

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

At a special meeting of the Council held on  
Friday, 15 April 2005 at 09.30 a.m.

PRESENT: Councillor RF Bryant – Chairman  
Councillor Mrs CAED Murfitt – Vice-Chairman

Councillors: RE Barrett, JD Batchelor, SM Edwards, Mrs A Elsby, R Hall, Mrs SA Hatton, Dr JA Heap, Mrs EM Heazell, Mrs CA Hunt, Mrs HF Kember, SGM Kindersley, Dr JPR Orme, Mrs DP Roberts, Mrs GJ Smith, Mrs HM Smith, JH Stewart, RT Summerfield, Dr SEK van de Ven, Dr JR Williamson, NIC Wright and SS Ziaian-Gillan

Officers: Caroline Hunt Principal Planning Officer (Transport)  
David Hussell Development Services Director  
Michael Monk Principal Planning Policy Officer (Transport)  
Chris Taylor Head of Legal Services

Apologies for absence were received from Councillors Dr DR Bard, EW Bullman, JP Chatfield, Mrs PS Corney, Dr SA Harangozo, Mrs JM Healey, JA Hockney, RMA Manning, MJ Mason, A Riley, J Shepperson, Mrs DSK Spink MBE, RJ Turner, Mrs BE Waters, JF Williams and TJ Wotherspoon.

### **1. DECLARATIONS OF INTEREST**

None

### **2. MINUTES OF THE LAST MEETING**

The Minutes of the last meeting held on 8 March 2005 were accepted as a correct record with the following amendment:

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Energy. Amend first sentence of second paragraph to read 'It was suggested that the policies for Cambridge East should require a higher target *than 10% of energy* requirements to be provided by renewable energy'.

### **3. SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK - CAMBRIDGE EAST AREA ACTION PLAN: DRAFT PLAN**

The Principal Planning Policy Officer (Housing) introduced the Cambridge East Area Action Plan (AAP) Draft Plan.

Members were reminded that the plan was being prepared jointly between South Cambridgeshire District Council (SCDC) and Cambridge City Council as the new urban quarter included land in both Council's areas and therefore both Councils needed to agree the Plan.

The Cambridge City Council's Environment Scrutiny Committee (CCESC) had met on 22<sup>nd</sup> March 2005 and had agreed the responses to representations and approach to drafting the Area Action Plan considered by this Council on 8<sup>th</sup> March.

The Cambridge East Member Reference Group (CEMRG) had met on 5<sup>th</sup> April 2005 to consider the emerging key chapters of the AAP and had proposed some amendments.

In addition, the CCCESC had met on 12<sup>th</sup> April 2005 and had agreed the Member Reference Group comments and suggested some further changes to the draft AAP.

The proposed changes to the draft AAP resulting from both meetings were tabled and would be considered during the meeting.

A final meeting of Council on 9<sup>th</sup> May 2005 had been programmed to deal with any amendments that needed to be considered as a result of any of the previous meetings or as a result of the sustainability appraisal, and agree the plan for publication.

### **The Draft Plan**

It was noted that the heading to paragraph 12 of the covering report at Agenda Item 3 should read 'Approach to drafting the draft *Cambridge East Area Action Plan*.'

### **A INTRODUCTION**

The CCCESC had suggested the addition of a new paragraph to the end of the Introduction (A.10) as follows:

*A.10 'The Area Action Plan concerns itself with a number of practical issues concerning the future governance of Cambridge East, which lies partly within Cambridge and partly within South Cambridgeshire, but does not address wider governance issues which are not proper subjects for consideration in a planning policy document.'*

This was **AGREED**

### **B VISION**

The Principal Planning Policy Officer (Housing) noted that under Policy CE/2 Development Principles – The Urban Quarter of Cambridge East paragraph a, the number of dwellings had been changed from 12, 000 (as in the Preferred Options report) to a range of 10,000 to 12,000. It was recommended that it was more appropriate to suggest a range in view of Members' decision that there should be no playing fields in the Green Corridor, as more work needed to be carried out on the likely capacity of the proposed site, which now needed to incorporate all playing fields to serve the development within the built up area.

The CEMRG had proposed a change to Policy CE2 – Development Principles Paragraph **k** as follows:

*'A flexible design, making efficient use of energy and other natural resources, built to be an exemplar of sustainable living with low carbon...'*

This was **AGREED**.

The CEMRG had proposed a change to Policy CE/2 – Development Principles Paragraph **s** as follows:

*'...which is highly accessible and permeable to all its residents by foot, cycle and High Quality Public Transport, and which has good links to existing centres of employment in Cambridge.'*

It was suggested that as residents would also be employed in other parts of the District and that the City centre was also a key destination, the wording should read *'...and which has good links to the City Centre and to existing major employment centres.'*

This was **AGREED**.

Officers would take this recommendation back to the City Council for endorsement.

The CEMRG had proposed a change to Policy CE/2 – Development Principles paragraph **t** as follows:

‘With a well developed and highly accessible network of *dedicated* high quality footpaths, bridleways and cycleways...’

It was noted that by the use of the word ‘dedicated’ the CEMRG was looking for a degree of separation from the rest of the transport system.

It was recommended that the word ‘dedicated’ should instead be placed in front of ‘network’, to read ‘...highly accessible, *dedicated* network...’

This was **AGREED**.

Officers would take this recommendation back to the City Council for endorsement.

It was recommended that under Policy CE/2 – Development Principles, Land Drainage paragraph **dd**, the words ‘*water bodies*’ should be amended to read ‘*water features*’.

This was **AGREED**.

Council **AGREED** the content of **Sections A and B**, subject to the above amendments.

## **C THE SITE AND ITS SETTING**

### **C1 The Site for Cambridge East**

C1 Policy CE/3 - The Site for Cambridge East.

It was noted that the site boundaries were illustrated on the draft Proposals Map at Appendix B.

The Principal Planning Policy Officer (Housing) confirmed that the number of dwellings quoted at Paragraph 1 was the total proposed for the urban quarter and included any dwellings built after 2016.

It was recommended that the wording in brackets CE/3(1) be amended to read: ‘including *those coming forward* after 2016)’

This was **AGREED**

### **C2 The Setting of Cambridge East**

C2 Policy CE/4 The Setting for Cambridge East

It was noted that the plan identified a minimum width for the Green Corridor of 300m.

### **C3 Landscaping the Setting of Cambridge East**

C3 Policy CE/5 Landscaping the Setting of Cambridge East

It was suggested that Paragraph 1 (ix) should be amended to read:

Include appropriate planting and landscaping of any new *transport links* e.g. to the A14.

This was **AGREED**

### **C4 Mitigating the impact of Cambridge East on existing villages**

C4 Policy CE/6 Green Separation form Fen Ditton and Teversham.

It was noted that the policies for the Green Separation from Fen Ditton and from Teversham were slightly different, having been written to reflect the circumstances of

each village.

It was suggested that under the section Green Separation from Teversham, Paragraph 1, second sentence should be amended to read 'To reflect local circumstances, *where* the exceptions affordable housing development *adjoins* Airport Way...'  
This was **AGREED**.

Council **AGREED** the content of **Sections C1, C2, C3 and C4** subject to the amendments above.

## **D THE URBAN QUARTER AT CAMBRIDGE EAST**

Policy CE/7 The Structure of Cambridge East

### **D1 The Structure of Cambridge East**

The CCCESC had proposed a change to Policy CE7 – paragraph 2 to delete the word 'linear' so it reads as follows:  
'A District Centre, located at the heart of the urban quarter'

The Principal Planning Policy Officer (Transport) suggested that the removal of the word 'linear' was acceptable as its use was not so relevant to the urban quarter as it was when describing the development of a new market town.  
This was **AGREED**.

The CEMRG had proposed a change to Policy CE7 – Paragraph 11 as follows:  
'With a High Quality Public Transport system based on a dedicated local bus way through the urban quarter linking in to the *public transport system* and serving key destinations in the City.'

This was **AGREED** with the following amendment:  
After 'public transport' remove 'and' to read '...to the *public transport system* serving key destinations...'

The CEMRG had proposed a change to Policy CE/7 – Paragraph 12 as follows:  
'A high quality, highly accessible network of *dedicated* footpaths...'

It was suggested that the word 'dedicated' be placed in front of 'network, to read '...highly accessible, *dedicated network*...'  
This was **AGREED**

The Principal Planning Policy Officer (Transport) recommended to Members that Appendix C, which illustrated the structure of Cambridge East diagrammatically, should be read in conjunction with Section D.

Members were invited to consider the Concept Diagram at Appendix C. It was **AGREED** that the final version would include two additional narrow arrows to reflect foot and cycle access from Phase 1 to High Ditch Road, and foot and cycle access from the District Centre to Teversham.

The Principal Planning Policy Officer (Transport) confirmed that the established public footpaths would retain their status.

He also agreed that when the networks of paths were created, they should be accessible to all sectors of society, including the disabled.

## **D2 The District Centre**

It was noted that Policy CE/7 District Centre duplicated the previous policy number and that numbering would need to be revised throughout.

The CCCESC had recommended that Policy CE/7 The District Centre Paragraph 4 (The District Centre will be developed in the form of a linear high street) should be deleted. This was **AGREED**.

Policy CE/7 paragraph 8. The Principal Planning Policy Officer (Transport) informed members that the three-year timescale for development of the District Centre after commencement of the Airport area development was consistent with the Northstowe approach.

He advised against stipulating a completion date for the District Centre given uncertainties over the rate of development. For the same reason he advised against tying a start date to the number of dwellings built as the number could not be prescribed at this point in the planning process. The principle was to ensure an early start to the development of the District Centre. Members were reminded that the Cambridge East AAP was a high level plan, due to uncertainties over the timing of the release of the Airport site.

## **D3 Local Centres**

No comments

Council **AGREED** the content of Sections **D1**, **D2** and **D3** subject to the above amendments.

## **D4 Housing**

The Principal Planning Policy Officer (Housing) informed Members that the reference to the proposal in the South Cambridgeshire Local Development Scheme to prepare a DPD for Travellers Needs would be inserted into the AAP for endorsement at the meeting on 9<sup>th</sup> May 2005.

Housing Supply. In response to a question about the continuous supply of land for housing for the development, (paragraph 1) the Principal Planning Policy Officer (Housing) stated that it could not be confirmed how many dwellings on the whole site would be built before and after 2016 as this was dependant on the release of the airport site. The AAP proposed development of Phase 1 within the plan period, whilst considering it within the context of the wider development.

It was suggested that paragraph 8 was not consistent with the objective of providing affordable housing on-site in larger developments. It was **AGREED** that this paragraph be amended accordingly for the 9<sup>th</sup> May meeting.

Council **AGREED** the content of Section **D4**, subject to the above amendments.

## **D5 Employment**

No comments

## **D6 Community Facilities, Leisure, Arts and Culture including Community Development.**

The Principal Planning Policy Officer (Housing) confirmed that the wider need for services and facilities in the Cambridge Sub Region would be addressed by the

infrastructure strategy being prepared by Cambridgeshire Horizons and implemented through Policy CE/39, which would require the Cambridge East development to make appropriate financial contribution towards sub regional services and facilities. Policy CE/12 required the provision of the necessary communal facilities to serve the development of the urban quarter itself.

Phase 1 North of Newmarket Road. Paragraph 12. The Principal Planning Policy Officer (Housing) assured members that Community Services would be consulted when reviewing the indicative list of facilities required. Members emphasised the requirement for early provision of facilities to support the local community, including a meeting place.

The Principal Planning Policy Officer (Housing) confirmed that the last sentence of paragraph D6.20 would be deleted.

It was also confirmed that the supporting text for Faith (paragraph D6.24) would clearly state that the development would provide free serviced land, and that faiths would be responsible for providing their own facilities.

A reference would be added to the supporting text that the potential for the provision of a City Farm would be explored.

Council **AGREED** the content of Sections **D5 and D6**, subject to the above amendments.

### **D7 Transport**

The CCCESC proposed a change to Objective D7/e as follows:

'To secure the vitality of the District Centre by ensuring adequate access *to it* for the residents of Cambridge East...'

This was **AGREED**.

### **Policy CE/13 Road Infrastructure**

A14 Access (paragraph 2). The Principal Planning Policy Officer (Transport) suggested that it might be necessary to remove the word 'Grampian' from this paragraph as it might not necessarily involve a Grampian condition in order to ensure the development of Northstowe was related to improvements in the A14 road corridor. The Highways Agency and Cambridgeshire County Council had advised that it was not appropriate to use Grampian within the policy included in the AAP, but to use the word 'condition' only, as a Grampian condition only applied if the required infrastructure was beyond the boundary of the site.

The Head Of Legal Services agreed to provide a suitable revision.

The CCCESC proposed that a new sentence be added to CE/13 paragraph 2 as follows: 'Such improvements and satisfactory access arrangements will not include junction improvements to the Fen Ditton junction to improve its capacity'.

Councillor JD Batchelor stated that he did not agree with this proposed amendment and that all options should remain open at this stage of the development planning process.

Councillor JD Batchelor **proposed** that the amendment should be rejected. This was **seconded** by Councillor R Hall. The Chairman asked Members to vote Yes to accept the CCCESC amendment to CE/13 paragraph 2 and No to reject the amendment. The results were as follows:

Yes – 5

No – 10

Abstentions – 3

No vote – 1

Therefore, the CCCESC proposed addition CE/13 paragraph 2 was **REJECTED**.

The following additional amendments to **D7** were **AGREED**:

- That the wording of CE/13-paragraph 8 (Park and Ride) would be amended to reflect the new policy wording on 'Grampian'.
- CE/14 – paragraph 5 (Cycle, Pedestrian And Horse Riding Infrastructure). To move the word 'dedicated to read 'There will be a *dedicated* network of highly accessible...'
- Public Transport paragraph D7.17, last sentence. Delete 'might come forward to' and amend to read '... There is a possibility in the longer term to provide a public transport route through the development, which *will link to* the Cambridge Northern Fringe East.
- Cycle, Pedestrian and Horse Riding Infrastructure. Paragraph D7.23, first sentence. Delete the words '*such as the commons*'.

The CCCESC proposed that paragraph D7.34 be amended as follows:

'For this phase, there is no need to consider any change to the present arrangements on the A14. *However, the County Strategic Transport Study* may show that changes are needed for the development of the urban quarter as a whole...'

This was **AGREED** subject to the clarification of the study title.

Council **AGREED** the content of section **D7** subject to the above amendments.

### **D8 Landscape**

It was **AGREED** to amend Paragraph 4 (Existing Landscape Features) to read as follows:

'Existing landscape features on the Cambridge East Site *which are appropriate to the local landscape character* will be retained...'

Council **AGREED** the content of Section **D8** subject to the above amendment.

### **D9 Biodiversity**

Officers agreed to consider whether the Core Strategy on Contaminated Land should be incorporated into the AAP.

Paragraph D9.11 (Retention of Existing Features). The following amendment was **AGREED**:

Third sentence – amend 'wood' to read '*wooded*'.

Council **AGREED** the content of Section **D9** subject to the above amendment.

### **D10 Archaeology and Heritage**

Council **AGREED** the content of Section **D10**

### **D11 Meeting Recreational Needs**

Paragraph 9 Water Features. It was **AGREED** to amend the wording as follows:

'Water Features at Cambridge East will provide opportunities for *non motorised* water-based recreation...'

The Principal Planning Policy Officer (Housing) confirmed that the standards for the provision of allotments (at Appendix 3 of the draft AAP) were derived from those

specified by Cambridge City Council and listed as appropriate for a urban area. The Head of Legal Services confirmed that there was no statutory requirement for the District Council to provide allotments.

In response to a question from a member the Principal Planning Policy Officer (Housing) confirmed that Public Conveniences would be provided within the District Centre and elsewhere as appropriate.

Council **AGREED** the content of Section 11 subject to the above amendment.

### **D12 Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal.**

The Principal Planning Policy Officer (Housing) confirmed that although the figure of 25% reduction in the use of piped water was quoted in paragraph 5 (Water Conservation), that amount was changing and that the average consumption at the time of any planning permission being granted would be used.

Council **AGREED** the content of **Section 12**

### **D13 Telecommunications**

### **D14 Natural Environment**

Council **AGREED** the content of **Sections D13 and D14**

### **D15 An Exemplar in Sustainability**

### **D16 Waste**

Council **AGREED** the content of **Sections D15 and D16.**

## **E DELIVERING CAMBRIDGE EAST**

### **E1 Phasing and Implementation**

The following amendments were **AGREED**:

- Amend numbering of paragraphs under Construction Spoil and Earth Moving.
- Policy CE/38 (Phasing North of Cherry Hinton) Paragraph 1. Revise to read 'North of Cherry Hinton *only* limited development adjacent to the operating airport will be acceptable...'
- Officers to revise the wording of Policy CE/38 Paragraph 2 to clarify the intention that the amenity of any new housing would need to be protected and that it should be well related to and served by existing development at Cherry Hinton.
- Paragraph E1.28, last sentence to be revised to read: 'The review of the Area Action Plan will address in more detail whether a further phase of development could come north of Cherry Hinton before the airport relocates, having particular regard to the *issue of creating a sustainable community in this location*, health impacts, noise and...'

Council **AGREED** the content of **Section E1** subject to the above amendments

### **E2 Planning Obligations and Conditions**

The following amendments were **AGREED**:

- Policy CE/39 (Infrastructure Provision). Renumber last paragraph.



- Policy CE/39 -Table – Revise to reflect changes to policy on ‘grampian’ conditions.
- Table – Recreation. Renumber bullet points in right hand column.

Council **AGREED** the content of **Section E2** subject to the above amendments.

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**The Meeting ended at 1.18 p.m.**

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