			207,543
Neighbourhood total			61,936			23,177			57,378			37,339			106,956			179,985			466,771

2.1.2. Core Site Buildings Floor Area

- The overall total GIFA of new development on the core site is 529,576 m²
- This total GIFA across neighbourhoods 1 to 6 breaks down into the following building uses:

Gross Internal Floor Areas (m ²)	Core Site Neighbourhoods						
	1	2	3	4	5	6	Total
Housing	77,069	24,721	59,734	21,601	99,173	150,367	432,665
Commercial	-	3,336	13,963	6,719	4,174	-	28,193
Hotel	-	-	-	10,013	-	-	10,013
Retail	-	865	3,620	1,742	1,082	-	7,309
Schools	2,700	-	-	7,500	-	2,700	12,900
Community	-	494	2,069	995	618	-	4,177
Parking Barns	7,307	-	7,523	-	7,350	7,307	29,488
Future Proofing / Other	-	247	1,034	498	309	-	2,088
Future Proofing / (Energy Centre)	2,743	-	-	-	-	-	2,743
Total GIA (m²)	89,819	29,664	87,943	49,069	112,707	160,374	529,576

2.1.3. Building Design

- No basement construction. All development is above ground.
- Maximum height of buildings above ground is 7 storeys.
- Efficient fabric to reflect Passivhaus certification or similar standards
- Investigate modern methods of construction opportunities to reduce environmental impact and drive efficiency and consistency
- Roof area to combine brown/green roofs for ecology, blue roofs for attenuation and PV panels for renewable energy
- Building over existing and extended Anglian Water tunnels subject build over agreement and building foundation design to ensure no load on the tunnels
- Net to gross internal floor area efficiencies:

Use	Net to Gross Efficiency
Apartments	80%
Houses	100%
Retail	95%
Commercial	80%

2.1.4. Housing Mix

- The total no. of new housing units on the core site (site 1A and 1B) is 5,600.
- All houses are limited to neighbourhoods 5 and 6.
- ■% of housing to be affordable (■% sale / ■% rent)
- ■% of housing to be market (■% sale / ■% rent)
- The overall housing mix by neighbourhood is as follows:

Accommodation Mix (units)		Core Site Neighbourhoods						Total
		1	2	3	4	5	6	
Apartments	1 bed	477	132	378	135	583	689	2,394
	2 bed	426	144	341	124	533	676	2,244
	3 bed	119	43	80	29	141	193	605
Total Apartments (Nr)		1,022	319	799	288	1,257	1,558	5,243
Houses	2 bed	-	-	-	-	7	59	66
	3 bed	-	-	-	-	22	137	159
	4 bed	-	-	-	-	15	117	132
Total Houses (Nr)		-	-	-	-	44	313	357
Overall Units (Nr)		1,022	319	799	288	1,301	1,871	5,600
Split		18%	6%	14%	5%	23%	33%	100%

2.1.5. Housing Floor Area

- The overall total GIFA of new housing is 432,665 m²
- This total GIFA breaks down into the neighbourhoods as follows:

Gross Internal Floor Areas (m ²) Housing Only		Core Site Neighbourhoods						Total GIA
		1	2	3	4	5	6	
Apartments	1 bed	26,539	7,361	21,013	7,502	32,418	38,320	133,153
	2 bed	37,262	12,561	29,833	10,891	46,651	59,113	196,311
	3 bed	13,268	4,799	8,889	3,208	15,742	21,466	67,372
Total Apartments (GIA m ²)		77,069	24,721	59,735	21,601	94,811	118,899	396,836
Houses	2 bed	-	-	-	-	541	4,383	4,924
	3 bed	-	-	-	-	2,127	13,376	15,503
	4 bed	-	-	-	-	1,693	13,709	15,402
Total Houses (GIA m ²)		-	-	-	-	4,361	31,468	35,829
Overall Housing GIA (m ²)		77,069	24,721	59,735	21,601	99,172	150,367	432,665
Split		18%	6%	14%	5%	23%	35%	100%

2.1.6. Housing Density

- High density housing equates to 7 storeys
- Medium/high density housing equates to 4-5 storey
- Medium density housing equates to 3-5 storey
- Regular density housing equates to 2-3 storey
- The density mix across the neighbourhoods is as follows:

Accommodation Mix (units)		Apartments			Houses			Total
		1 bed	2 bed	3 bed	2 bed	3 bed	4 bed	
Neighbourhood 1								
High density housing	7 storey	341	273	68	-	-	-	682
Medium-high density housing	4-5 storey	136	153	51	-	-	-	340
Medium density housing	2-5 storey	-	-	-	-	-	-	-
Regular density housing	2-3 storey	-	-	-	-	-	-	-
Mix	4-7 storey	-	-	-	-	-	-	-
Total Houses (Nr)		477	426	119	-	-	-	1,022
Split		47%	42%	12%	0%	0%	0%	100%
Neighbourhood 2								
High density housing	7 storey	-	-	-	-	-	-	-
Medium-high density housing	4-5 storey	89	101	34	-	-	-	224
Medium density housing	2-5 storey	-	-	-	-	-	-	-
Regular density housing	2-3 storey	-	-	-	-	-	-	-
Mix	4-7 storey	43	43	9	-	-	-	95
Total Houses (Nr)		132	144	43	-	-	-	319
Split		41%	45%	13%	0%	0%	0%	100%
Neighbourhood 3								
High density housing	7 storey	184	147	37	-	-	-	368
Medium-high density housing	4-5 storey	-	-	-	-	-	-	-
Medium density housing	2-5 storey	-	-	-	-	-	-	-
Regular density housing	2-3 storey	-	-	-	-	-	-	-
Mix	4-7 storey	194	194	43	-	-	-	431
Total Houses (Nr)		378	341	80	-	-	-	799
Split		47%	43%	10%	0%	0%	0%	100%
Neighbourhood 4								
High density housing	7 storey	52	42	10	-	-	-	104
Medium-high density housing	4-5 storey	-	-	-	-	-	-	-
Medium density housing	2-5 storey	-	-	-	-	-	-	-
Regular density housing	2-3 storey	-	-	-	-	-	-	-
Mix	4-7 storey	83	82	19	-	-	-	184
Total Houses (Nr)		135	124	29	-	-	-	288
Split		47%	43%	10%	0%	0%	0%	100%
Neighbourhood 5								
High density housing	7 storey	305	244	61	-	-	-	610
Medium-high density housing	4-5 storey	150	167	55	-	-	-	372
Medium density housing	2-5 storey	50	43	8	7	22	15	145
Regular density housing	2-3 storey	-	-	-	-	-	-	-
Mix	4-7 storey	78	79	17	-	-	-	174
Total Houses (Nr)		583	533	141	7	22	15	1,301
Split		45%	41%	11%	1%	2%	1%	100%
Neighbourhood 6								
High density housing	7 storey	194	155	39	-	-	-	388
Medium-high density housing	4-5 storey	359	404	135	-	-	-	898
Medium density housing	2-5 storey	136	117	19	20	58	38	388
Regular density housing	2-3 storey	-	-	-	39	79	79	197
Mix	4-7 storey	-	-	-	-	-	-	-
Total Houses (Nr)		689	676	193	59	137	117	1,871
Split		37%	36%	10%	3%	7%	6%	100%
Site Total								
Total Houses (Nr)		2,394	2,244	605	66	159	132	5,600
Split		43%	40%	11%	1%	3%	2%	100%

2.1.7. Commercial Uses

- Retail space at ground level is included in neighbourhoods 2,3,4 and 5 with a total GIFA of 7,309m². Space will be to shell standard with capped services for full fit out by tenants.
- Commercial (office or similar use) is included in neighbourhood 2,3,4 and 5 with a total GIFA of 28,193m². Space will be fitted out to a Cat A standard with final fit out by tenants.
- A hotel is included within neighbourhood 4 with a GIFA of 10,013m². Specification assumed as four-star standard.

2.1.8. Social Infrastructure

- The social infrastructure required to serve the wider area AAP (Sites 1 and 2) is all being provided and located within Site 1 (the core site).
- There are 2 no. primary schools.
- The first primary school has a GIFA of 2,700m² and will be delivered as part of neighbourhood 1.
- The second primary school has a GIFA of 2,700m² and will be delivered as part of neighbourhood 6.
- There is 1 no. secondary school.
- The secondary school has a GIFA of 7,500m² and will be delivered as part of neighbourhood 4.
- The community / health centre provision has a GIFA of 4,177m² and will be delivered across neighbourhoods 2 to 5 with the majority delivered as part of neighbourhood 3.

2.1.9. Car Parking & Travel Plan

- Overall approach to minimise car use and maximise sustainable modes of transport in order to keep within the vehicle trip budget determined by the A10 Study.
- 0.2 spaces per dwelling (50% of these spaces will need to be DDA compliant)
- Circa 1,120 car parking to be provided on the core site in multi-storey car barns to serve each of the 6 neighbourhoods. Car barns up to maximum 5 storeys (ground plus 4 floors).
- Car barns located in neighbourhoods 1, 3, 5 and 6.
- Car charging points throughout car barns (assume charging point per 10 spaces)
- Cycle parking based on 1 per bedroom with 50% within buildings and 50% in external shelters
- Bus route to be extended to be within 400m of each home
- No requirement to incorporate Guided Bus infrastructure

2.1.10. Public Realm and Green Infrastructure

- Extend Chisholm trail to follow watercourse along eastern boundary of core Site 1.
- Existing watercourse route to be maintained but enhanced to improve biodiversity and interaction with public.
- Environment Agency 8m easement zone into site from western bank of watercourse
- A number (4 no.) of Anglian Water's existing circular tanks to the north of the site within the main park will be retained for use as public realm water features, surface water attenuation and as a potential reclaimed water source for non-potable uses.
- Neighbourhood greens and interconnecting green links to be delivered by plot developers / housebuilders.
- No allotments on site. Look at opportunities outside AAP area.

2.1.11. Sustainability

- A bespoke sustainability framework to be developed that incorporates:
 - CEEQUAL certification or CEEQUAL criteria incorporated into the bespoke framework requirements to drive sustainability in infrastructure
 - the Cambridge Sustainable Housing Design Guide;
 - BREEAM 'excellent' certification for non-residential;
 - 'Building With Nature' certification for green infrastructure

2.2. Infrastructure Assumptions

2.2.1. Energy

- Energy will be generated at individual unit / local level and not centrally. There will not be a central Energy Centre nor a district heating scheme. Note that the energy centre building zone formerly shown in the masterplan has been retained for potential future sustainable infrastructure uses.
- There is an opportunity to reclaim heat from passing sewage for use with commercial and/or social infrastructure (schools/health centre) uses. This is to be investigated further.
- All homes and other uses are to be 100% electricity. No gas supply provided.
- Homes will incorporate local heating / cooling infrastructure including air source heat pump, underfloor heating, etc.
- Homes to be future-proofed to incorporate provision for local cooling
- Housing fabric efficiency standards to reflect 'Passivhaus' quality certification or similar equivalent

2.2.2. New Utilities - Water

- Total mains (potable) supply capacity for core site is 44 litres per second design flow rate.
- 5,600 no. housing plus 25 no. non-housing water connections
- £3M allowance for off-site water reinforcement is subject to confirmation from Cambridge Water
- Total reclaimed (non-potable) supply capacity is 31 litres per second design flow rate.
- Reclaimed (non-potable) water from surface water used for WC flushing, clothes washing, irrigation. Option for greywater top-up.
- Both potable (from off-site supply) and non-potable (from surface water) water distribution network on a neighbourhood by neighbourhood basis

2.2.3. New Utilities – Electricity

- Power requirement load is estimated at 22MVA assuming no contribution from renewable energy and battery storage systems which will reduce this demand.
- New electrical secondary substations per neighbourhood preferably incorporated within buildings as follows:
- 2 no. 1MVA substations
- 11 no. 2MVA substations
- £1.5M allowance for off-site reinforcement of power supply subject to confirmation from UK Power Networks. Assumes taking 11kv supply from Arbury (2.5km distance). This is preferred over incorporating a new primary substation on-site.

2.2.4. New Utilities - Drainage

- A robust SUDS strategy will be developed to deliver the significant amount of on-site attenuation of surface water required due to high water table
- Where possible a framework will be agreed for the adoption of SUDS by Anglian Water
- Surface water attenuation will be delivered through combination of:
 - Blue roof technology
 - Permeable footpaths to primary, secondary and on-plot roads
 - Swales to green roads
 - Lined ponds (6nr) as part of the public realm
 - Stormcell storage system under lined ponds above
 - Stormcell storage system to on-plot courtyards

- Roofs are treated in 2-layers as follows:
 - Blue roof layer - attenuation to 50% of roof area is blue roofs, (the remaining 50% is either pitched roof, plant area or other uses)
 - Above the blue roof layer - 50% have PV's (25% over the blue roof, 25% above the other area) + 25% green roof + 25% other (plant etc.)
 - The roof over the blue roof has a lightweight grid metal grid on posts to support the green,
 - The PV's are on posts & plinths to give the water attenuation volumes
- 4 nr Anglian Water circular tanks to the north of the site will be retained for use as public realm water features and surface water attenuation
- Sewage from development to discharge into existing Anglian Water tunnel c17m below ground

2.2.5. Decommissioning & Demolition

- Anglian Water remove liquid materials from tanks, filter beds, etc as part of decommissioning in advance of demolition works
- Suitable demolition materials will be crushed and sorted for re-use on site

2.2.6. Groundworks

- Remediation strategy - Whilst it is known that there is an element of contamination on the Anglian Water site, actual areas of contamination are not yet known. An initial remediation cost allowance has therefore been made based on the Homes & Communities Agency 'Guidance on dereliction, demolition and remediation costs' which states costs are based on per hectare costs of remediation and should be applied to the gross area of the site. Based on a high-level assessment using the HCA stated 'range determining factors', the applicable per hectare costs are currently assessed at the lower end of the benchmark range @ £[REDACTED] per hectare. The initial cost assessment is therefore based on £[REDACTED] x 40 hectares plus a lower per hectare cost for the balancing 6.5 hectares. The remediation strategy will be refined following further intrusive geo-technical investigations.
- The remediation strategy and cost allowances will be refined following further intrusive geo-technical investigations.
- The land under Cambridge City Council's golf driving range is anticipated to be greenfield and hopefully does not require remediation
- Capping layer of 600mm to be installed over entire site
- Underground gases, venting and membrane proposed under buildings

2.2.7. Diversions

- Anglian Water's inlet - The existing deep underground inlet structure will be capped and infilled for use as AW's access point into the retained sewer tunnel.
- Anglian Water's tunnel - AW will construct a new inlet off-site as part of their relocation works. The existing tunnel under the core site will be extended to this new inlet. The tunnel will be extended from the current inlet through to the northern boundary of the site. The tunnel can be built over subject to permissions.
- Overhead power cables – the existing UKPN overhead power cables are rated at 132KV. The cables are to be diverted underground via 2 no cable entry zones (at each end). The underground cables will run along the north perimeter buried in the acoustic berm within the site boundary creating a circa 20m sterilised easement zone (no structures or trees over). The cables will run along the west perimeter outside the site boundary buried under Cowley Road. The cables will cross over the railway.
- Mobile Phone Mast - phone mast is also on the site near Cowley Road frontage and will require relocation

2.2.8. Highways

- A new foot and cycle bridge over the A14 to link northwards
- A new foot and cycle bridge over the railway to link eastwards
- At-grade improvements to the Cowley Road junction to improve east-west cycle connectivity
- A new underpass or overpass (assuming no at-grade crossing feasible), north of the Cowley Road junction (location tbc) to improve pedestrian and cycle connectivity
- 2 no. junctions improvements to the junctions of Cowley Road and Milton Road;
- 5 no. new primary road access junctions, 3 no. of which will connect to existing public highway (Cowley Road)
- Primary roads to be delivered by masterplan developer with secondary roads delivered by plot developers / housebuilders.
- Primary roads based on circa 16.5m overall width to allow for a segregated cycleway
- Secondary roads based on circa 16.5m overall width

2.2.9. Waste Management

- Collection from underground waste bins (3 waste streams) sited within 50m of each home

2.2.10. Noise Protection

- A new 6m wide by 4m high acoustic berm along northern boundary with A14 to include an acoustic fence and tree planting. Diverted underground power cables to run in new berm.
- No acoustic edge treatment proposed to boundary with railway – dealt with through building fabric design/performance

2.3. Commercial Assumptions

2.3.1. Financial Appraisal

- Land costs have been cash-flowed across the on-plot build periods for each neighbourhood
- Site wide costs are apportioned as a % of GDV
- Growth of sales values is █% per annum
- Development contingency of █% of cost plan excluding Section 106 contributions
- Interest on total development costs of █% per annum based on a circa █% LTC ratio
- Developer's return of █% of GDV
- Cashflow as per the masterplan programme
- Professional fees for plot development is █% of neighbourhood development costs
- Professional fees for side-wide infrastructure is █% of site wide infrastructure costs

2.3.2. Cost Plan

- Construction costs represent current market conditions as at 4Q 2018 pricing levels.
- The planned scope of works for the HIF scheme cost plan assumes that all existing features, buildings, ground conditions etc on the CNFE Core Site 1 will be left in their current existing state following de-commissioning and vacation by Anglian Water and CCC.
- The HIF scheme cost plan reflects the development floor areas and accommodation mix included in Section 2.0 and 3.0 of this document.
- Remediation strategy - Whilst it is known that there is an element of contamination on the Anglian Water site, actual areas of contamination are not yet known. An initial remediation cost allowance has therefore been made based on the Homes & Communities Agency 'Guidance on dereliction, demolition and remediation costs' which states costs are based on per hectare costs of remediation and should be applied to the gross area of the site. Based on a high-level assessment using the HCA stated 'range determining factors', the applicable per hectare costs are currently assessed at the lower end of the benchmark range @ £█ per hectare. The initial cost assessment is therefore based on £█ x 40 hectares plus a lower per hectare cost for the balancing 6.5 hectares. The remediation strategy will be refined following further intrusive geo-technical investigations.
- Demolished concrete structures to be crushed on-site for re-use.
- The watercourse is dredged and re-landscaped to enhance the public realm
- There is NO requirement for gas supply to the site (i.e. not required for residential, retail, commercial use or social use),
- Roads over the watercourse will be culverted through a large diameter pipe and the ground banked over, (not via bridge structures),
- Telecommunications ducting will be provided free of charge for installation by the developer,
- Future off-site sewage discharge connection will be provided by Anglian Water free of charge as part of their diversion of existing mains works.

2.3.3. Section 106

- Total section 106 allowance of £█ is included for the CNFE Core Site. This equates to £█ per home based on 5,600 dwellings. The total £█ comprises:
 - £█ for on-site schools and community buildings
 - £█ contribution for wider transport initiatives off-site
- CCC state a section 106 transport contribution to fund various transport schemes and improvement should be based on £█ per Development Unit Equivalent (DUE). Based on an assessment of 7,700 DUE and given the highways improvements and linkages included in the masterplan cost, an allowance of £█ per DUE has been assumed, giving the allowance for S106 transport contribution of £█ for the CNFE Core Site.

2.4. Programme Assumptions

2.4.1. Anglian Water CWRC Relocation

- The AAP is submitted for approval by end Q2 2021
- The DCO is submitted to Planning Inspectorate in Q1 2020
- The DCO is approved in Q1 2021
- Anglian Water commence relocation in Q2 2021
- Anglian Water complete relocation in Q2 2024
- Anglian Water complete decommissioning of their existing CWRC facility in Q2 2025

2.4.2. Planning

- The AAP is submitted for approval by end Q2 2021
- The AAP is fully adopted by end Q2 2022
- The hybrid planning application (covering detailed strategic infrastructure and outline plot development) is submitted for approval by end Q1 2022
- Planning consent for the hybrid application is secured by end Q4 2022
- Submission of detailed planning applications by the Plot Developers will commence early 2024

2.4.3. Acquisition

The core site will be released for re-development in 3 main parts:

1. Vacant possession of Cambridge City Council land in Q1 2023
2. Vacant possession of circa 10% of Anglian Water land (adjacent to CCC land) to facilitate the remaining site areas for neighbourhoods 1 and 2 in Q1 2023
3. Vacant possession of the remaining 90% balance of Anglian Water land in Q2 2025

2.4.4. Homes

- The first homes (neighbourhoods 1 / 2) will complete Q4 2026
- The last homes (neighbourhood 6) will complete Q1 2037
- Core site homes (5,600 no.) will be started in the following years:
 - Units started 2023-2025 - 20% (1,114 no.)
 - Units started 2026-2030 - 65% (3,623 no.)
 - Units started 2031-2035 - 15% (864 no.)

2.4.5. Schools

- Primary school 1 (neighbourhood 1) will complete Q4 2030
- Secondary school (neighbourhood 4) will complete Q1 2032
- Primary school 2 (neighbourhood 6) will complete Q1 2037

3. CNFE Wider Site Assumptions

3.1. Masterplan Assumptions

3.1.1. Overall Site Footprint

- This covers sites 2A, 2B and 2C adjacent the CNFE Core Site.
- The overall plan area of the adjacent sites is 285,101 m² (70 acres/28.5 hectares)
- The adjacent sites will be developed into 4 neighbourhoods (N7 to N10)

3.1.2. Adjacent Site Buildings Floor Area

- The overall total GIFA of new development on the adjacent sites is 285,849 m²
- This total GIFA across neighbourhoods 7 to 10 breaks down into the following building uses:

Gross Internal Floor Areas (m ²)	Wider Site Neighbourhoods				
	7	8	9	10	Total
Housing	59,919	80,002	56,629	48,299	244,849
Commercial	-	14,052	4,533	-	18,585
Hotel	-	-	-	-	-
Retail	-	3,643	212	-	3,855
Schools	-	-	-	-	-
Community	-	2,082	558	-	2,640
Parking Barns	7,300	7,300	-	-	14,600
Future Proofing / Other	-	1,041	279	-	1,320
Total GIA (m²)	67,219	108,121	62,211	48,299	285,849

3.1.3. Housing Mix

- The total no. of new housing units on the adjacent sites (site 2A, 2B and 2C) is 3,025.
- ■% of housing to be affordable (■% sale / ■% rent)
- ■% of housing to be market (■% sale / ■% rent)
- The overall housing mix by neighbourhood is as follows:

Accommodation Mix (units)		Adjacent Site Neighbourhoods				
		7	8	9	10	Total
Apartments	1 bed	236	407	293	132	1,068
	2 bed	241	412	314	129	1,096
	3 bed	66	108	92	32	298
Total Apartments (Nr)		543	927	699	293	2,462
Houses	2 bed	34	16	4	50	104
	3 bed	81	46	13	110	250
	4 bed	68	31	9	100	208
Total Houses (Nr)		183	93	26	260	562
Overall Units (Nr)		726	1,020	725	553	3,024
Split		24%	34%	24%	18%	100%

3.2. Programme Assumptions

3.2.1. Planning

- The AAP is submitted for approval by end Q2 2021
- The AAP is fully adopted by end Q2 2022

3.2.2. Homes

- Homes on the adjacent sites (3,025 no.) will be started in the following years:
 - Units started up to 2022 - 15% (454 no.)
 - Units started 2023-2025 - 20% (605 no.)
 - Units started 2026-2030 - 10% (302 no.)
 - Units started 2031-2035 - 30% (907 no.)
 - Units started in subsequent years - 25% (756 no.)
- Compared to the CNFE core site, the delivery of housing on the adjacent sites are assumed as follows:
 - Cowley Road is delivered alongside core site neighbourhood 1
 - Nuffield Road is delivered alongside core site neighbourhood 4
 - CB4 is delivered alongside neighbourhoods 5 and 6

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