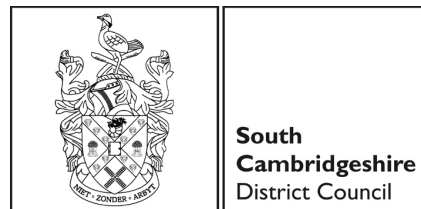


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10 November 2005

To: Chairman – Councillor Mrs CAED Murfitt
Vice-Chairman – Councillor JH Stewart
All Members of the Council

Dear Councillor

You are invited to attend a special meeting of **COUNCIL**, which will be held in **COUNCIL CHAMBER** at South Cambridgeshire Hall on **TUESDAY, 22 NOVEMBER 2005** at **9.30 a.m.**

Yours faithfully

GJ HARLOCK

Finance and Resources Director

AGENDA

	PAGES
1. DECLARATIONS OF INTEREST To receive any declarations of interest from Members on matters arising in this agenda.	
2. LOCAL DEVELOPMENT FRAMEWORK: CAMBRIDGE EAST AREA ACTION PLAN: PRE-SUBMISSION DRAFT RESPONSE TO REPRESENTATIONS AND PROPOSED CHANGES	1 - 10
3. APPENDIX A - SCHEDULE OF REPRESENTATIONS	11 - 226
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Council

22 November 2005.

AUTHOR: Director of Development Services

**SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK:
CAMBRIDGE EAST AREA ACTION PLAN: PRE-SUBMISSION DRAFT
RESPONSE TO REPRESENTATIONS AND PROPOSED CHANGES**

Purpose

1. For Members to consider representations to the Pre-Submission draft Cambridge East Area Action Plan (AAP), prepared jointly with Cambridge City Council and agree proposed responses to it. Members are also asked to agree the resulting proposed changes to the draft AAP and to submit it to the Secretary of State in January 2006.

Effect on Corporate Objectives

2.	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">High quality, accessible, value for money services</td> <td rowspan="4" style="vertical-align: top;"> <ul style="list-style-type: none"> Assist the Council's objectives to deliver quality accessible development in the district Include the provision of affordable housing and the effective delivery of sustainable development at Northstowe and other major developments on the edge of Cambridge and development of sustainable communities Assist the delivery of the Community Strategy Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure. </td> </tr> <tr> <td style="padding: 2px;">Quality village life</td> </tr> <tr> <td style="padding: 2px;">A sustainable future</td> </tr> <tr> <td style="padding: 2px;">A better future through Partnerships</td> </tr> </table>	High quality, accessible, value for money services	<ul style="list-style-type: none"> Assist the Council's objectives to deliver quality accessible development in the district Include the provision of affordable housing and the effective delivery of sustainable development at Northstowe and other major developments on the edge of Cambridge and development of sustainable communities Assist the delivery of the Community Strategy Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure. 	Quality village life	A sustainable future	A better future through Partnerships
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Quality village life						
A sustainable future						
A better future through Partnerships						

Background

3. Initial consultation took place with stakeholders between 14 April and 12 May 2004 on issues for the first tranche of DPDs under the "jumping the gun" regulations. An additional round of public participation took place on the Cambridge East Preferred Options Report between 1 October and 12 November 2004, involving issues and alternative options for the AAP. The results of these consultations fed into the Pre-Submission draft Cambridge East AAP, which was subject to six weeks consultation between 17 June and 29 July 2005.

Results of Pre-Submission Public Participation

4. Around 450 representations were received during the Pre-Submission public participation period to the Northstowe AAP, less than a third of the number received at the Preferred Options Stage. Of these, approaching 30% were in support. This is

quite different from the level of representations for each at the Preferred Options stage, which numbered 1515, a significant number of which were objections to any proposal to relocate Marshall Airport to Duxford. That option has since been ruled out by Marshall.

5. Officers have prepared proposed responses to representations on the Cambridge East AAP for Members' consideration as set out in Appendix A. The schedule:
 - a. lists all the representations in plan order by policy / paragraph,
 - b. identifies the respondent where it is an organisation,
 - c. indicates whether the representation objects to or supports the plan,
 - d. summarises the representation,
 - e. gives a proposed officer response
 - f. where any changes to the AAP document are considered appropriate in response to the representation, indicates how the AAP should be amended to address the issue
 - g. includes at the end, maps showing the physical extent of any site specific representations received.

6. Further Appendices provide other information to assist Members consider the representations and agree the AAP for Submission:

Appendix B A version of the Cambridge East AAP, which highlights the changes arising from the responses to representations in Appendix A, and includes any resulting changes to the Proposals Map

Appendix C An index of all those making representations to the draft AAP for reference

7. There were no representations received on the Cambridge East Draft Final Sustainability Report. The proposed changes to the AAP have been subject to independent sustainability appraisal by the Council's consultants to assess their impact in sustainability terms. In terms of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) the consultants have not identified any significant changes to the previous appraisal of the Pre-Submission documents, although they note some minor improvements in terms of sustainability for some changes and less sustainability benefits in terms of other changes (generally those where environmental requirements have been deleted from policies in response to representations from GO-East that they lie outside the scope of the planning system). Any new policies proposed have also been subject to appraisal. The consultants have not recommended any further changes to the Plan. Copies of the SA / SEA schedules are available to view on the Council's website.

Key Issues for Consideration

10. There are a number of changes proposed to the AAP in response to representations many of which are refinements rather than fundamental changes. These are identified in detail in the schedule at Appendix A and highlighted in the AAP at Appendix B. Members should focus their attention on the representations received and the proposed changes to the AAP (the struck through and underlined text indicated by a sideline in the margin of the page). However, in order to assist Members, some of the main changes arising from the representations to the AAP can be summarised as follows:

- Marshall propose that the AAP facilitates the relocation of the car showrooms to the eastern end of the development north of Newmarket Road. The response highlights that this is a significant change to the representations the company made at the Preferred Options stage but proposes a change to the supporting text which indicates that relocation elsewhere in the site could be an option to be considered in the masterplanning of the development.
 - A new standard for Strategic Open Space is included in response to a representation from the County Council.
 - The requirement for a single body to manage water courses is amended to instead set the requirements for any body or bodies, such as the need for public accountability and sufficient powers, funding, resources, expertise and integrated management to be secured by legal agreement.
 - The requirement for 25% water conservation measures has reluctantly been recommended to be deleted from policy CE/26 in response to a representation from GO-East that this lies outside the scope of the planning system.
 - The scope of the energy conservation policy has been amended to delete aspects which GO-East advise are outside the scope of the planning system.
 - New chapter on delivery of the AAP (Chapter E3) which sets out the mechanisms for implementing the AAP and includes a housing trajectory, a requirement of the new plan making system which predicts delivery of the development
 - New chapter on monitoring the AAP (Chapter E4) which highlights the importance of the plan, monitor and manage approach and sets out the indicators that will be used to monitor delivery of Cambridge East
11. Some of the other main themes of representations, where no changes proposed are:
- Very few representations on the principle of development of Cambridge East. Some representations question whether the development will deliver sufficient dwellings during the plan period and propose alternative sites. The response clarifies that the Councils are not relying on the Airport site itself to yield dwellings by 2016.
 - Representations from the landowner and others seek to ensure that the AAP does not require planning obligations that go beyond the terms of Circular 05/2005 and question whether some draft AAP policies do so. The response sets out the Councils' position that the AAP is consistent with the circular.
 - Marshall object to the extent of the site north of Newmarket Road and seek a boundary to the east of Airport Way, running northwards to meet High Ditch Road. The response rejects this proposal as contrary to Green Belt principles and reiterates the view that if a new A14 link is required this would form an appropriate boundary for the Green Belt and would be addressed through a review of the AAP.
 - The width of the Green Corridor is challenged as being too great. The response reiterates the Councils' view that this is a minimum width having regard to other corridors in the vicinity. Marshall objects to the restriction of uses in the area, in particular the policy that playing fields and other urban related open space uses will not be appropriate. The response maintains the position on the basis that it should have an informal countryside character.
 - The width of Green Separation with Teversham village is challenged as being insufficient to prevent coalescence. The response maintains that the approach developed for the Northstowe AAP following detailed consideration of the issue of separation is appropriate for the Cambridge East AAP. It makes clear that the final extent of the separation will be determined in a review of the plan when masterplanning is further advanced.
 - The affordable housing target is challenged as being unviable and due to concerns on social structure of the development. The response clarifies the high

level of housing need in the Cambridge area, the wide range in tenure mix that is included within affordable housing and that the issue of viability will be a factor in determining any planning application at which point all the required obligations on the development can be properly assessed and the appropriate affordable housing provision determined within that context.

- Various questions surrounding the transport provisions for the development are raised. The responses highlight the role of the emerging Long Term Transport Strategy and the current Cambridge East Transport Strategy work that has been commissioned in working up the transport issues at Cambridge East.
- The Highways Agency reiterates its in principle objection to any additional access onto the A14 and seeks evidence that the scale of development could be accommodated without having a detrimental impact on the operation of the trunk road. The response confirms that the AAP does not require a new access to the A14 pending the outcome of the Long Term Transport Strategy and Cambridge East Transport Strategy, but that it does confirm that if it is required it would be a replacement junction, not an additional one. Also that the strategies will assess the impact of the development on roads near to the development, including trunk roads.
- Marshall seek the inclusion of an additional access to Airport Way to the north of Teversham and the County Council suggest that such a link should not be ruled out. The response states that the local planning authorities cannot support this proposal without proper justification because of concerns at impacts on Teversham village and impacts on separating the development from the proposed country park. The transport strategies in preparation will address this issue and it will be a matter at the public examination. It also makes the point that the AAP will be reviewed before the development of the Airport comes forward.
- The County Council proposes that a major waste management facility be provided on Phase 1 north of Newmarket Road. The response highlights that this is a matter for the emerging Minerals and Waste LDF but refutes the suitability of Phase 1 for this type and scale of waste facility.

Cambridge East Joint Member Reference Group

12. The Cambridge East Joint Member Reference Group (JMRG) met on 4 November 2005 and considered the schedule of responses to representations and the draft AAP with changes incorporated. The JMRG endorsed the majority of responses to representations and proposed changes. There were 2 issues where the JMRG recommended changes to Cambridge City and South Cambridgeshire District Councils. These are:

a. Water Conservation

Officers reported that it had been intended to delete paragraph 5 of policy CE/26: Land Drainage, Water Conservation, Foul Drainage & Sewage Disposal in response to an objection from GO-East. This objection and the original proposed response can be found in Appendix A and in Chapter D12 of Appendix B. However, PPS1 paragraph 22 states that “development plan policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources” and that “local authorities should promote ... the sustainable use of water resources”. Officers have reconsidered and feel that it would be appropriate to retain the principle of requiring water conservation in view of the importance of this issue to achieving sustainable development, whilst deleting the specific target in response to GO-East’s representation. It is therefore

proposed to reinstate parts of paragraph 5 as follows and this was endorsed by the JMRG. Paragraph 5 to now read as follows:

5. All development in Cambridge East will incorporate water conservation measures including water saving devices, rainwater harvesting and greywater recycling. ~~No dwelling shall be occupied until the local planning authorities have agreed a strategy which will secure at least a 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures whilst managing the recycling of water, to ensure no adverse impact on the water environment and biodiversity.~~

A consequent change is necessary to paragraph D12.11 of the AAP in Appendix B. The last sentence to be amended to read:

...This important issue should be considered as part of the Cambridge East proposals. , although it lies outside the scope of the planning system.

b. Waste

Concern was raised at the JMRG about the proposed officer response to an objection from the County Council concerning waste. See Appendix A, Chapter D5: Employment, Objective D5/a, representation number 10909. The concern was that this response could be interpreted as giving a negative view on the principle of whether major waste management facilities would be appropriate in Cambridge East as a whole, and may also give too much comfort to the developers of other urban extensions to resist waste management proposals. Officers clarified that the response sought to explain that there were no suitable land use allocations at Cambridge East where a district level AAP could reasonably make reference to waste matters, and that identifying any suitable site would be a matter for the Minerals and Waste LDF being prepared by the County Council as waste authority. Officers agreed to revise the proposed response to make this clear. The following revision is proposed:

10909 - Cambridgeshire County Council Objection - Response

The adopted Waste Local Plan identifies all major developments as preferred locations for major waste management facilities but does not identify specific sites. The County Council has begun the preparation of a Waste and Minerals LDF and the issues and options report raised fundamental questions about whether the major development were appropriate locations for waste facilities. It is not know at this time what approach will be proposed in the emerging Waste LDF.

There may be some major developments where it is appropriate to propose general employment areas as part of the proper planning of an area, e.g. Northstowe, where such an area is proposed in order to provide a local range of employment for this entirely new settlement. In appropriate circumstances, this approach may provide an opportunity for waste facilities to secure a suitable site in open competition with other employment uses, but it is not an allocation for a waste facility, which ODPM has confirmed cannot be made in a District LDF document. There is no equivalent general employment area proposed at Cambridge East as most of the employment will be located within

the district centre or the local centres as part of high density, mixed use developments.

~~In the case of Cambridge East, which is an urban extension to Cambridge, there are no proposals for a general employment area. Policy CE/11 provides for small scale industries in use classes B1(c), B2 and B8 (up to 1,850m) which contribute to a greater range of local employment opportunities, particularly if they contribute to the development of locally-based skills or expertise. It is not considered that a major waste management facility falls into this definition. The policy also requires that the nature and form of employment provision reflects the high density character of the urban quarter and that it is located at the district centre as part of mixed use development or at local centres comprising small-scale employment. None of these requirements, which are consistent with the Structure Plan, would encompass a major waste management facility. Whilst it is recognised that modern waste management facilities are very different from older operations, they nonetheless involve significant levels of heavy traffic and have some issues of noise, dust, and odours and in principle are not good neighbours to be placed in close proximity to residential uses.~~

~~Looking specifically at Phase 1 north of Newmarket Road, the AAP identifies the considerable challenge that exists in creating a satisfactory residential neighbourhood ahead of the wider development and specifically adjoining the North Works site, and the relocation of some existing employment uses will be important to help provide a suitable residential environment. It is not appropriate to propose a general employment area in Phase 1. Turning specifically to a waste facility in this location. It would not be appropriate to locate a major waste management facility or a household waste recycling centre in Phase 1. It would significantly undermine the ability to create a successful residential area. This relates both to the nature and scale of the use and the type and level of traffic generation that would be created into an area with a single traffic access.~~

~~It appears that this objection is very much opportunity led in view of the County Council's concern that there is an urgent need for a facility, rather than the good planning of this major new urban quarter. There is no suggestion that Cambridge East requires a general employment area and it appears that the proposal to include one is specifically in order to bring forward a waste facility: in effect a waste allocation by another name. This is not appropriate. Achieving a high quality neighbourhood will be crucial to achieving a successful new development in the longer term and this proposal would seriously damage the ability for this to be achieved. The appropriate mechanism to explore whether there may be potential in Cambridge East as a whole for a major waste management facility is through the emerging Minerals and Waste LDF, which would need to identify a specific site allocation, and which could be considered in the context of the Cambridge East Area Action Plan.~~

Cambridge City Environment Scrutiny Committee

13. The City Council's Environment Scrutiny Committee considered the schedule of responses to representations and the revised draft AAP at its meeting on 8 November. The Committee agreed both documents, and also agreed the additional

changes in respect of water conservation and waste as set out in paragraph 12 above.

Next Steps

12. Members are being asked to agree the Cambridge East AAP at this meeting for submission to the Secretary of State. However, if there are any matters arising from this meeting, they will be brought back to Council at its meeting on 9 December for final agreement. Cambridge City Council will be considering the AAP for submission at its Council meeting on 8 December. Any issues arising will be advised to the meeting of this Council orally. The revised Cambridge East AAP, together with the Core Strategy DPD, Development Control Policies DPD, Site Specific Policies DPD and the other Area Action Plans for Northstowe and Cambridge Southern Fringe that are the subject of separate meetings of Council, will be submitted to the Office of the Deputy Prime Minister in January 2006.
13. Further minor technical updating will also be required to the Cambridge East AAP and consistency across the plans will need to be checked to ensure any consequential changes as a result of proposed changes are made. Members are asked to delegate this process to the Portfolio Holder if it involves and matters of policy and to the Development Services Director for purely technical changes.
14. Submission to the Secretary of State will trigger the start of a further statutory six week period during which representations can be made on the AAP. Once this consultation period has finished public views will also be sought and considered on any "objection" sites. This includes both new and alternative development sites put forward by objectors to the AAP and will give an opportunity for third parties to make formal representations before objection sites are considered by the Inspector. This is a new stage under the new plan making system. A public examination into the joint plan is then scheduled for July to October 2006 (with a recess in August) to be chaired by an independent Inspector who will test the "soundness" of the AAP. Finally the Inspector will produce a binding report which is programmed for March 2007 and the Councils will then adopt the AAP.

Options

15. There are no specific options to put before Members at this stage.

Community Safety Implications

16. None

Environmental / Sustainability Implications

17. Key components of the AAP will consider matters such as landscape and biodiversity, land drainage and water conservation, energy efficiency and managing waste. The Sustainability Appraisal of the proposed changes to the AAP did not identify any significant issues.

Equal Opportunities Implications

18. None

Financial Implications

19. The additional round of public consultation occasioned by the September 2004 changes in the Regulations for plan-making has had to be funded from the unspent monies for the Public Examination into the 'soundness' of the plans which has now been postponed to the next financial year. Additional budgetary provision will have to be added to the monies which will be rolled over into 2006/07.

Legal Implications

20. None.

Risk Management Implications

21. The effect of any slippage to the timetable could be significant to meeting the Structure Plan development strategy for the Cambridge area.

Staffing Implications

22. Within existing resources.

Conclusions

23. The Pre-Submission Public Participation has resulted in a positive level of support for many of the policies contained in the draft AAP and many of the objections received were seeking refinement of policies rather than major changes to them.
24. A number of representations from GO-East questioned the need for and scope of policies in the AAP and sought a streamlining of the plan and increased emphasis on linkages with other plans and strategies and on implementation and monitoring. These have been addressed through proposed changes to the AAP. The Sustainability Appraisal of all proposed changes confirms that these do not have any material impacts on the sustainability credentials of the AAP.
25. The revised AAP as contained in Appendix B is considered to be a sound plan and ready for submission to the Secretary of State, subject to further refinement as set out in paragraph 13.

Recommendations

26. Members are invited to:
1. AGREE the responses to representations to the Pre-Submission draft Cambridge East Area Action Plan (AAP) as contained in Appendix A.

2. AGREE the proposed changes to the draft AAP as contained in Appendix A and incorporated into Appendix B and that it BE SUBMITTED to the Secretary of State in January 2006.
3. DELEGATE further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

Background Papers: the following background papers were used in the preparation of this report:

Pre-submission Cambridge East Area Action Plan, June 2005
Representations received in response to the above document.
Revised Sustainability Appraisal

Contact Officer: Keith Miles – Planning Policy Manager
Telephone: (01954) 713181

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Appendix A

South Cambridgeshire Local Development Framework

Pre-Submission Cambridge East Area Action Plan & Cambridge East Sustainability Appraisal / Strategic Environment Assessment Responses to Representations

Special Council 22 November 2005

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Draft Cambridge East Area Action Plan

Public Participation Report

Chapter A INTRODUCTION

A.1

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

Chapter A INTRODUCTION

A.1

10063 - Bayer CropScience Ltd Object The three Action Area Plans are acceptable as far as they go. None, however, is strong on implementation and delivery. There should be clear implementation plans, including phasing, realistic timescales for housing provision and associated infrastructure. We would expect to see strengthened implementation sections in the deposit LDF.

This is one of the requirements of the new plan-making system.

Add a new section to Chapter E: "Delivering Cambridge East" to show the proposed housing trajectory for Cambridge East which will include annual housebuilding targets and proposed milestone timing of service, facility and infrastructure provision.

A.7

8255 - The Marshall Group Object Marshalls is unconvinced of the need for a formal infrastructure plan to be part of the Proposals Map.

The appropriate means of dealing with infrastructure in future reviews of the AAP will depend on the nature of the use and certainty over location and alignment. Where there is certainty it may be most appropriate for it to be included on the Proposals Map. However, there may be circumstances where certainty can only be determined through masterplanning and planning application processes, and the Concept Diagram may be the more appropriate mechanism in such cases.

Revise 2nd sentence of paragraph A.7 to read:

"They MAY be augmented...."

8188 - The Marshall Group Support Marshall supports future reviews of the Area Action Plan.

Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

A.8

8189 - The Marshall Group
 Support
 A8
 Marshall is supportive of the hierarchy of plan preparation together with the reference to timing of specific requirements.

Support noted.

A.9

9399 - GO-East
 Object
 This paragraph refers to a number of strategies that are required as part of the implementation of the development of Cambridge East. The submission AAP should make clear what these are and the dependencies between these and effective implementation of the development. It is unclear for example whether these are strategies referred to elsewhere in the document or are other strategies which will have a bearing on the successful implementation of the development. [Soundness tests iv, v, vi, vii and viii]

This refers to the strategies identified in the main body of the AAP. The reason for each strategy is set out in the plan.

Add new sentence to paragraph A.9 to read:

"Those strategies, and the need for them, are identified in the Area Action Plan."

A.10

8192 - The Marshall Group
 Object
 Marshall is concerned about the absence of any guidance on future governance of Cambridge East. More and positive indication ought to be given, to inform public discussion.

The planning system is not the appropriate mechanism for consideration of governance. The Councils agree that governance is a very important issue for the major developments and will be considered in a parallel but separate process to the AAP.

Chapter B VISION AND DEVELOPMENT PRINCIPLES

CE/1 The Vision for Cambridge East

10104 - Bayer CropScience Ltd Object

Not much reliance should be placed on the Airport producing housing before 2016 as there is uncertainty about the feasibility of relocating the airport. Moreover infrastructure planning is at a very early stage. There may well be delay in development of the Marshall's North Works site because the relocation of various existing uses has to be achieved. The majority of the housing site north of Newmarket road is also in the Green Belt and it will take several years before any amendment of Green Belt boundaries can be secured. By contrast the Bayer CropScience Ltd site is a brownfield opportunity and the main site is outside the Green Belt so can come forward for redevelopment at an early date.

The AAP plans for the whole of Cambridge East, whilst recognising that an early review of the plan will be undertaken before the main Airport site comes forward. Neither Council is relying on Cambridge Airport yielding dwellings by 2016. The only parts of Cambridge East that are assumed by the South Cambridgeshire Core Strategy DPD to come forward by 2016 are Phase 1 north of Newmarket Road and land north of Cherry Hinton, which can come forward whilst the Airport is still operating. Only part of the North Works site is proposed to be redeveloped and this is a relatively small part of Phase 1. Notwithstanding, Marshall's is in pre-application discussions with the District Council on an alternative site for some of the North Works operations and has advised that it currently anticipates submitting a planning application in spring 2006 with some relocated operations commencing on site in 2007. The City Local Plan assumes that only land north of Cherry Hinton that is not constrained by the Airport will come forward by 2016. There is no need to identify alternative locations for development. The case for development at Bayer Crop Science is addressed in response to separate representations to the South Cambridgeshire Core Strategy DPD.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11328	Object	I am very concerned about the apparent lack of consultation and working together with other departments when large plans are being proposed, such as the recent A14 consultation where representatives indicated that traffic problems existing and being effected by their proposals, on Ditton Lane were not their concern. I do hope that Addenbrook's and the Rosie have been brought into the consultation process.	The Councils are working in partnership with other organisations as far as possible. The Highways Agency's current proposals for the A14 do not extend beyond the Fen Ditton interchange and are focused on the needs of the A14 and not the new development at Cambridge East. However, the Highways Agency sits on a Transport Topic Group for Cambridge East which is considering the transport needs of the new urban quarter, including access to the A14. The Primary Care Trust and Addenbrooke's are formal consultees on the AAP.
9544 9536	Object	Object to the proposed development of Cambridge East on the Cambridge Airport site. Recently purchased a property in Caribou Way and a large part of the reason behind choosing this property was the location, in that it is a quiet suburb but also allows easy access to the city centre and A14. A number of concerns about the proposed development and one of these includes: it is likely to result in a decrease in the value of the property, which could cause problems for us if we wish to move house in the future.	The Airport is identified in the Structure Plan 2003 as a location for major development on the edge of Cambridge. This takes forward the policy of RPG6 2000 which set the principle of new housing on the edge of Cambridge subject to a review of the Green Belt. The AAP includes policies to ensure that the new urban quarter is "integrated and linked sensitively into the urban fabric of eastern Cambridge to preserve existing residential amenity" (Policy CE/7(17)). The aim is to enhance Cambridge not detract from it both in terms of its physical character and the services and facilities it provides.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9497

Object

Observation of Cambridge over the past 25 years shows a mediaeval city which does not have the infrastructure or layout (road pattern, street widths etc.) to absorb such a huge extension. The city is already being throttled by existing population pressures. Genuine and realistic pre-planning of all the necessary facilities and services must be fully made (e.g. for water, drainage, electricity, gas, public transport, work places). Just building thousands of extra homes without full provision of social needs will be a disaster. Provision must be made for local shops, amenities, places of worship etc. otherwise Cambridge will sink under its own weight.

The proper planning of such a major new urban quarter of Cambridge will require the full and timely provision of all the physical and social infrastructure necessary to make a successful and sustainable new community. The policies of the AAP seek to achieve this. This version of the AAP deals with the development as a whole at a high level and focuses on the specific requirements for Phase 1 north of Newmarket Road which can take place at an early phase whilst the Airport is operational. A review of the AAP will work up the high level policies for the main part of the development as plans progress and the timetable for relocation is firmed up.

8193 - The Marshall Group

Support

Marshal supports the vision for Cambridge East set out in this policy.

Support noted. Unlike all other chapters, this key chapter does not have any objectives. For consistency and to provide an overarching objective against which to develop indicators for monitoring, a new objective is proposed.

Insert new section at the top of Part B:

OBJECTIVES

B/a: To create a new and distinctive sustainable community on the eastern edge of Cambridge which will enhance the special character of the City and its setting and is connected to the rest of the City by high quality public transport and other non-car modes of transport .

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/2 Development Principles

8485 - English Heritage	Object	The policy should state under Character and Design that the development should 'respect the underlying historic character of the site established by reference to the Historic Landscape Character database and archaeological evaluation'.	It is not considered that the landscape character of Cambridge East represents an historic landscape character that it would be appropriate, or indeed practicable, to seek to protect through the development. A major new urban quarter will inevitably change the open character of the Airport and the open character largely devoid of landscaping would not be appropriate for the development. Policies elsewhere in the AAP address archaeology (CE/22) and built heritage (CE/23) and the retention of any existing landscape features that are appropriate to the local landscape character (CE/16).	A high level of permeability at Cambridge East will be an important principle to encourage as much movement by foot and cycle as possible. It is also highlighted in criterion 13 that there should be a safe environment. It is agreed that routes should be designed to be "safe, attractive, well used and with the benefit of high levels of natural surveillance from their surroundings". A new criterion could helpfully be added to clarify this requirement. The detailed approach to design of routes will be a matter for the strategic masterplan and design guide required by the AAP.	Add new criterion following 12, to read:
7924 - Cambridgeshire Police	Object	Care should be taken that there is not excessive permeability both into and through the development, particularly with reference to "green fingers". Routes should be designed to be safe, attractive, well used and with the benefit of high levels of natural surveillance from their surroundings. Where home zone principles are applied there should be appropriate application of crime prevention through environmental design.	A high level of permeability at Cambridge East will be an important principle to encourage as much movement by foot and cycle as possible. It is also highlighted in criterion 13 that there should be a safe environment. It is agreed that routes should be designed to be "safe, attractive, well used and with the benefit of high levels of natural surveillance from their surroundings". A new criterion could helpfully be added to clarify this requirement. The detailed approach to design of routes will be a matter for the strategic masterplan and design guide required by the AAP.	"FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS SHOULD BE SAFE, ATTRACTIVE, WELL USED AND WITH THE BENEFIT OF HIGH LEVELS OF NATURAL SURVEILLANCE FROM THEIR SURROUNDINGS."	Include a new chapter F: Monitoring Cambridge East which includes the table of indicators from the Monitoring Strategy and a brief introduction drawn from the strategy.
11475 - GO-East	Object	We welcome the fact that you have produced a monitoring strategy in respect of the LDF as a whole. We consider, however, that each DPD should include its own monitoring strategy as part of the overall implementation framework and that, accordingly, the submission DPDs will need to incorporate and develop the relevant parts of the current separate monitoring document.	A high level of permeability at Cambridge East will be an important principle to encourage as much movement by foot and cycle as possible. It is also highlighted in criterion 13 that there should be a safe environment. It is agreed that routes should be designed to be "safe, attractive, well used and with the benefit of high levels of natural surveillance from their surroundings". A new criterion could helpfully be added to clarify this requirement. The detailed approach to design of routes will be a matter for the strategic masterplan and design guide required by the AAP.	A high level of permeability at Cambridge East will be an important principle to encourage as much movement by foot and cycle as possible. It is also highlighted in criterion 13 that there should be a safe environment. It is agreed that routes should be designed to be "safe, attractive, well used and with the benefit of high levels of natural surveillance from their surroundings". A new criterion could helpfully be added to clarify this requirement. The detailed approach to design of routes will be a matter for the strategic masterplan and design guide required by the AAP.	Include a new chapter F: Monitoring Cambridge East which includes the table of indicators from the Monitoring Strategy and a brief introduction drawn from the strategy.

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

<i>Representations</i>	<i>Nature Representation Summary</i>	<i>Councils' Assessment</i>
8194 - The Marshall Group	Support Marshall generally supports the 35 development principle points and in particular point 10, which refers to an emphasis on housing.	Support noted.
9499 - East of England Regional Assembly	Support The Assembly supports the development of a new urban quarter of Cambridge, and the development principles set out in this Policy.	Support noted.
10183 - East of England Regional Assembly		

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2

8676 - RAVE

Object

This range of proposed new dwellings appears excessive in comparison with the Panel Report of the 2002 Structure Plan Review and the LDA Cambridge Green Belt Study.

The assumptions on dwelling capacity at the time of the Structure Plan were based on notional capacities and involved limited assessment of individual sites or taking account of existing local character and the potential character of the development. Work in the preparation of the AAP has involved further consideration such that a greater potential capacity has been identified, within the context of a high density development as required by Policy P9/2 of the Structure Plan. However, in identifying a potential dwelling range of 10-12,000 dwellings, the AAP makes clear that the development will follow a design-led approach within a range of potential densities (Policy CE/10(3)), and the actual densities resulting from this approach will influence the final number of dwellings built. The AAP must be read as a whole and it is not necessary or appropriate to repeat that point at Policy CE/2.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9286 - Defence Land Agent - East (Waterbeach Barracks) Object

Land at Waterbeach Barracks. On behalf of Defence Estates (DE), this development proposal is supported in principle, however, it is recommended that the plan be more realistic in terms of potential yield. It is considered that the proposed densities on the site (70 per hectare) are potentially unrealistic and inappropriate for this rural setting of the city. Land at Waterbeach Barracks should be identified to ensure that should the Cambridge East site fail to come forward in the densities proposed, and there is a shortfall of housing within the plan period, the Barracks site has the potential to sustainably accommodate up to 6,000 units.

The AAP plans for the whole of the Cambridge East development but recognises that development on the Airport site is dependent on the relocation of the Airport and that this may not take place until towards the end of the plan period. The main purpose of this first AAP is to bring forward Phase 1 north of Newmarket Road which can take place with the Airport still operating. It also recognises that there is further development north of Cherry Hinton that could take place before the Airport relocates, although anticipates that there would be an early review of the AAP to facilitate this. The Core Strategy makes clear that South Cambridgeshire District Council is not relying on any of the Airport site itself to yield dwellings by 2016. The City Local Plan makes the same assumption. There is no need to identify further land for development at the top two stages of the development sequence (ie in or on the edge of Cambridge) and there is no strategic context for a new settlement at Waterbeach.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

3

8682 - RAVE

Support

RAVE supports this policy because it implies that only land not required to maintain the Green Belt should be available for release. Since all of the land is presently within the Green Belt it must be incumbent on the LPA to justify the areas to be released, in Green Belt terms, which has not so far been done.

Support noted. However, the representor is concerned that the AAP does not justify the changes to the Green Belt boundaries. The principle of Green Belt release at Cambridge East and broad scale of development was confirmed through the Structure Plan process. The role of the AAP is therefore not to question whether a major new urban quarter should be developed, but to ensure that the site identified is consistent with the broad areas of land established in the Structure Plan whilst ensuring that the principles underpinning the Cambridge Green Belt are respected and that land important to protecting the historic setting of Cambridge is retained in the Green Belt. The Councils consider that the approach to Green Belt review is consistent with those principles with the boundaries proposed which contain the development within the line of Airport Way, and also retain a substantial green corridor through the development and maintain separation from villages.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9283 - Defence Land Agent - East Support

It is considered that the vision for Cambridge East should remain, however, the AAP should include within the Development Principles that: 'Due to the possibility that this site may not come forward within this plan period, the availability of alternative sites such as Waterbeach Barracks within the Sub-Region, outside of Cambridge City boundaries, has been recognised.'

The AAP plans for the whole of the Cambridge East development but recognises that development on the Airport site is dependent on the relocation of the Airport and that this may not take place until towards the end of the plan period. The main purpose of this first AAP is to bring forward Phase 1 north of Newmarket Road which can take place with the Airport still operating. It also recognises that there is further development north of Cherry Hinton that could take place before the Airport relocates, although anticipates that there would be an early review of the AAP to facilitate this. The Core Strategy makes clear that South Cambridgeshire District Council is not relying on any of the Airport site itself to yield dwellings by 2016. The City Local Plan makes the same assumption. There is no need to identify further land for development at the top two stages of the development sequence (ie in or on the edge of Cambridge) and there is no strategic context for a new settlement at Waterbeach.

4

8689 - RAVE

Object

The meaning of "physical separation" is not defined. The suggestion, elsewhere, that 200m meets this requirement would seem to be totally inadequate. The criteria for establishing adequate physical separation require to be agreed and explained in this policy.

The Development Principles policy properly identifies the requirement in principle that there will be physical separation between the new urban quarter and nearby villages. How this should be achieved is addressed in the more detailed policy in Section C4 which deals with mitigating the impact on existing villages. The adequacy of the proposed 200m separation with Teversham is addressed under a separate representation to Policy CE/6(1).

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****6**

8028 - The National Trust

Object

Add reference to linking edge treatments to Wicken Fen Vision Area to north of development

It is not appropriate to go to this level of detail in the Development Principles policy.

12

11237 - Cambridgeshire County Council

Support

Welcome inclusion of climate change mitigation and adaptation in this policy. The word "gas" appears to have been omitted between "greenhouse" and "emissions".

Support noted. Agree correction regarding greenhouse gases.

Revise criterion 12 to read "...greenhouse GAS emissions".

13

8074 - The National Trust

Object

With high density development there is a need for attractive open space, easily accessible on foot or cycle, providing circular routes and longer distant trails. To make these facilities attractive there is a benefit in having 'desire points' at the end. The Trust's property at Anglesey Abbey offers one such opportunity with the added benefit of providing education opportunities.

Agree benefits of footpath and cycle routes having "desire points" at the end, or indeed, on a circular route. This would be more appropriate added to criterion 21 which deals with such networks and links with areas outside the development.

Revise criterion 21 to read: "...and an improved network connecting it to the rest of Cambridge, neighbouring villages, OTHER DESIRABLE DESTINATIONS SUCH AS TOURIST AND LEISURE FACILITIES, the open countryside and the wider network."

14

8023 - The National Trust

Object

Add reference to the proposed Bridge of Reeds, the Landmark East project, which will provide a new landmark and piece of public art in close proximity to the Cambridge East Area.

It is not appropriate to refer to specific projects in the development principles section, particularly where they are outside the scope of the development and not yet firmly agreed schemes. The Bridge of Reeds and its relationship with the new urban quarter is addressed at paragraph D11.26 and its role in linking with the Wicken Fen vision in Policy CE/25.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

16

8024 - The National Trust

Object

Add reference to the fact that the green links to the greater countryside will also offer opportunities for the enhancement of biodiversity and landscape.

Agree.

Revise criterion 16 to read:

"...provide a recreational resource, enhance biodiversity AND LANDSCAPE AND PROVIDE GREEN LINKS TO THE WIDER COUNTRYSIDE."

19

8025 - The National Trust

Object

Add reference to the fact that the green links to the greater countryside will also offer opportunities for the enhancement of biodiversity and landscape.

This point has been included at criterion 16 in response to a similar representation. It is not necessary to repeat it here.

21

9153 - Cambridgeshire Local Access Forum

Support

Policy CE/2 - 21. Welcome inclusion of reference to high quality footpaths, bridleways and cycleways.

Support noted.

24

8026 - The National Trust

Object

An explanatory reference to the proposed Bridge of Reeds could be added as this proposed structure, whilst situated to the north of the development area, will be sufficiently close to register as a significant item of public art that will serve a legible 'sense of place'.

If the Bridge of Reeds is successfully implemented it would come under the scope of this development principle. It is not necessary or appropriate to include it here.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

27

9103 - Addenbrooke's Hospital	Object	The Trust objects to the fact that the services listed in this section do not include healthcare facilities. These services are included in the CE/12 where a similar list of examples of community services is set out. CE/12 states that 'Cambridge East will provide a full range of publicly provided services and facilities, e.g. schools, community uses, health facilities, funded.' In the interests of consistency 'health facilities' should be included in the list of services set out in Item 27 of CE/2.	Agree.	Revise criterion 27 to read: ...services and facilities to meet the needs of its residents, including community uses, education, HEALTH FACILITIES, sport and recreation."
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28

8196 - The Marshall Group	Object	Point 28 states that the developers will provide the necessary services, infrastructure and facilities, including long-term management and maintenance. The intention is that Cambridge East should be a partnership between the authorities and the landowner/developer. Local authorities will provide services in the normal way, with funding contributions, in whole or part, from the developer/landowner. The wording of point 28 should be altered better to reflect the likely reality without prejudice to the requirement of substantial funding from the developer/landowner.	The over-riding principle in the planning obligations circular is that the developers will find the services, facilities and infrastructure required by their developments. The private and public sector bodies that will be involved will only be asked to contribute if there is a shortfall in the value of the development. The necessary services, infrastructure and facilities required to support Cambridge East will be provided in a variety of ways, including directly by the developer or by way of financial contributions consistent with the provisions of Circular 05/2005. An amendment to the policy would help clarify this.	Amend Policy CE/2 criterion 28 to read: "With the developers of the urban quarter providing necessary services, infrastructure and facilities, EITHER DIRECTLY OR VIA FINANCIAL CONTRIBUTIONS, including APPROPRIATE provision for management and maintenance."
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

30

8027 - The National Trust
 Object
 Parts of the Wicken Fen Vision Area to the north of the proposed development could also offer the opportunity to provide areas for water storage.

7800 - The camToo Project
 Support
 The site will drain onto the Cam flood plain downstream of Cambridge - The camToo flood relief channel will assist in the removal of waters that could otherwise back up into Cambridge.

32

11094 - Environment Agency
 Object
 A strategic surface water drainage scheme will be required for the Cambridge East area. This should be stipulated in within the policy for a 'Strategic Masterplan', to inform developers of its requirement at an early stage. This could be required as part of CE/2, No. 32.

34

11238 - Cambridgeshire County Council
 Object
 Suggest adding "and the environment" at the end. Agree. Add "...and to the environment" to the end of criterion 34.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****CAMBRIDGE EAST CONCEPT DIAGRAM**

8197 - The Marshall Group	Object	The principal focus of the urban area should be as a town centre as opposed to a district centre. Access at the northern end of Airport Way, in the vicinity of the country park, should be widened to include road or vehicular access, as well as pedestrian and cycle access. The relocated car showrooms should be shown to the east of the urban park, on the north side of Newmarket Road.	The Concept Diagram reflects policies contained in the plan in a spatial form but where there is not sufficient certainty on boundaries to include them on the Proposals Map at this stage. It does not itself identify the policy approaches or terminology. Issues of name of the main centre, access to Cambridge East at the northern end of Airport Way and any relocation of the car showrooms are dealt with at their parent policies in respect to separate representations. If any changes are proposed in response to those representations they would also identify the need for a revision to the Concept Diagram.
11391 - The Marshall Group (Cambridge East, Marshalls Site)	Object	Marshall objects to the north-east boundary north of Newmarket Road where it is shown following the hedge / ditch line from High Ditch Road to Newmarket Road to the west of Airport Way roundabout. Marshall also objects to the proposed 'minimum 300m wide' Green Corridor being designated as Green Belt at this stage. Defining a minimum width now, which is not based on design, is premature, unnecessary and restrictive to the masterplan. The Green Belt boundary should be defined as shown on LDA Design drawing number 1741/40/1 now and the Green Corridor designated when the built edge is defined.	The Concept Diagram reflects policies contained in the plan in a spatial form but where there is not sufficient certainty on boundaries to include them on the Proposals Map at this stage. It does not itself identify the policy approaches or terminology. Issues of Green Belt boundaries and width of Green Corridor are dealt with at their parent policies in respect to separate representations. If any changes are proposed in response to those representations they would also identify the need for a revision to the Concept Diagram.

Chapter C THE SITE AND ITS SETTING

Objectives

7812	Object	Objection to the development of the land which currently occupies the Cambridge Airport. Objection to extra traffic that the houses will cause, and ruin of the lovely green landscape.	The principle of development at Cambridge Airport is established in the Cambridgeshire Structure Plan prepared by the County Council, as part of an overall development strategy to meet the needs of the Cambridge Sub-Region. The role of the AAP is to define detailed site boundaries and provide a planning policy framework for development.
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11392 - The Marshall Group Support Marshall supports objectives C1/a to C3/d and all of these are met by the proposed masterplan.

C1/a

8693 - RAVE	Object	It is not clear whether the reference is to Structure Plan Policy P9/2 or P9/3c	Objective C1/a specifically refers to Structure Plan P9/2c entitled Location and Phasing of Development Land to be Released from the Green Belt, which identifies the three areas which together make up Cambridge East: north of Newmarket Road, north of Cherry Hinton and Cambridge Airport.
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C2/a

8733 - RAVE	Support	This policy seems to imply that Cambridge East, as conceived in this Area Action Plan, can, at best, only be neutral with regard to the setting of Cambridge.	Support noted. In terms of Green Belt, the objective is to ensure that the development does not "detract" from the setting of Cambridge. In terms of the development itself, the aim as set out in Policy CE/1, the vision for Cambridge East is for it to "complement and enhance the character of the City and protect and enhance the environmental qualities of the surrounding area".
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

C2/b

8236

Support

Support, but a separation of 200 metres between Cambridge East and Teversham will not meet this objective. Teversham would then be part of the Cambridge urban area. A separation of at least 500 metres is required.

Support for the objective noted. The issue of the extent of separation necessary to deliver the objective is addressed under separate representations.

C3/a

8487 - English Heritage

Object

Reference should be made to the need to protect and accommodate historic landscape features, and archaeology. Proper assessment of the site is required to help inform the layout and ensure that development benefits from, and responds to, underlying distinctiveness. The plan should make clear that the site will not be treated as a blank canvas.

It is not considered that the landscape character of Cambridge East represents an historic landscape character that it would be appropriate, or indeed practicable, to seek to protect through the development. A major new urban quarter will inevitably change the open character of the Airport and the open character largely devoid of landscaping would not be appropriate for the development. Policies elsewhere in the AAP address archaeology (CE/22) and built heritage (CE/23) and the retention of any existing landscape features that are appropriate to the local landscape character (CE/16).

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****CE/3 The Site For Cambridge East**

9594

Object

The undersigned residents of Eland Way wish to make known their concerns about the major development of housing on Cambridge Airport: Dr A. J. Maguire, Dr M. Gaskarth, Mr E. Gaskarth. The proposed development site is too close to existing developments, namely Teversham and Cherry Hinton.

The principle of a major new urban quarter to Cambridge based on Cambridge Airport, land north of Teversham and land north of Newmarket Road is established in the Structure Plan. The role of the AAP is to provide a policy framework for that development, including site boundaries and separation from villages. Policy CE/6 states that a minimum of 200m Green Separation will be maintained between Cambridge East and Teversham to maintain village character. This also lies at the bell mouth of the Green Corridor and this will offer a much more open character close to much of the village, with those areas closer to the built parts of Cambridge East having views filtered by careful landscaping (Policy CE/6). Development on the sensitive outer edges of Cambridge East, particularly close to villages, will also be at lower densities and building heights will be restricted (Policy CE/10).

11393 - The Marshall Group
(Cambridge East, Marshalls Site)

Object

Marshall objects to the north-east boundary north of Newmarket Road where it is shown following the hedge / ditch line from High Ditch Road to Newmarket Road to the west of Airport Way roundabout. Marshall also objects to the proposed 'minimum 300m wide' Green Corridor being designated as Green Belt at this stage. Defining a minimum width now, which is not based on design, is premature, unnecessary and restrictive to the masterplan. The Green Belt boundary should be defined as shown on LDA Design drawing number 1741/40/1 now and the Green Corridor designated when the built edge is defined.

The site boundary reflects the land that can be removed from the Green Belt whilst protecting the historic and compact character of Cambridge and its setting. To extend the Cambridge East development further east than Airport Way would undermine the purposes of the Green Belt. The AAP states in paragraph C1.5 that the Green Belt boundary may need to be reviewed if there is to be a new access road linking to the A14. That would be for the early review of the AAP.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10438 - Harcourt Developments Ltd. 10437 - Martin Grant Homes Ltd	Object Our clients have concerns regarding the achievable housing delivery rates from this strategic allocation. The draft Area Action Plan should be amended to provide a more realistic assessment of housing land supply from Cambridge East. The Area Action Plan makes over optimistic assumptions concerning the likely housing delivery rate from this capacity source. Our assessment identifies a more realistic supply of 400 dwellings from this allocation (relating to land north of the Marshall's Works site). The remainder of the allocation should be deleted, as it is unlikely to come forward for development in the period to 2016.	The Area Action Plan relates to the development of Cambridge East as a whole. It does not assume that the whole development will come forward by 2016. It is realistic to assume that development on land north of Newmarket Road can be delivered during the period to 2016, and likewise land north of Cherry Hinton, which can come forward before relocation of Cambridge Airport. The objector's assessment that only 400 dwellings are likely to come forward by 2016 is not accepted. The majority of the unconstrained phases are on undeveloped land. Only the northern part of the North Works needs to be relocated for development of Phase 1 to be completed and good progress is being made on pre-application discussions relating to a proposed relocation site at Swavesey.
10648 - Cambridgeshire County Council	Support The County Council supports the policy for the site at Cambridge East as it provides a logical relationship between two parts of the Cambridge East development north and south of Newmarket Road.	Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1**

9318 - Defence Land Agent - East	<p>Object</p> <p>Furthermore, as the extent of the proposed extension, and therefore the loss of Green Belt land, is yet to be finalised, it is considered on behalf of DE, that the AAP should include within the Development Principles that: 'Due to the possibility that this site may not come forward within this plan period, the availability of alternative sites within the Sub-Region, such as Waterbeach Barracks, has been recognised.'</p>	<p>The AAP proposes the extent of land to be released from the Green Belt for development. The Councils are not relying on land at Cambridge Airport to come forward for development by 2016. Early phases of development on land north of Newmarket Road and north of Cherry Hinton can come forward while the Airport is operational. Notwithstanding any specific issues relating to development at Waterbeach Barracks, there is no justification for identifying other land for residential development. If there were, this would be an issue for the Cambridge City Local Plan or South Cambridgeshire Core Strategy and not for the Cambridge East Area Action Plan.</p>
8803 - RAVE	<p>Object</p> <p>The estimated capacity of Cambridge East seems very high and would appear to be based on the number of houses the LPA's would like to place on it rather than a capacity derived from a principled review of the site's Green Belt function and a more realistic density of development after due allowance for open space.</p>	<p>Work in the preparation of the AAP has involved consideration of potential dwelling numbers, within the context of a high density development as required by Policy P9/2 of the Structure Plan. However, in identifying a potential dwelling range of 10-12,000 dwellings, the AAP makes clear that the development will follow a design-led approach within a range of potential densities (Policy CE/10(3)) to ensure a high quality development, and the actual densities resulting from this approach will influence the final number of dwellings built.</p>

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

b

8199 - The Marshall Group
(Cambridge East, Marshalls Site)

Object

Marshalls Site, Cambridge East.
Marshalls objects to the hedge/ditch line from High Ditch Road to Newmarket Road forming the eastern boundary. The boundary would be better formed by the hedge line further to the east, as illustrated in the LDA Design report, particularly if a link road to the A14 is not required. If one is required, that might appropriately form the green belt boundary.

The site boundary reflects the land that can be removed from the Green Belt whilst protecting the historic and compact character of Cambridge and its setting. To extend the Cambridge East development further east than Airport Way would undermine the purposes of the Green Belt. The AAP states in paragraph C1.5 that the Green Belt boundary may need to be reviewed if there is to be a new access road linking to the A14. That would be for the early review of the AAP.

8237

Object

No, no, no. The boundary must not be Airport Way. If you don't want to build closer to Airport Way than 200 metres then make that the boundary. I think it should be no closer than 500 metres. The land in between must remain in the Green Belt.

The site, as stated in the policy and shown on the Proposals Map, does not include the Green Corridor which widens out at Teversham to include the 200m Green Separation. Therefore the 200m Green Separation is not in the site and does remain in the Green Belt. The extent of Green Separation is dealt with under separate representations on Policy CE/6.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

2

8200 - The Marshall Group	Object	The Concept Plan should be altered to show an appropriate notation for the long-term relocation of the car showrooms' complex, to the north side of Newmarket Road, along a length of that road immediately inside either the link road or the green belt boundary. Upon that relocation, proposals would be submitted for the relocation of the petrol filling station.	The Preferred Options report considered whether to include a policy proposing the relocation of the car showrooms to help provide a suitable environment for the Phase 1 development. In response to a representation from Marshall indicating that it did not intend relocating, the draft AAP does not require the car showrooms to be relocated but does indicate that there is potential for redevelopment at the end of their useful life with a more appropriate form of development, which could involve retaining the existing car showroom use but in a building form that makes better use of land. In view of Marshall's representation to the draft AAP that it is now considering relocating the car showroom use, the text could be revised to make clear that the uses could remain on their existing site in any redevelopment but that they could also be relocated elsewhere in the Cambridge East development. Whilst Marshall suggests a potential relocation site, it is not considered appropriate or necessary to be prescriptive in the AAP, or include any location on the Concept Diagram. Any suitable relocation site should be considered as part of the wider masterplanning of the development.	Add to the end of paragraph C1.9: " ... or their relocation elsewhere within the Cambridge East development."
11394 - The Marshall Group	Support	Marshall supports the proposed extent and boundaries for Phase 1 North of Newmarket Road (Policies CE/3(2, 3)).	Support noted.	
11395 - The Marshall Group	Support	Marshall supports the proposed extent and boundaries for Phase 1 North of Newmarket Road (Policies CE/3(2, 3)).	Support noted.	

3

Representations **Nature Representation Summary** **Councils' Assessment** **Change to Draft DPD**

4

11396 - The Marshall Group Support Marshall supports Policies CE/3(4, 5, 6) which also relate to Phase 1 North of Newmarket Road. Support noted.

5

11397 - The Marshall Group Support Marshall supports Policies CE/3(4, 5, 6) which also relate to Phase 1 North of Newmarket Road. Support noted.

6

9304 - Defence Land Agent - East Object The non-delivery of the Cambridge extensions could have implications on delivery of housing in the Cambridge Sub-Region, as set out in CPSP Policy 9/1. Should this urban extension fail to come forward, leaving a subsequent shortfall of housing provision, the land at Cambridge East should be safeguarded to meet longer-term needs after 2016, to be consistent with CPSP Policy 9/2c. There would then be a need to look at sites within South Cambridgeshire District, such as Waterbeach Barracks.

The AAP plans for the whole of the Cambridge East development but recognises that development on the Airport site is dependent on the relocation of the Airport and that this may not take place until towards the end of the plan period. The main purpose of this first AAP is to bring forward Phase 1 north of Newmarket Road which can take place with the Airport still operating. It also recognises that there is further development north of Cherry Hinton that could take place before the Airport relocates, although anticipates that there would be an early review of the AAP to facilitate this. The Core Strategy makes clear that South Cambridgeshire District Council is not relying on any of the Airport site itself to yield dwellings by 2016. The City Local Plan makes the same assumption. There is no need to identify further land for development at the top two stages of the development sequence (ie in or on the edge of Cambridge) and there is no strategic context for a new settlement at Waterbeach.

11398 - The Marshall Group Support Marshall supports Policies CE/3(4, 5, 6) which also relate to Phase 1 North of Newmarket Road. Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****C1.5**

11399 - The Marshall Group	Object	Marshall supports the principle of revisiting the precise boundaries of the site and the Green Belt in the first review of the Area Action Plan but consider that the eastern extent referred to North of Newmarket Road should be removed from the Green Belt now and not at a future review. Marshall proposes that the last sentence of Paragraph C1.5 is deleted.	The site boundary reflects the land that can be removed from the Green Belt whilst protecting the historic and compact character of Cambridge and it's setting. To extend the Cambridge East development further east than Airport Way would undermine the purposes of the Green Belt. The reference to the early review of the AAP in respect to the Green Belt boundary north of Newmarket Road relates specifically to the eventuality that a new link road to the A14 is required. If no new link is necessary, the Green Belt boundary would not need to be reviewed again.
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C1.11

7801 - The camToo Project	Object	The camToo Project will provide a superior cycle route to the City centre that is off-road, dedicated, with only one road crossing (Ditton Lane).	Paragraph C1.11 relates to one specific cycle route specifically to serve those living to the north of the North Works on Phase 1 of the development which should be secured through the development but which would form part of a wider network of cycle paths linking in with various existing and proposed routes and serve a variety of destinations both within the City and outside.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****C1.12**

8201 - The Marshall Group	Support	Marshall recognises the need to ensure the relationship between the new neighbourhood North of Newmarket Road and the frontage on Newmarket Road is attractive, pleasant, functional and obvious. Proposals will be made in the short-term for another car showroom at the western end of the undeveloped frontage and the demolition of the industrial complex adjacent to the park and ride site.	Support noted. The Preferred Options report considered whether to include a policy proposing the relocation of the car showrooms to help provide a suitable environment for the Phase 1 development. In response to a representation from Marshall indicating that it did not intend relocating, the draft AAP does not require the car showrooms to be relocated but does indicate that there is potential for redevelopment at the end of their useful life with a more appropriate form of development, which could involve retaining the existing car showroom use but in a building form that makes better use of land. In view of Marshall's representation to the draft AAP that it is now considering relocating the car showroom use, the text could be revised to make clear that the uses could remain on their existing site in any redevelopment but that they could also be relocated elsewhere in the Cambridge East development. Whilst Marshall suggests a potential relocation site, it is not considered appropriate or necessary to be prescriptive in the AAP, or include any location on the Concept Diagram. Any suitable relocation site should be considered as part of the wider masterplanning of the development.	Add to the end of paragraph C1.9: " ... or their relocation elsewhere within the Cambridge East development."
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C1.15

8029 - The National Trust	Object	As the area to the north of Newmarket Road will be Phase 1 of the development, its inhabitants will not have the benefit of the proposed open space corridors planned for the areas to the south. Links to the Wicken Fen Vision area will, therefore, be important to provide opportunities access to open space/countryside.	This can be considered as part of masterplanning along with access to other countryside areas as required by Policy CE/25. It is not necessary to specifically identify such a link in relation to the policy on the site boundary.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****CE/4 The Setting of Cambridge East**

9331 - Taylor Woodrow Developments Ltd	Object	The extent of the incursion into the Green Belt will impact upon the purpose of including land within the Green Belt as established in PPG2. There will be a impact upon wider Green Belt objectives resulting from the manner in which the development form is proposed. Taylor Woodrow Developments believe that the housing provision can be achieved elsewhere, for example at Netherhall Farm, in a manner which will not have such sweeping impacts upon green belt functions.	The principle of removing land from the Green Belt was established in the Structure Plan which looked at the suitability of land around the fringes of Cambridge for urban extensions. The principle of development at Cambridge East is therefore established. The AAP takes forward the Structure Plan policies to provide a more detailed policy framework for a major new urban quarter to Cambridge. The Green Belt releases proposed at considered appropriate without causing significant harm to the purposes of the Cambridge Green Belt.
9732 - Fen Ditton Parish Council	Object	We do not agree that the Green Belt should be modified in this area for the provision of housing. There has been a Green Belt around Cambridge since the 1960's to prevent communities from merging into one another and with the City. The necessity for the Green Belt is still as vital as ever, and any erosion of it should be resisted. If however the plan is adopted then separation of villages is paramount.	The Airport is identified in the Structure Plan 2003 as a location for major development on the edge of Cambridge. This takes forward the policy of RPG6 2000 which set the principle of new housing on the edge of Cambridge subject to a review of the Green Belt. The principle of development is therefore established. The role of the AAP is to ensure that the new urban quarter is developed in such a way that it does not undermine the fundamental purposes of the Cambridge Green Belt and that it maintains separation from nearby villages and maintains their character.
11400 - The Marshall Group	Support	Marshall supports the creation of a Green Corridor linking from Coldham's Common to Teversham and the provision of land as Green Separation between Cambridge East and the villages of Fen Ditton and Teversham (CE/4(1)).	Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD***a*

9891 - Cambridge Preservation Society	Object	The Society considers the suggested Green Corridor to be too narrow considering the density of development proposed. In relation to page 21-para 3 / and page 23 para C2.7 -the width illustrated on the Concept diagram and width stated in text do not seem to correlate i.e. the buffer landscape/green corridor surrounding Teversham is shown too narrow on the Concept Diagram.	The width of the Green Corridor is proposed to be at least 300 metres as it runs through the new urban quarter. This width is compatible with other green corridors into Cambridge, notably the nearby Stourbridge Common and is considered an appropriate extent to ensure that the character of Cambridge with its radial green corridors is maintained. The separation from Teversham is a separate issue and the alignment of the corridor is proposed specifically to maximise the benefit to the village of the Green Corridor. However, separation from villages is a distinct issue and work in relation to the new town of Northstowe has demonstrated that a minimum width of 200m is necessary for maintaining village character. The same separation is proposed at Cambridge East for Teversham.
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8238	Object	No, this land must remain in the Green Belt.	The principle of releasing land from the Green Belt for an urban extension to Cambridge is established in the Structure Plan. The role of the AAP is to provide more detailed planning framework for that development.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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11401 - The Marshall Group	Support	Marshall also has no objection to the purposes of the Green Belt in the vicinity of Cambridge East (CE/4(2)), although notes that these are different from Green Belt purposes given in paragraph 1.6 PPG2, policy P9/2b of the Cambridgeshire and Peterborough Structure Plan, and paragraph 4.2 of the South Cambridgeshire Local Development Framework Development Control Policies.	Support noted. However, the AAP purposes are consistent with Structure Plan Policy P9/2b and interpreted to relate specifically to Cambridge East.
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8239	Support	A 200 metre separation is inadequate for this. At least 500 metres is required to prevent Cambridge merging with Teversham.	Support noted. However, extending the separation between Cambridge East and Teversham from 200m to 500m is not considered appropriate or necessary in order to protect village character and identity, or to ensure that Cambridge will not merge with any of the surrounding villages, in the light of detailed work undertaken in relation to Northstowe. This demonstrated that it is the form of landscape treatment within the areas of separation that is particularly important to protect village character, rather than its physical extent, other than to ensure that there is physically space to create an appropriate form of landscape treatment.
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Representations

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f

8254 - The Marshall Group	Object	Marshall urges that outdoor recreation should include the provision of formal playing fields, which is seen as appropriate development within green belts, as set out in PPG2.	Whilst sports pitches are uses normally acceptable in the Green Belt, in the context of a Green Corridor of limited width through a major urban extension, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife. Furthermore, it would not be appropriate for the Green Corridor to include buildings such as changing accommodation which would undermine its open character.
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8203 - The Marshall Group
8204 - The Marshall Group

Support
Marshall supports the policy provision indicating one of the purposes of the green belt in the vicinity of Cambridge East to be 'Provide opportunities for outdoor recreation and public access to the open countryside adjoining Cambridge East.'

Support noted.

Representations

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Change to Draft DPD

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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8205 - The Marshall Group 11403 - The Marshall Group	Object	<p>Marshall objects to the requirement that the Green Corridor will have a minimum width of 300m (CE/4(3)). Stipulating such a minimum width is not based on design, is premature, unnecessary and restrictive to the masterplanning process. The width, shape and content of the Green Corridor should be led by good design and be based on analysis of the existing Green Corridors running through Cambridge. Existing spaces within the Green Corridors running through Cambridge are varied in width and articulated, ranging from 40m to more than 400m. Width will be determined by a variety of factors and precise definition should rely upon a subsequent review of the Area Action Plan, when the strategic Master Plan will become a local master plan, to inform the relevant planning application.</p>	<p>The Structure Plan requires that a green corridor is retained through from Teversham to Coldhams Common (Policy P9/2c) and that it is retained as Green Belt (Policy P9/2b). The AAP defines the new Green Belt boundaries around Cambridge East, following advice from GO-East at the Preferred Options stage that this is the appropriate approach. It is therefore necessary for the AAP to establish the boundaries of the Green Corridor at this stage. Para C2.5 recognises that there are no clear features on the ground to assist with the definition of the boundaries of the green Corridor and they are therefore policy led based on principles for the development as set out in the AAP. The Councils have set out their approach to the definition of the Green Corridor in the AAP (paras C2.6-C2.10), and remain of the view that the Corridor must have a substantial width if it is properly to fulfil its role of bringing the countryside into the heart of the city. There is certainly variation in the width of corridors in the rest of Cambridge, both wider and narrower than 300m, particularly as they get close to the heart of the city, much of which is historic accident rather than planned. The Councils consider that at Cambridge East, which is the outer part of the Green Corridor on the eastern side of the city, it is reasonable to set a minimum width of 300m for the corridor to reflect similar corridors in this part of the city eg Stourbridge Common and ensure that the purpose of the corridor is not undermined by encroachment from development on either side, including potential for pinch points which could undermine its purpose. The AAP acknowledges that it may be appropriate to review the detailed boundaries of the Green Corridor when the AAP is reviewed and the</p>
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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<p>proposals for the development as a whole are further worked up (paras C1.5 and C2.5).</p>			
11404 - The Marshall Group	Object	<p>Marshall supports the principle that the Green Corridor will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play, as stated in Policy CE/4(4), but considers that it should also contain playing fields, courts and equipped children's play areas. Marshall objects to part of Policy CE/4(5) which states that it will not contain any associated urban uses such as playing fields.</p>	<p>Support for the landscape, biodiversity and informal recreation role of the Green Corridor is noted. Whilst sports pitches are uses normally acceptable in the Green Belt, in the context of a Green Corridor of limited width through a major urban extension, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife. Furthermore, it would not be appropriate for the Green Corridor to include buildings such as changing accommodation which would undermine its open character.</p>

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10675 - Cambridgeshire County Council	Object	The policy is generally supported, however, it is not considered that playing fields are necessarily inappropriate within the green corridor where they can be accommodated without detracting from the landscape, biodiversity and informal recreation value of the corridor.	Support for the landscape, biodiversity and informal recreation role of the Green Corridor is noted. Whilst sports pitches are uses normally acceptable in the Green Belt, in the context of a Green Corridor of limited width through a major urban extension, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife. Furthermore, it would not be appropriate for the Green Corridor to include buildings such as changing accommodation which would undermine its open character.
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8206 - The Marshall Group
11405 - The Marshall Group

	Object	Marshall supports the principle that the Green Corridor will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play, as stated in Policy CE/4(4), but considers that it should also contain playing fields, courts and equipped children's play areas. Marshall objects to part of Policy CE/4(5) which states that it will not contain any associated urban uses such as playing fields, allotments and cemeteries. Such uses have been regarded as appropriate uses within green belts since the mid-1950's.	Support for the landscape, biodiversity and informal recreation role of the Green Corridor is noted. Whilst sports pitches are uses normally acceptable in the Green Belt, in the context of a Green Corridor of limited width through a major urban extension, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife. Furthermore, it would not be appropriate for the Green Corridor to include buildings such as changing accommodation which would undermine its open character.
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9155 - Cambridgeshire Local Access Forum	Support	Policy CE/4 - 6. Welcome reference to footpath, cycleway and bridleway crossings.	Support noted.
11402 - The Marshall Group	Support	Marshall supports Policy CE/4(6) which describes the design approach for road, public transport, footpath, cycleway and bridleway crossings across the Green Corridor, although Marshall questions the practicality of tunnelling.	Support noted. Tunnelling is identified as an option that may merit investigation in sensitive locations, but is not specified as a requirement at this stage.

Representations *Nature Representation Summary* *Councils' Assessment* *Change to Draft DPD*

C2.3

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11406 - The Marshall Group	Object	<p>Marshall objects to the north-east boundary north of Newmarket Road, where it is shown on the Concept Diagram and Proposals Map, following the hedge / ditch line from High Ditch Road to Newmarket Road to the west of Airport Way roundabout. In this part of the site the boundary should cross Newmarket Road west of Airport Way roundabout and then run eastwards, following the south side of Newmarket Road. It should then run northwards following the eastern edge of a private garden at Quy Waters and a hedgerow running north to High Ditch Road, before turning west along the south side of High Ditch Road to meet the north-east corner of the proposed Cambridge East site shown on the Proposals Map.</p>	<p>The proposed eastern boundary of the Green Belt running roughly north south between Newmarket Road and High Ditch Road follows a clear hedge and ditch line. The policy objective is to ensure that land is retained within the Green Belt which provides an appropriate setting for Cambridge as a compact historic city. When viewed from the east, Airport Way to the south of Newmarket Road provides a clear boundary to the edge of the development. This was recognised by the Panel at the Structure Plan EIP. In the AAP, the boundaries for the site of Cambridge East do not extend as far as Airport Way for much of its length in order to provide protection to Teversham village and also a transitional area between the Green Corridor and the wider countryside. It is not appropriate for the Green Belt boundary north of Newmarket Road to extend any further east than Airport Way, which would result in a small area of development protruding into the countryside to the detriment of the Green Belt and the setting of Cambridge.</p>	<p>That said, the need for and alignment of any new link to the A14 is not determined, but it is envisaged that it is likely to link from the A14 to the Airport Way roundabout. The AAP acknowledges that if such a link is provided as part of the main Airport site coming forward, then the extent of the site and the Green Belt boundary may need to be reviewed and the road may provide an alternative clear boundary for the Green Belt. However, for this AAP, it is appropriate to define the boundary as in the draft AAP which follows a clearly defined feature on the ground close to, but not extending beyond, Airport Way.</p>
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****C2.5**

8030 - The National Trust

Object

The opportunity to plan for compensatory areas of Green Belt should be taken now. This would help to provide an earlier opportunity to define landscape and biodiversity enhancement, and improvements to access, in the wider countryside.

The Councils are not convinced that there is a justification for compensatory extensions to the Green Belt in relation to Cambridge East and indeed the outer boundary of the Green Belt to the east of Cambridge lies outside of the administrative areas of both the City and South Cambs. However, the AAP does identify the importance of landscape and biodiversity improvements both within the site and in adjoining Green Belt areas and the need to provide access into the wider countryside as part of the development of Cambridge East.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11407 - The Marshall Group	Object	<p>Marshall objects to the requirement that the Green Corridor will have a minimum extent defined at this early stage. Stipulating such a minimum width is not based on design, is premature, unnecessary and restrictive to the masterplanning process. The width, shape and content of the Green Corridor should be led by good design and be based on analysis of the existing Green Corridors running through Cambridge. Existing spaces within the Green Corridors running through Cambridge are varied in width and articulated, ranging from 40m to more than 400m.</p> <p>Paragraph C2.5 should be deleted.</p>	<p>The Structure Plan requires that a green corridor is retained through from Teversham to Coldhams Common (Policy P9/2c) and that it is retained as Green Belt (Policy P9/2b). The AAP defines the new Green Belt boundaries around Cambridge East, following advice from GO-East at the Preferred Options stage that this is the appropriate approach. It is therefore necessary for the AAP to establish the boundaries of the Green Corridor at this stage. Para C2.5 recognises that there are no clear features on the ground to assist with the definition of the boundaries of the green Corridor and they are therefore policy led based on principles for the development as set out in the AAP.</p>
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The Councils have set out their approach to the definition of the Green Corridor in the AAP (paras C2.6-C2.10), and remain of the view that the Corridor must have a substantial width if it is properly to fulfil its role of bringing the countryside into the heart of the city. There is certainly variation in the width of corridors in the rest of Cambridge, both wider and narrower than 300m, particularly as they get close to the heart of the city, much of which is historic accident rather than planned. The Councils consider that at Cambridge East, which is the outer part of the Green Corridor on the eastern side of the city, it is reasonable to set a minimum width of 300m for the corridor to reflect similar corridors in this part of the city eg Stourbridge Common and ensure that the purpose of the corridor is not undermined by encroachment from development on either side, including potential for pinch points which could undermine its purpose. The AAP acknowledges that it may be

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appropriate to review the detailed boundaries of the Green Corridor when the AAP is reviewed and the proposals for the development as a whole are further worked up (paras C1.5 and C2.5).

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C2.7

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11408 - The Marshall Group	Object	<p>Marshall objects to the requirement that the Green Corridor will have a minimum width of 300m. Stipulating such a minimum width is not based on design, is premature, unnecessary and restrictive to the masterplanning process. Paragraph C2.7 should be revised to say: 'It will be a significant area of land. Its shape will be defined by masterplanning. It will have an average width of approximately 300m increasing significantly as it opens up into a bell shape around Teversham end of the corridor to maintain the setting and individual identity of the village.'</p>	<p>The Structure Plan requires that a green corridor is retained through from Teversham to Coldhams Common (Policy P9/2c) and that it is retained as Green Belt (Policy P9/2b). The AAP defines the new Green Belt boundaries around Cambridge East, following advice from GO-East at the Preferred Options stage that this is the appropriate approach. It is therefore necessary for the AAP to establish the boundaries of the Green Corridor at this stage. Para C2.5 recognises that there are no clear features on the ground to assist with the definition of the boundaries of the green Corridor and they are therefore policy led based on principles for the development as set out in the AAP.</p>
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The Councils have set out their approach to the definition of the Green Corridor in the AAP (paras C2.6-C2.10), and remain of the view that the Corridor must have a substantial width if it is properly to fulfil its role of bringing the countryside into the heart of the city. There is certainly variation in the width of corridors in the rest of Cambridge, both wider and narrower than 300m, particularly as they get close to the heart of the city, much of which is historic accident rather than planned. The Councils consider that at Cambridge East, which is the outer part of the Green Corridor on the eastern side of the city, it is reasonable to set a minimum width of 300m for the corridor to reflect similar corridors in this part of the city eg Stourbridge Common and ensure that the purpose of the corridor is not undermined by encroachment from development on either side, including potential for pinch points which could undermine its purpose. The AAP acknowledges that it may be

appropriate to review the detailed boundaries of the Green Corridor when the AAP is reviewed and the proposals for the development as a whole are further worked up (paras C1.5 and C2.5).

C2.8

11409 - The Marshall Group	Object	Marshall supports the principle that the Green Corridor will provide for informal recreation, but objects to the omission of playing fields, courts and equipped children's play areas.	Whilst sports pitches are uses normally acceptable in the Green Belt; in the context of a Green Corridor of limited width through a major urban extension, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife. Furthermore, it would not be appropriate for the Green Corridor to include buildings such as changing accommodation which would undermine its open character.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****CE/5 Landscaping the Setting of Cambridge East**

8488 - English Heritage	Object	The importance of the evolution of the landscape, and any archaeological potential, should be highlighted in this policy. As stated above, a full appraisal of the historic character of the site is necessary, and this should be a requirement in this policy.	It is not considered that the landscape character of Cambridge East represents an historic landscape character that it would be appropriate, or indeed practicable, to seek to protect through the development. A major new urban quarter will inevitably change the open character of the Airport and the open character largely devoid of landscaping would not be appropriate for the development. Policies elsewhere in the AAP address archaeology (CE/22) and built heritage (CE/23) and the retention of any existing landscape features that are appropriate to the local landscape character (CE/16).
8207 - The Marshall Group 11411 - The Marshall Group	Support	Marshall is generally supportive of the policy, including points (a)(i). Marshall agrees that a Landscape Strategy for the countryside adjoining the built parts of Cambridge East should be submitted, approved and implemented to help deliver a quality landscape setting for Cambridge East. Marshall has already embarked on the preparation of such a strategy (see the Cambridge East Living Spaces report) and this strategy supports all of the requirements of Policy CE/5.	Support noted. The Living Spaces report will provide a useful context for discussion as Marshall develops its masterplan for the development.
8073 - The National Trust	Object	CE/5 e, f, g: Whilst supporting this policy, there is a need to include provision within the Strategy for linking to the Wicken Fen Vision area and defining landscape and biodiversity enhancements associated with the linkages.	Criterion e requires links between the urban quarter and the wider countryside, which will include the Wicken Fen vision. Connection of the green spaces of Cambridge East with the Wicken Fen Vision is specifically identified in the Development Principles policy CE/5(5) and it is not necessary to be referred to repeatedly.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD***h*

10842 - Cambridgeshire County Council	Object	The policy is generally supported, however, it is not considered that more formal provision such as playing fields is necessarily inappropriate within the green corridor where they can be accommodated without detracting from the landscape, biodiversity and informal recreation value of the corridor.	Support for landscape areas to contribute to informal recreation needs is noted. Whilst sports pitches are uses normally acceptable in the Green Belt, in the context of a Green Corridor of limited width through a major urban extension, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife. Furthermore, it would not be appropriate for the Green Corridor to include buildings such as changing accommodation which would undermine its open character.
10677 - Cambridgeshire County Council			

Representations

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CE/6 Green Separation from Fen Ditton and Teversham

10844 - Cambridgeshire County Council	Object	The policy is generally supported, however, it is not considered that more formal provision such as playing fields is necessarily inappropriate within the green corridor where they can be accommodated without detracting from the landscape, biodiversity and informal recreation value of the corridor.	Whilst sports pitches are uses normally acceptable in the Green Belt, in the context of an area of Green Separation between a major urban extension and an existing village of limited width, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife.
11347 - Taylor Woodrow Developments Ltd (Netherhall Farm)	Object	In order to ensure sufficient land is genuinely available in the Plan period, we propose that land at Netherhall Farm, Worts Causeway, be acknowledged as a housing land allocation in support of the major urban extensions.	The AAP proposes the extent of land to be released from the Green Belt for development. The Councils are not relying on land at Cambridge Airport to come forward for development by 2016. Early phases of development on land north of Newmarket Road and north of Cherry Hinton can come forward while the Airport is operational. Notwithstanding any specific issues relating to development at Netherhall Farm, there is no justification for identifying other land for residential development. If there were, this would be an issue for the Cambridge City Local Plan or South Cambridgeshire Core Strategy and not for the Cambridge East Area Action Plan.
9802 - Haslingfield Parish Council	Support	Good to see understand the importance of separating Cambridge East from Teversham, Fen Ditton and Cherry Hinton and are considering the landscaping.	Support noted. Separation is proposed between Cambridge East and the villages of Fen Ditton and Teversham. Cherry Hinton forms part of the urban area of Cambridge and the AAP proposes that the new urban quarter is "integrated and linked sensitively into the urban fabric of eastern Cambridge to preserve existing residential amenity".

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11412 - The Marshall Group	Support	<p>Marshall supports the proposed green separation between the villages of Teversham and Fen Ditton, and the built up area of Cambridge East. This separation is provided in the Preliminary Landscape Masterplan in the Living Spaces report. The 200m separation shown does not contain any 'urban uses such as playing fields, allotments or cemeteries' as it is recognised that the Green Separation should be rural in character to ensure that the villages remain in rural settings. The distribution, physical separation, setting, scale and character of Green Belt villages is one of the special qualities of Cambridge, as defined by LDA Design in the Cambridge Green Belt Study 2002, and in paragraph 4.3 of the South Cambridgeshire Local Development Framework Core Strategy pre-submission public participation draft June 2002.</p>	Support noted.
9734 - Fen Ditton Parish Council	Support	<p>It is vital that the separation of Fen Ditton village from the development is maintained and the tree lines are enhanced to ensure this separation.</p>	Support noted.

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8209 - The Marshall Group	Object	Marshall objects to the reference to a minimum requirement of 200 metres of green separation for reasons similar to those which it made in relation to the width of the green corridor.	The principle of Green Separation from villages is established in the Structure Plan (Policy P9/2b) and must be defined in the AAP. There are no clear features on the ground to assist with the definition of Green Separation at Teversham and the proposed boundaries are defined having regard to the work that has been undertaken at Northstowe where is minimum of 200m was found to be required in order to provide an appropriate landscape treatment between the town and adjacent villages. This work is utilised at Cambridge East for the purposes of this AAP and identifying the land proposed to be released from the Green Belt. However the AAP makes clear that the final extent and treatment of Green Separation can be considered in more detail when the AAP is reviewed once detailed assessment of this part of the site and masterplanning of the site as a whole is further advanced but before any development commences.
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<p>9337 - Taylor Woodrow Developments Ltd</p>	<p>Object</p>	<p>Taylor Woodrow Developments do not consider that the proposals provide sufficient separation. If this were to arise, a smaller net developable area would be available.</p>	<p>The principle of Green Separation from villages is established in the Structure Plan (Policy P9/2b) and must be defined in the AAP. There are no clear features on the ground to assist with the definition of Green Separation at Teversham and the proposed boundaries are defined having regard to the work that has been undertaken at Northstowe where is minimum of 200m was found to be required in order to provide an appropriate landscape treatment between the town and adjacent villages. This work is utilised at Cambridge East for the purposes of this AAP and identifying the land proposed to be released from the Green Belt. However the AAP makes clear that the final extent and treatment of Green Separation can be considered in more detail when the AAP is reviewed once detailed assessment of this part of the site and masterplanning of the site as a whole is further advanced but before any development commences.</p>
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Representations

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8811 - RAVE

Object

A minimum separation of 200m is wholly inadequate to achieve the Green Belt function of prevention of coalescence.

The principle of Green Separation from villages is established in the Structure Plan (Policy P9/2b) and must be defined in the AAP. There are no clear features on the ground to assist with the definition of Green Separation at Teversham and the proposed boundaries are defined having regard to the work that has been undertaken at Northstowe where a minimum of 200m was found to be required in order to provide an appropriate landscape treatment between the town and adjacent villages. This work is utilised at Cambridge East for the purposes of this AAP and identifying the land proposed to be released from the Green Belt. However the AAP makes clear that the final extent and treatment of Green Separation can be considered in more detail when the AAP is reviewed once detailed assessment of this part of the site and masterplanning of the site as a whole is further advanced but before any development commences.

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10360 - Teversham Parish Council Object

Teversham Parish Council object to the stated minimum of 200m Green Separation between the village framework of Teversham and the built up area of Cambridge East. The Parish Council does not believe that this is adequate and it will not provide an effective and appropriate separation between the countryside and the new urban quarter of Cambridge City.

The principle of Green Separation from villages is established in the Structure Plan (Policy P9/2b) and must be defined in the AAP. There are no clear features on the ground to assist with the definition of Green Separation at Teversham and the proposed boundaries are defined having regard to the work that has been undertaken at Northstowe where is minimum of 200m was found to be required in order to provide an appropriate landscape treatment between the town and adjacent villages. This work is utilised at Cambridge East for the purposes of this AAP and identifying the land proposed to be released from the Green Belt. However the AAP makes clear that the final extent and treatment of Green Separation can be considered in more detail when the AAP is reviewed once detailed assessment of this part of the site and masterplanning of the site as a whole is further advanced but before any development commences.

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8240

Object

A 200 metre separation is inadequate. At least 500 metres is required. And it must not be 'Green Separation', it must remain in the Green Belt.

The principle of Green Separation from villages is established in the Structure Plan (Policy P9/2b) and must be defined in the AAP. There are no clear features on the ground to assist with the definition of Green Separation at Teversham and the proposed boundaries are defined having regard to the work that has been undertaken at Northstowe where is minimum of 200m was found to be required in order to provide an appropriate landscape treatment between the town and adjacent villages. This work is utilised at Cambridge East for the purposes of this AAP and identifying the land proposed to be released from the Green Belt. However the AAP makes clear that the final extent and treatment of Green Separation can be considered in more detail when the AAP is reviewed once masterplanning on the site as a whole is further advanced but before any development commences.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8210 - The Marshall Group	Object	Marshall objects to the exclusion of playing fields, allotments or cemeteries, but particularly playing fields, from the green separation zones. Such uses will not compromise the perception of separation.	Whilst sports pitches, allotments and cemeteries are normally acceptable in the countryside, including the Green Belt, this is normally in the context of land immediately adjoining an urban area or village, where it forms an area of transition between built development and informal open countryside. In that context it is usually possible for an open but nonetheless semi urban character to be accommodated without harm to the character of the wider countryside or the setting of the built up area. In the context of an area of Green Separation of limited width between a major new urban extension and existing village communities, it is important to ensure that the Green Separation is able to provide an area of separation between two built up areas, which would be compromised by allowing open uses of a semi urban character. In the Green Separation an informal countryside character should be provided with an emphasis on landscape, biodiversity, wildlife and informal recreation.
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9184 - Cambridgeshire Local Access Forum

Object

This should make it clear that the high degree of public access will include new public footpaths and bridleways.

The principle of a high degree of public access is established in this policy. Policy CE/14 requires a dedicated network of rights of way including cycle, pedestrian and horse riding routes connecting with various destinations, including surrounding villages. It is not necessary to duplicate this in Policy CE/6.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10365 - Teversham Parish Council Support
 Teversham Parish Council support a Green Separation which does not contain any associated urban uses such as playing fields, allotments or cemeteries. The Green Separation should form an effective and appropriate separation between Teversham village and the Cambridge East development.

Support noted.

C4.3

8241

Object

A 200 metre separation is inadequate. At least 500 metres is required.

Extending the separation between Cambridge East and Teversham from 200m to 500m is not considered appropriate or necessary in order to protect village character and identity, or to ensure that Cambridge will not merge with any of the surrounding villages, in the light of detailed work undertaken in relation to Northstowe. This demonstrated that it is the form of landscape treatment within the areas of separation that is particularly important to protect village character, rather than its physical extent, other than to ensure that there is physically space to create an appropriate form of landscape treatment.

Representations

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C4.4

11413 - The Marshall Group

Object

The first sentence of Paragraph C4.4 of the Draft Area Action Plan says 'The landscape character of the Green Separation (from Teversham) will be informal countryside as for the remainder of the Green Corridor...'. Marshall agrees that the landscape character of the Green Separation from Teversham should be informal countryside, but disagree that the character of the Green Corridor should be informal countryside. The sentence should be revised to say 'The landscape character of the Green Separation will be informal countryside because it is at the meeting of the City and the Countryside'.

The Councils consider that the appropriate character for the Green Corridor through the new urban quarter is that of informal countryside, recognising that it is at the outer part of the city and a key role is to bring the countryside into the city. The proposed rewording is therefore not consistent with the Councils' position.

C4.8

8055 - The National Trust

Object

Make reference to extending the tree belt to provide a link to the Wicken Fen Vision area. This would provide an opportunity to improve the landscape and biodiversity whilst enhancing access to an important strategic open space at the same time.

The AAP requires a landscape strategy to be prepared which will need to include consideration of appropriate landscaping both on and off site to integrate the development in to the wider countryside. The issue of links with the Wicken Fen Vision is established in the Development Principles policy and does not need to be repeated throughout the document. It is not the only important link beyond the site.

Chapter D THE URBAN QUARTER AT CAMBRIDGE EAST

CE/7 The Structure of Cambridge East

11096 - Environment Agency	Object	As with our objection to policy CE/2, any flood management or surface water drainage infrastructure must be considered on a strategic scale.	This requirement is agreed, although it would be better included in the Drainage chapter D12, in Policy CE/26 which deals with surface water drainage. As a consequence, it should also be included in the schedule of planning obligations in chapter E2.	Add the following to Policy CE/26 para 1:
				" ... A strategic surface water drainage scheme will be required at an early stage for the Cambridge East area. "
				Add to the table under para E2.7, at the row on Surface Water Drainage, as a new first point in the columns on Phase 1 and Cambridge East as a whole:
				"A strategic surface water drainage scheme will be required."
8202 - Prudential Assurance Company Limited	Support	The Prudential supports Policy CE/7 on the basis that the Prudential wishes to ensure that the proposed shops, services, cultural, leisure and community facilities that are to be provided within the new District Centre serve the needs of Cambridge East and the immediately surrounding area only, and that they will complement and not undermine the vitality and viability of, or compete with, Cambridge City Centre. However, such an interpretation of Policy CE/7 potentially conflicts with paragraphs D1.5 and D2.5.	Support noted. The primary role of the District Centre will be to serve Cambridge East and the immediately surrounding area. It is intended that uses would not be permitted which could compete with the City Centre. However, the constrained City Centre has limited opportunities for some new uses to locate and, subject to the sequential test, there may be a case for them to locate at Cambridge East as the next largest centre in Cambridge so long as this complements the City Centre and does not compete with it. This would have the benefit both of enabling new facilities to locate in Cambridge for the benefit of all residents and also to help support a vibrant district centre in the new urban quarter.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****12**

9159 - Cambridgeshire Local Access Forum 7946

Support

Support the provision of a high quality, highly accessible network of footpaths, bridleways and cycleways.

Support noted.

13

10859 - Cambridgeshire County Council

Support

Cambridgeshire County Council strongly supports improved access to the A14 for both the developments at Northstowe and Cambridge East. The County Structure Plan requires that there should be a new access to the A14 as part of the infrastructure requirements to support Cambridge East. Initial assessment has suggested that this should be provided through a new interchange in the vicinity of Honey Hill. The Highways Agency would not welcome additional junctions on the A14, a new junction at Honey Hill would therefore require closure of Fen Ditton interchange. Given the proximity of the Quay junction the replacement junction would only be able to accommodate west-facing slip roads. Measures would be required to prevent 'rat running' through Fen Ditton using High Ditch Road.

Support noted. Work is currently in progress on the preparation of a Long Term Transport Strategy for Cambridgeshire which will look at the issue of whether a new/replacement link to the A14 is required to serve this development. The LTTS is due to report towards the end of November. If a clear position on this key infrastructure issue is available before the Councils meet in December to approve the plan for submission, an amendment could be made to the AAP. If not, the AAP includes an appropriate policy context to ensure that a new link is provided if more detailed transport strategy work on Cambridge East determines it is needed.

14

10850 - Cambridgeshire County Council

Object

The policy is generally supported, however, it is not considered that more formal provision such as playing fields is necessarily inappropriate within the green corridor where they can be accommodated without detracting from the landscape, biodiversity and informal recreation value of the corridor.

General support is noted. Whilst sports pitches are used normally acceptable in the Green Belt, in the context of a Green Corridor of limited width through a major urban extension, the emphasis should be on an open character, informal recreation, landscape treatment and on biodiversity and wildlife.

Representations

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Councils' Assessment

Change to Draft DPD

18

8489 - English Heritage Support Policy CE/7 We welcome point 18.

Support noted.

D1.5

8208 - Prudential Assurance Company Limited

Object

The Prudential objects to the wording contained within Paragraphs D1.5 and D2.5 on the basis that there are alternative and suitable City Centre sites available for the development of City Centre uses. Any development at the District Centre should be restricted to development which serves the needs of the Centre and its immediate catchment only.

The AAP recognises the constrained nature of the historic centre of Cambridge which means there are limited opportunities for some larger new facilities to locate in Cambridge, and seeks to maximise the potential at Cambridge East to facilitate those facilities to come to Cambridge, and at the same time help to create a vibrant district centre. It is crucial to ensure that any proposed higher order uses can be accommodated at Cambridge East in a way that would complement and not detract from the City Centre. As such, any proposals would need to demonstrate that they meet the sequential test. Cambridge East will be a major new urban quarter to Cambridge and will have the second largest centre in the city. The challenge is to provide for a vibrant district centre to serve the needs of the local community without undermining the city centre. It would help to clarify the purpose behind the policy if the AAP included a requirement for uses to demonstrate their suitability having regard to the sequential tests set out in PPS6.

Add the following to the end of Policy CE/8 paragraph 2:

"...having regard to the sequential test."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D2/c**

8212 - Prudential Assurance Company Limited

Support

The Prudential supports Policy CE/7 and Objectives D2/c and D2/d on the basis that the Prudential wishes to ensure that the proposed shops, services, cultural, leisure and community facilities that are to be provided within the new District Centre, serve the needs of Cambridge East and the immediately surrounding area only, and that they will complement and not undermine the vitality and viability of, or compete with, Cambridge City Centre.

Support noted.

D2/d

8216 - Prudential Assurance Company Limited

Support

The Prudential supports Policy CE/7 and Objectives D2/c and D2/d on the basis that the Prudential wishes to ensure that the proposed shops, services, cultural, leisure and community facilities that are to be provided within the new District Centre, serve the needs of Cambridge East and the immediately surrounding area only, and that they will complement and not undermine the vitality and viability of, or compete with, Cambridge City Centre. The Prudential supports D2/d subject to the provisions outlined in paragraph D2.6.

Support noted.

D2/e

8213 - The Marshall Group

Object

Marshall objects to this constraint. Retailing is a dynamic function, being notable for its ability to change to deliver its service by new means. Development of the centre is some years away and to seek to impose this restriction is unnecessarily prescriptive.

It is appropriate and reasonable that the AAP includes the objective that individual uses should not come forward that could threaten the development of a vibrant district centre overall. This is an objective and the AAP does not set any specific tests or thresholds for such uses, which would not be appropriate at this stage.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/8 The District Centre

8211 - The Marshall Group	<p>Object</p> <p>Marshall objects to the designation of the principal focus of the urban quarter as a district centre, as opposed to a town centre. The centre which will be planned and emerge for Cambridge East will be more akin to a town centre as opposed to a district centre.</p>	<p>The centre at Cambridge East will be a significant retail and service provider for the new urban quarter at Cambridge East. It will serve a population greater than that at the new town of Northstowe. However, it will be the second centre in the hierarchy within the urban area of Cambridge and should not be of such a scale or include uses which would compete with the City Centre in terms of that hierarchy. In practice it is likely to fall somewhere between a town and district centre as defined in PPS6. It is agreed that the term district centre should be qualified in order to make this clear. The Cambridge Local Plan Redeposit Draft 2004 uses the term "large district centre" for Cambridge East and this term should be used in the AAP for consistency. It does not need to be used in every case where the term district centre is currently used, but would be helpful in certain key circumstances to make clear the scale of centre envisaged.</p>	<p>Replace the term "district centre" with "large district centre" in the following cases:</p> <p>Policy CE/2(22) Policy CE/7(2) Para D1.2, 1st sentence Objectives D2/a and D2/c Policy CE/8(1) and (2) Para D2.1, 1st sentence</p>
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9398 - GO-East	Object	The use of the term 'district centre' should be qualified as this may be misleading in relation to the generally understood nature of such a centre as described in PPS6 and what may actually be required to serve as the main centre for Cambridge East.	The centre at Cambridge East will be a significant retail and service provider for the new urban quarter at Cambridge East. It will serve a population greater than that at the new town of Northstowe. However, it will be the second centre in the hierarchy within the urban area of Cambridge and should not be of such a scale or include uses which would compete with the City Centre in terms of that hierarchy. In practice it is likely to fall somewhere between a town and district centre as defined in PPS6. It is agreed that the term district centre should be qualified in order to make this clear. The Cambridge Local Plan Redeposit Draft 2004 uses the term "large district centre" for Cambridge East and this term should be used in the AAP for consistency. It does not need to be used in every case where the term district centre is currently used, but would be helpful in certain key circumstances to make clear the scale of centre envisaged.	Replace the term "district centre" with "large district centre" in the following cases: Policy CE/2(22) Policy CE/7(2) Para D1.2, 1st sentence. Objectives D2/a and D2/c Policy CE/8(1) and (2) Para D2.1, 1st sentence
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2

9689 - Sainsbury's Supermarkets Limited	Object	An objection is submitted to the reference to a food supermarket being provided as part of the proposed district centre, as the existing Sainsbury's store at Coldham Lane is well located to service the area and currently fulfills a district centre function and will serve as a district centre for the residents of the East area. The Council should encourage Sainsbury's to extend their existing store. The proposed district centre within the East area is not required and should be deleted.	A development of the scale of Cambridge East will require its own large District Centre which will include a wide range of convenience and comparison shopping along with other supporting uses such as pubs, restaurants and cafes and supporting services and facilities, including community and leisure facilities. It needs to be conveniently located to serve the new urban quarter by car, public transport, cycle and foot. It is not considered that the existing Sainsbury store is well located to serve that function and it is unlikely that it could physically extend in a satisfactory way to serve a new population of 24,000 to 29,000 people.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D2.5**

8217 - Prudential Assurance Company Limited

Object

The Prudential objects to the wording contained within Paragraphs D1.5 and D2.5 on the basis that there are alternative and suitable City Centre sites available for the development of City Centre uses. Any development at the District Centre should be restricted to development which serves the needs of the Centre and its immediate catchment only.

The AAP recognises the constrained nature of the historic centre of Cambridge which means there are limited opportunities for some larger new facilities to locate in Cambridge, and seeks to maximise the potential at Cambridge East to facilitate those facilities to come to Cambridge, and at the same time help to create a vibrant district centre. It is crucial to ensure that any proposed higher order uses can be accommodated at Cambridge East in a way that would complement and not detract from the City Centre. As such, any proposals would need to demonstrate that they meet the sequential test. Cambridge East will be a major new urban quarter to Cambridge and will have the second largest centre in the city. The challenge is to provide for a vibrant district centre to serve the needs of the local community without undermining the city centre. It would help to clarify the purpose behind the policy if the AAP included a requirement for uses to demonstrate their suitability having regard to the sequential tests set out in PPS6.

Add the following to the end of Policy CE/8 paragraph 2: "...having regard to the sequential test."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D2.6**

8218 - Prudential Assurance Company Limited

Support

Paragraph D2.6 makes provision for assessments to be carried out to establish how much shopping floor area should be located in the District Centre and the types and mix of uses which will help to secure a successful and vibrant centre. The Prudential supports this approach as it is essential to ensure that the retail provision in the District Centre is appropriate to the scale of the Centre and does not undermine opportunities for the development of uses which are more appropriately located within the City Centre itself.

Support noted.

D2.8

11239 - Cambridgeshire County Council

Object

In order to make the most effective use of the land the Area Action Plan should indicate the expectation that car parking areas should be shared between uses, particularly those where demand is focussed in relatively short time periods.

(a) The Core Strategy encourages the exploration of opportunities for reduced levels of car parking in locations close to facilities and services, and for car pooling and shared use of parking, for example, on mixed-use sites, particularly where mix of day / night uses. (para D7.29).

(b) This representation relates to the district centre which will be a mixed-use site. For mixed-use sites it is possible that reduced levels of parking which could be then be shared would be feasible, especially if certain uses will be open at different times / demand is likely to be phased rather than concentrated.

Amend paragraph D2.8 by inserting a new second sentence to read:
"Opportunities for shared use of car parking in the District Centre should be explored with applicants for planning permission for buildings and uses which include proposals for car parking."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D2.10**

8059 - The National Trust	Object	Include reference to the provision already being made by Sustrans for improved cycle access to Fen Ditton. This provision could be utilised to extend the cycle and footpath network as proposed.	It is not necessary to refer to specific existing routes in this context, which is establishing the principle of ensuring links are available. The transport chapter looks specifically at cycle routes that exist or may be required.
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D2.11

8220 - Prudential Assurance Company Limited	Support	Paragraph D2.11 recognises that the District Centre should not be so large that it threatens the viability of other centres, including the City Centre. However the Prudential objects to that part of paragraph D2.11 which states that '...it is inevitable that some changes elsewhere will occur...' The paragraph should be amended to make it absolutely clear that any such changes should not undermine the vitality and viability of the City Centre and in particular that the District Centre should not result in adverse changes, to the retail offer within the City Centre.	Support noted. In relation to the comment that some changes will occur elsewhere, it would help to clarify that this is most likely to be in the smaller centres, rather than the City Centre where the key objective is to ensure its vitality and viability is not undermined by the large district centre at Cambridge East.	Add the following to the end of the 1st sentence in para D2.11: " ..., particularly in smaller centres."
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11240 - Cambridgeshire County Council	Support	Recognition that the secondary school should be located at a local centre rather than the District centre is welcomed.	Support noted.
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D3.5

8214 - The Marshall Group	Object	Marshall does not accept that the location of the secondary school in the highest order centre would lead to increased truancy. In such a location, the school would enhance the functional focus of the centre.	The County Council as education authority has confirmed its position that it wishes the secondary school to be located at a local centre rather than the district centre which it considers will provide a more appropriate environment for pupils at lunchtimes and before and after school.
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Representations

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D3.11

7960 - Care and Education Partnership

Object

While welcoming the provision for pre- and post-school activities and a nursery, I think there is not enough provision for community facilities for childcare, eg after-school clubs, community playgroups, childminding networks, community day nursery, parent/toddler groups. There should be adequate buildings available for these groups in every Local Centre. It is usually lack of premises which deters the creation of such groups. The Sure Start document Building for Sure Start - integrated provision for under-fives is an excellent reference.

It is anticipated that each local centre will include a primary school, along with community space to allow for uses such as pre-school, breakfast clubs, after school clubs and holiday clubs as well as facilities for children's services and health care. In addition, the co-location of facilities with other service providers will also be explored.

Further to the provision of services and facilities provision will be required for professional community development workers in order to help establish a vibrant and sustainable community. Early and ongoing development work can help establish a strong feeling of community ownership of facilities and community space.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D4/a**

10919 - House Builders Federation Object

The objective refers to the need to meet the requirements of Policy P9/1 of the Cambridgeshire Structure Plan. It would seem more appropriate to now refer to the dwelling requirement between 2001-2021 in the East of England Plan, which may be adopted by the time the Development Plan Enquiry ends. Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.

No Change.

(a) The Government is still considering the proposed changes to PPG3 "Housing" extending plan horizons from 10 years to 15 years with a proposed requirement that the first 5 years is allocated and developable. However, at the present time the requirement in PPG3 "Housing" is for a plan horizon of 10 years. (b) RSS14 is still in the course of preparation and is not forecast to be adopted until some considerable time after the submission of the LDF to the Secretary of State. (c) The Core Strategy and Area Action Plans, together with a continuation of historic windfall rates of development are sufficient to meet the housing requirements of Draft RSS14 up to 2021. (d) Given that RSS14 could still be changed, causing the LDF on the Draft could result in delaying adoption of the LDF. (e) Any changes to the strategy that are required once RSS14 has been finalised and adopted can best be accommodated by a review of the Core Strategy once it has been adopted.

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CE/10 Cambridge East Housing

9502 - Fairview New Homes

Object

The AAP states that the Council will seek affordable housing on all sites. This is unjustified as guidance in Circular 6/98 states that the threshold for developments on which affordable housing can be sought should be housing developments of 25 or more dwellings or residential sites of 1 hectare or more (unless the specific area is in inner London or in settlements in rural areas with a population of 3,000 or fewer) (Paragraph 10a). The Circular goes on to state that it may be appropriate for local authorities to seek to adopt a lower threshold, but that exceptional local constraints on the provision of affordable housing must be demonstrated. It has not however been demonstrated that affordable housing should be provided on all sites. As such, Fairview object to this requirement and consider that a site threshold should be set on which affordable housing will be sought on individual sites within the Cambridge East area, which accords with Circular 6/98.

The AAP deals specifically with affordable housing provision as part of the Cambridge East development. This major development will make a key contribution to meeting the housing needs of the Cambridge area. The development as a whole, including individual phases, will be required to provide affordable housing.

Representations

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10930 - House Builders Federation Object

The suggested threshold exceeds the requirements of the Structure Plan and the East of England Plan. It is not evident if the Council has considered the viability of individual developments as required by Government guidance and whether developers will be able to provide the affordable housing without recourse to public subsidy. There appears to be no sound reason why the Council should not assess the affordable housing requirement at the outline application stage. The HBF considers that the affordable housing requirements set out in policy CE/10 seriously undermines the soundness of the Plan as it threatens the deliverability of the Council's overall housing requirement.

Whilst there is no threshold specifically identified in the AAP, the site will accommodate 10-12,000 homes and is clearly well in excess of any threshold. The issue of development viability is extremely complex, particularly at the early stages in planning a development, especially one as large as Cambridge East. There are many calls on the development, many of which are not fully identified at this stage, although the schedule in the planning obligations section seeks to be as comprehensive as possible. Even if all the costs of all the other obligations were known, within the area of affordable housing much depends on the mix of tenures and methods of provision. With so many variables and unknowns, it is not reasonable to expect the local planning authority to be able to provide evidence of the viability at this stage of any particular level of affordable housing provision at Cambridge East, be it 50% or any other target higher or lower. The appropriate approach is for the AAP to identify a policy target, based on demonstrated levels of need and having regard to the character of the area and the nature of the urban quarter to be created. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessments of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in the light of their own detailed financial assessments of their proposals whether the policy target is achievable or not. The wording of Policy CE/10(5) specifically says that the amount of affordable housing that will be "sought" (and not required) will be "approximately 50%" in order to provide some flexibility. It also

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includes provision to take account of costs associated with the development and whether any other planning objectives should be given priority in determining the final S106 package. The AAP seeks to strike a balance between need and what is reasonable and realistic to seek in policy terms. It is important to provide a guide to developers of the approximate target that the LPA's will seek as part of any planning permissions. However, the policy also provides flexibility for the actual level of provision to be determined at the application stage when the issue of viability can be properly assessed.

9388 - GO-East

Object

The AAP should include a housing trajectory to demonstrate how the plan's housing requirements will be delivered, in accordance with PPS12 (paragraph 4.25).

Agreed. This will be included in a new chapter in Part E on Delivering Cambridge East.

Include new chapter in Part E:

Delivering Cambridge East to include a housing trajectory for the development.

Representations

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Councils' Assessment

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9387 - GO-East

Object

Clear evidence should be provided of the viability of seeking this amount of affordable housing proposed to demonstrate that what is sought is realistic and achievable.

The issue of development viability is extremely complex, particularly at the early stages in planning a development, especially one as large as Cambridge East. There are many calls on the development, many of which are not fully identified at this stage, although the schedule in the planning obligations section seeks to be as comprehensive as possible. Even if all the costs of all the other obligations were known, within the area of affordable housing much depends on the mix of tenures and methods of provision. With so many variables and unknowns, it is not reasonable to expect the local planning authority to be able to provide evidence of the viability at this stage of any particular level of affordable housing provision at Cambridge East, be it 50% or any other target higher or lower. The appropriate approach is for the AAP to identify a policy target, based on demonstrated levels of need and having regard to the character of the area and the nature of the urban quarter to be created. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessments of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in the light of their own detailed financial assessments of their proposals whether the policy target is achievable or not. The wording of Policy CE/10(5) specifically says that the amount of affordable housing that will be "sought" (and not required) will be "approximately 50%" in order to provide some flexibility. It also includes provision to take account of costs associated with the development and whether any other planning objectives should be given priority in

Representations

Nature Representation Summary

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determining the final S106 package. This is a practical policy approach to a difficult issue. In the Cambridge area, both Cambridge City and South Cambs, house prices are such in relation to income that many people are not able to access the housing market. Both Councils' Housing Needs Surveys demonstrated that a target well above 50% could be sought in needs terms. The AAP seeks to strike a balance between need and what is reasonable and realistic to seek in policy terms and provide flexibility for the actual level of provision to be determined at the application stage when the issue of viability can be properly assessed.

The policy relates to housing supply up to 2016. It would seem more appropriate to now refer to the dwelling requirement between 2001-2021 in the East of England Plan, which may be adopted by the time the Development Plan Enquiry ends. Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.

No change.

(a) The Government is still considering the proposed changes to PPG3 "Housing" extending plan horizons from 10 years to 15 years with a proposed requirement that the first 5 years is allocated and developable. However, at the present time the requirement in PPG3 "Housing" is for a plan horizon of 10 years. (b) RSS14 is still in the course of preparation and is not forecast to be adopted until some considerable time after the submission of the LDF to the Secretary of State. (c) The Core Strategy and Area Action Plans, together with a continuation of historic windfall rates of development are sufficient to meet the housing requirements of Draft RSS14 up to 2021. (d) Given that RSS14 could still be changed, casing the LDF on the Draft could result in delaying adoption of the LDF. (e) Any changes to the strategy that are required once RSS14 has been finalised and adopted can best be accommodated by a review of the Core Strategy once it has been adopted.

10921 - House Builders Federation Object

Representations

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8815 - RAVE

Object

As already noted, this projected yield for Cambridge East appears to reflect the desired number which the LPA wish to place on the site rather than being the result of a principled review of the Green Belt function of the site determining the land which may be available for development

The principle of a major new urban extension is established in the Structure Plan. However, the AAP has approached the definition of the site and the Green Belt boundary based on ensuring that land is retained in the Green Belt which is necessary to perform the functions of the Cambridge Green Belt as set out in Structure Plan Policy P9/2b. The Structure Plan also sets the framework for a high density development. The AAP has considered what appropriate densities would be and sets both a minimum density and an aspirational density, subject to a design led approach. It is having regard to these factors that the indicative dwelling range has been identified.

Representations

Nature Representation Summary

Councils' Assessment

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8215 - The Marshall Group	Object	There is a need to specify the lowest acceptable density as a guide to inform further thinking on urban form. Marshall suggests that the average density across the urban quarter should be 75 dwellings per hectare, with no phase achieving less than 50 dwellings per hectare.	The AAP provides guidance on minimum density but expresses this as applying across the development as a whole, rather than to each phase as suggested. It is reasonable on this basis to take 50dph as a starting point for each phase of development, but in view of the range in character areas there will be across the new urban quarter, including more sensitive locations on the edge of the development, and the uncertainty at this time on the nature, size and position of possible smaller phases of development, it is not considered appropriate to tie this down to the degree suggested and a design led approach should be followed. There is no reason why Marshall as landowner could not take a minimum density approach for its own project development if it feels it appropriate.
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10925 - House Builders Federation Object The HBF would question how realistically achievable such densities are.

The Structure Plan gives a clear steer that Cambridge East will be a high density development. The AAP includes an aspirational target for density but also a minimum average density in order to provide flexibility and a design led approach is required. The landowner is supporting the higher aspirational densities which is informed by emerging masterplanning.

Representations

Nature Representation Summary

Councils' Assessment

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8821 - RAVE

Object

It is very hard to see how such a high average density can be reconciled with the requirement to deliver a "high quality development".

There is no reason why high densities and high quality development should not be compatible. Many well loved areas of very high design quality are at a high density, e.g. parts of central Cambridge. It is important that the development follows a design led approach to ensure high quality is integral to design and function. The AAP requires a Strategic Design Guide for the whole development and local Design Guides and Design Codes for individual phases to ensure this is achieved.

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8219 - The Marshall Group	Object	Marshall objects to the imposition of the District-wide policy of 50% of affordable housing at Cambridge East, where a major element will be socially rented, because - (1) It will produce a social structure unlike that in any other similar development. (2) There is no certainty over the long-term source of funding available for such affordable housing. (3) As well as funding a wide range of functions and facilities to serve Cambridge East, e.g. schools, recreation, etc. Marshall will also have to fund the relocation of Marshall Aerospace. Affordable housing should therefore be 30%.	Cambridge East is a key part of the development strategy for the Cambridge area and the delivery of affordable homes is also a fundamental part of the strategy. It is appropriate for affordable housing provision to be at the district wide level unless there are clear reasons why this should not be the case. Cambridge Policy CE/10(5) includes a target of approximately 50% affordable housing which will be sought through any planning permission. It is not a fixed requirement. The policy states that account will be taken of costs associated with the development and whether there are other planning objectives which should be given priority. This will enable viability of the development as a whole to be taken into account in the planning application process, at which time all requirements of the development and costs will be better understood. No evidence has been provided to demonstrate that 50% affordable housing is not achievable at Cambridge East, or indeed that 30% would be an appropriate alternative. The AAP policy provides a reasonable, robust and yet flexible policy approach. The objective is to secure maximum affordable housing provision that is consistent with securing a balanced and sustainable community. The danger is that in an area of high house prices, if there is not a significant level of affordable housing, including intermediate tenures, that the social structure created would be much more polarised than in other urban areas of this scale, with a significant proportion of the community effectively excluded from it. This includes a development that can be efficiently and effectively delivered.
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8830 - RAVE	Object	Although the proportion of affordable housing of 50% may be socially desirable, the heavy levels of planning obligations which will need to be carried by the market priced proportion will result in severe difficulties in creating an integrated development.	Policy CE/10(5) states that account will be taken of costs associated with the development and whether there are other planning objectives which should be given priority. This will enable viability of the development as a whole to be taken into account in the planning application process, at which time all requirements of the development and costs will be better understood. The objective is to secure maximum affordable housing provision that is consistent with securing a balanced and sustainable community. This includes a development that can be efficiently and effectively delivered.
9504 - Fairview New Homes	Object	Fairview object to the requirement for the provision of approximately 50% affordable housing on the grounds that the percentage of affordable housing is too high. This would make the development of sites potentially unviable and therefore such an approach could reduce the level of housing being developed. Policy P9/2 of the Structure Plan states that 40% or more of the new housing in the Sub-Region should be affordable. Given the large level of infrastructure necessary to enable the delivery of affordable housing should be set at approximately 40% so that development is not stifled due to the high proportion of affordable housing affecting the viability of new development. There should also be scope included in the policy to consider the particular merits of each case.	Policy CE/10(5) includes a target of approximately 50% affordable housing which will be sought through any planning permission. It is not a fixed requirement. The policy states that account will be taken of costs associated with the development and whether there are other planning objectives which should be given priority. This will enable viability of the development as a whole to be taken into account in the planning application process, at which time all requirements of the development and costs will be better understood. The objective is to secure maximum affordable housing provision that is consistent with securing a balanced and sustainable community. This includes a development that can be efficiently and effectively delivered.

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8245 - The Marshall Group	Object	It is not possible to ensure that 'adequate housing will be limited to people in housing need and must be available in the long-term'. Changes in legislation are extending the right to buy, which may prevent achieving the housing's long-term availability.	The principle is to secure affordable housing that will be available in the long term through the type of tenancy to be offered for rented accommodation and the period of the lease on any shared ownership/shared equity housing. The fact that social housing tenants and leaseholders could subsequently acquire their homes does not conflict with the policy objective and in any case the proceeds from the disposal of any affordable housing units would need to be reinvested in affordable housing so the long term benefit is not lost.
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8246 - The Marshall Group	Object	At the level of 50% provision, it is not possible to pepper-pot affordable housing in small groups or clusters.	The phrase "pepper potting" has deliberately not been used in the context of a development of the scale of Cambridge East or given the 50% target for affordable housing. However, it is appropriate to seek a distribution of different types and tenures of affordable housing through the development as a whole in small groups or clusters.
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8247 - The Marshall Group	Object	The last sentence should be omitted to keep open the possibility of contributing to off-site provision.	It is not appropriate to provide for off-site provision of affordable housing in the context of a major new urban quarter. There is no reason why provision should not be made on site in full where it will help to provide a balanced community and meet local needs.
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Representations

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D4.2

8571

Object

The density is too high, and is unsuitable for families.

The Structure Plan gives a clear steer that Cambridge East will be a high density development. The AAP includes an aspirational target for density but also a minimum average density in order to provide flexibility and a design led approach is required. A mix in the type of housing provided at Cambridge East, to include family housing, is required by Policy CE/10(4).

D4.5

8576

Object

What defines high-quality housing? This statement is not sufficiently well-defined.

High quality housing will encompass many aspects which are addressed in various policies throughout the AAP from the physical appearance, to energy efficiency, to the surrounding environment and provision of open space, landscaping, pedestrian and cycle routes, etc. The strategic and local Design Guides required by the AAP to accompany any planning applications will need to pull together all these aspects of design to ensure that overall a high quality development is achieved. The importance of these Design Guides to achieving high quality housing could helpfully be highlighted in the reasoned justification.

Revise last sentence of paragraph D4.5 to read:

"A high quality of design in both the buildings and the wider environment will be required, and the package of supplementary guidance that will be required, IN PARTICULAR THE STRATEGIC DESIGN GUIDE AND LOCAL DESIGN GUIDES AND DESIGN CODES, will be a key tool in ensuring that high quality is delivered on the ground."

9741 - Fen Ditton Parish Council

Support

The highest level of design and construction should be achieved for the North Works development to set a standard for the rest of the Cambridge East proposed developments.

Support noted.

Representations

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D4.7

8580

Object

There is no mention of homes for families, yet there is an expectation that there will be enough families in the development to warrant a new secondary school!

The provision of housing for families will be addressed through providing a variety of house types and is specifically required by Policy CE/10(4). It could be added to paragraph D4.6 for completeness. Paragraph D4.7 specifically identifies certain specific groups which can get overlooked by the market, to highlight the importance of taking account of their needs too.

Add the following to the end of the 3rd sentence of paragraph D4.6:
" ... suitable for families."

D4.8

8248 - The Marshall Group

Object

Marshall objects to the proposal to provide a site for travellers at Cambridge East. Widespread experience indicates that such sites are incapable of being absorbed in a high density urban quarter.

The AAP includes no specific proposal for travellers. It includes a cross reference to the proposed South Cambridgeshire Travellers DPD which will develop a strategy for provision in the district, including proposing specific sites as appropriate. This will be separate from, but take account of, all the other documents within the South Cambs LDF, including the Cambridge East AAP.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D4.11**

8583	Object	This statement makes no requirement on the number of homes with more than two bedrooms. Merely requiring a "balanced mix" leaves too much scope for convenient interpretation at a later date.	The high density nature of the development as set out in the policy will influence the level of provision of smaller homes. Whilst the market has not made significant provision for smaller homes in South Cambs, leading to specific targets being included in the Development Control Policies DPD, this trend has not been seen in Cambridge City where the proportion of smaller homes in new development over the last 10-15 years has been quite high. In the context of an urban extension to Cambridge it is not considered necessary to prescribe any particular dwelling mix beyond the requirement for a range of house types in Policy CE/10(4).
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D4.20

8249 - The Marshall Group	Object	The mix of affordable housing should take account of the volume of affordable housing in the adjacent wards of Abbey and Romsey. This would suggest a lowering of the percentage of social rented housing.	The AAP gives an indicative tenure mix for Cambridge East as a whole to assist developers in the proposition of proposals. The appropriate tenure mix in different phases of development is likely to vary depending on adjoining development, particularly where it adjoins existing parts of Cambridge and is a matter for more detailed consideration in the context of individual planning applications.
11241 - Cambridgeshire County Council	Support	Support policy CE/10 for affordable housing but subject to the requirement that the overall viability of the development is taken into account.	Support noted. The policy ensures that viability will be taken into account in determining planning applications.

Change to Draft DPD

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D4.22

9189 - Addenbrooke's Hospital	Object	This paragraph describes the pressure that new employment development creates for additional affordable housing. The document should recognise that healthcare developments are responding to increases in the population, not generating population increases.	Structure Plan Policy P9/1 requires employment uses to contribute towards affordable housing through developer contributions and no exceptions are provided for health care facilities. Addenbrooke's is the chief generator of key worker housing demand within Cambridge and it is essential that it continues to play its part in facilitating housing provision for its own staff. Policy CE/10(9) specifically provides that where key worker employers are providing or contributing towards the provision of key worker housing that this will satisfy the affordable housing requirement of the policy. This approach is consistent with the Redeposit Draft Cambridge Local Plan.
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D4.25

8250 - The Marshall Group	Support	Marshall welcomes this policy, which introduces flexibility in the actual delivery of built affordable homes.	Support noted.
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Representations *Nature Representation Summary* *Councils' Assessment* *Change to Draft DPD*

D5/a

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10909 - Cambridgeshire County Council	<p>The adopted Cambridgeshire and Peterborough Waste Local Plan (Policy WLP18) identifies all major development areas as preferred sites for a major waste management facility. There is an urgent need to find sites for the proposed provision in WLP; the ODPM has made clear that where site specific allocations are not made in the WLP it would be appropriate to provide sites by securing allocations of employment land within new development areas. Phase 1 is a preferred location for a major waste management facility e.g. a materials recovery facility. There is also provision in the WLP for a Household Waste Recycling Centre to be accommodated within Cambridge East. It would be sensible for this to be co-located with the major waste management facility and provision for employment land should take this into account.</p>	<p>The adopted Waste Local Plan identifies all major developments as preferred locations for major waste management facilities but does not identify specific sites. The County Council has begun the preparation of a Waste and Minerals LDF and the issues and options report raised fundamental questions about whether the major development were appropriate locations for waste facilities. It is not known at this time what approach will be proposed in the emerging Waste LDF.</p> <p>There may be some major developments where it is appropriate to propose general employment areas as part of the proper planning of an area, eg. Northstowe, where such an area is proposed in order to provide a local range of employment for this entirely new settlement. In appropriate circumstances, this approach may provide an opportunity for waste facilities to secure a suitable site in open competition with other employment uses, but it is not an allocation for a waste facility, which ODPM has confirmed cannot be made in a District LDF document.</p>
		<p>In the case of Cambridge East, which is an urban extension to Cambridge, there are no proposals for a general employment area. Policy CE/11 provides for small scale industries in use classes B1(c), B2 and B8 (up to 1,850m) which contribute to a greater range of local employment opportunities, particularly if they contribute to the development of locally-based skills or expertise. It is not considered that a major waste management facility falls into this definition. The policy also requires that the nature and form of employment provision reflects the high density character of the urban</p>

quarter and that it is located at the district centre as part of mixed use development or at local centres comprising small-scale employment. None of these requirements, which are consistent with the Structure Plan, would encompass a major waste management facility. Whilst it is recognised that modern waste management facilities are very different from older operations, they nonetheless involve significant levels of heavy traffic and have some issues of noise, dust, and odours and in principle are not good neighbours to be placed in close proximity to residential uses.

Looking specifically at Phase 1 north of Newmarket Road, the AAP identifies the considerable challenge that exists in creating a satisfactory residential neighbourhood ahead of the wider development and specifically adjoining the North Works site, and the relocation of some existing employment uses will be important to help provide a suitable residential environment. It is not appropriate to propose a general employment area in Phase 1. Turning specifically to a waste facility in this location, it would not be appropriate to locate a major waste management facility or a household waste recycling centre in Phase 1. It would significantly undermine the ability to create a successful residential area. This relates both to the nature and scale of the use and the type and level of traffic generation that would be created into an area with a single traffic access.

It appears that this objection is very much opportunity led in view of the County Council's concern that there is an urgent need for a facility, rather than the good planning of this major new

urban quarter. There is no suggestion that Cambridge East requires a general employment area and it appears that the proposal to include one is specifically in order to bring forward a waste facility: in effect a waste allocation by another name. This is not appropriate. Achieving a high quality neighbourhood will be crucial to achieving a successful new development in the longer term and this proposal would seriously damage the ability for this to be achieved. The appropriate mechanism to explore whether there may be potential in Cambridge East as a whole for a major waste management facility is through the emerging Minerals and Waste LDF, which would need to identify a specific site allocation, and which could be considered in the context of the Cambridge East Area Action Plan.

8251 - The Marshall Group Object Objective D5(a)
This should be altered to refer to "some" people.

The objective could be amended to clarify that not all people living in Cambridge East will be likely to find jobs locally.

Amend Objective D5/a to read: "TO PROVIDE A PART OF THE LABOUR FORCE FOR CAMBRIDGE AND ITS LOCALITY AS WELL AS PROVIDING OPPORTUNITIES FOR SOME PEOPLE WHO LIVE IN CAMBRIDGE EAST TO WORK LOCALLY"

CE/11 Cambridge East Employment

8252 - The Marshall Group Support Marshall is supportive of the general principles set out. Marshall itself will retain employment at Cambridge East, estimated to be of the order of 1,000 jobs.

Support noted.

Objectives

8253 - The Marshall Group Support Marshall is generally supportive of the objectives and policy.

Support noted.

Chapter D THE URBAN QUARTER AT CAMBRIDGE EAST
CE/12 Community Services, Facilities, Leisure, Arts and Culture

Representations

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Councils' Assessment

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CE/12 Community Services, Facilities, Leisure, Arts and Culture

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9541	Object	<p>Object to the proposed development of Cambridge East on the Cambridge Airport site. Recently purchased a property in Caribou Way and a large part of the reason behind choosing this property was the location, in that it is a quiet suburb but also allows easy access to the city centre and A14. A number of concerns about the proposed development and one of these includes: A lack of local services, such as schools, supermarkets and doctors surgeries. If up to 12,000 new homes are to be built, the residents of these new properties will obviously need to send their children to school and it is very unlikely the existing schools would be able to cope with the number of additional pupils wishing to attend. We also feel that a new supermarket would need to be built, as current stores in the area would not be able to cope with the increased consumer demand. We are concerned that it will become increasingly difficult to receive treatment at Addenbrooke's Hospital due to the increase in number of people in the catchment area requiring treatment. We are always hearing in the news about hospital waiting lists, and for that matter the difficulty in arranging a doctor's appointment, so the increased demand will surely only make these waiting lists longer.</p>	<p>The Cambridgeshire and Peterborough Structure Plan 2003 identifies land at Cambridge Airport, north of Newmarket Road and north of Cherry Hinton for development. The main purpose of this first AAP is to bring forward the first phase of development north of Newmarket Road, which can take place before the Airport relocates. However, it is important that this AAP plans holistically for the whole of the Cambridge East development at a broad level and although it is not possible at this stage in this AAP to include a comprehensive list of all the services, facilities and infrastructure which will need to be provided for the whole of the development, it does provide an indicative list of the requirements for the first phase of development north of Newmarket Road, and as many of the other facilities that can be determined at this time for Cambridge East as a whole.</p>	<p>In terms of education, the principle underpinning education provision for the new urban quarter is that the development will serve its own needs and it will not be planned to use existing school provision in either the adjoining parts of the City (e.g. Cherry Hinton) or the nearby villages of Fen Ditton and Teversham. However, capacity in those schools will be a factor taken into account in the overall planning of school places.</p>	<p>In terms of supermarket provision there is no immediate need for a large supermarket in the first phase of development north of Newmarket Road. However, there may be potential in the future when the remainder of the site comes forward for development to locate a food supermarket in the district centre.</p>
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Representations

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Finally, the provision of health care is taken into account in this AAP and in terms of Addenbrooke's, the NHS Trust's 2020 vision outlines plans to develop the site as a biomedical and health care cluster providing a range of healthcare activities.

9512 - Fairview New Homes	Object	Fairview object to the requirements for contributions towards arts and cultural provision, public art, the funding of community development workers and youth workers and any other level of provision that is unreasonable and is not necessary to make the scheme acceptable in planning terms. Fairview require that the use of planning obligations as referred to in Policy CE/40 and throughout the document, should conform to the guidance issued in ODPM Circular 05/2005.	The Councils consider that these uses are directly related to the development and necessary to help engender community identity in such a large new community. Community development is a key part of helping involve the community in their area at an early stage.

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9389 - GO-East

Object

We welcome the indication in Table D6 of the range of facilities likely to be needed in respect of the development overall and Phase 1 in particular. However, we consider that the submission AAP should be clearer in respect of the mechanisms and timescales to determine what will be required specifically in respect of Phase 1 and that this should be linked to an overall delivery framework for this early phase of the development (see the related representation in respect of Section E on delivery).
[Soundness text viii]

(a) Section (viii) of the 'soundness' tests set out in PPS12 requires that 'there are clear mechanisms for implementation and monitoring'. (b) The AAP will provide a framework for negotiations on the planning application(s) for the development of Cambridge East which will identify the full range of services, facilities and infrastructure which will be required for/by this development. Those requirements will be incorporated into the planning obligation attached to any planning permission(s) and will include funding provisions, the timing of delivery in relation to the progress of development. Cambridgeshire Horizons has a key role in helping the District Council and the service, facility and infrastructure providers to identify, plan, secure funding and project manage delivery. The final list of services, facilities and infrastructure, and the timetable for delivery has not been determined and cannot therefore be included in the AAP. The AAP can and already does provide mechanisms for identifying what will be needed including a number of strategies which must be prepared. Whilst these matters could be included in a Supplementary Planning Document for Cambridge East, preparation of such a document would be likely to delay development and therefore a framework of negotiations on the content of a planning obligation is the best way forward at this time. The planning obligation will include timetable for delivery of services, facilities and infrastructure tied to number of dwellings completed and housing completions will be included in the District Council's Annual Monitoring Report.

Add an additional section to policy CE/12 to read: "(14) The delivery of development and its associated services, facilities and infrastructure will be monitored on an annual basis as part of the District Council's Annual Monitoring Report."

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9551	<p>Object</p> <p>A number of concerns about the proposed development and one of these includes: The lack of local services, such as schools, supermarkets and doctors surgeries.</p>	<p>The Cambridgeshire and Peterborough Structure Plan 2003 identifies land at Cambridge Airport, north of Newmarket Road and north of Cherry Hinton for development. The main purpose of this first AAP is to bring forward the first phase of development north of Newmarket Road, which can take place before the Airport relocates. However, it is important that this AAP plans holistically for the whole of the Cambridge East development at a broad level and although it is not possible at this stage in this AAP to include a comprehensive list of all the services, facilities and infrastructure which will need to be provided for the whole of the development, it does provide an indicative list of the requirements for the first phase of development north of Newmarket Road, and as many of the other facilities that can be determined at this time for Cambridge East as a whole.</p>	<p>In terms of education, the principle underpinning education provision for the new urban quarter is that the development will serve its own needs and it will not be planned to use existing school provision in either the adjoining parts of the City (e.g. Cherry Hinton) or the nearby villages of Fen Ditton and Teversham. However, capacity in those schools will be a factor taken into account in the overall planning of school places.</p>	<p>In terms of supermarket provision there is no immediate need for a large supermarket in the first phase of development north of Newmarket Road. However, there may be potential in the future when the remainder of the site comes forward for development to locate a food supermarket in the district centre.</p>
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Representations

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Finally, the provision of health care is taken into account in this AAP and in terms of Addenbrooke's, the NHS Trust's 2020 vision outlines plans to develop the site as a biomedical and health care cluster providing a range of healthcare activities.

The AAP acknowledges that not all services and facilities will be provided by the public or commercial sectors. Some facilities at Cambridge East will be best provided through the direct involvement of community or voluntary sector e.g. facilities for faith and social and sporting clubs.

The service providers are collaborating to establish what services and facilities should be provided as well as how they should best be provided and the AAP includes an indicative but not exclusive list of services and facilities to be explored for the first phase of development north of Newmarket Road and Cambridge East as a whole in order to establish a vibrant and sustainable community from the outset of development.

Given the level of basic infrastructure provision necessary to enable the development to take place, the plan should acknowledge the potential role of a range of service providers who typically contribute to the delivery of sustainable community living, namely the public, voluntary and commercial sectors. As such Fairview object to Policy CE/12 - that planning obligations should be sought for a full range of publicly and community provided services and facilities and services and facilities that are to be provided by the community and voluntary sector.

11292 - Fairview New Homes Object

<i>Representations</i>	<i>Nature Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
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9809 - Haslingfield Parish Council	Object	Plans for shops, schools, health centres - will they be in place when new residents move in. (I think there is still only one shop - Morrisons, at Cambourne. Church is still not there.) Because of proximity to Tesco Fulbourn and Newmarket Road and Asda, will there be supermarket-type provision or will the residents need to drive?	The Cambridgeshire and Peterborough Structure Plan 2003 identifies land at Cambridge Airport, north of Newmarket Road and north of Cherry Hinton for development. The main purpose of this first AAP is to bring forward the first phase of development north of Newmarket Road, which can take place before the Airport relocates. However, it is important that this AAP plans holistically for the whole of the Cambridge East development at a broad level and although it is not possible at this stage in this AAP to include a comprehensive list of all the services, facilities and infrastructure which will need to be provided for the whole of the development, it does provide an indicative list of the requirements for the first phase of development north of Newmarket Road, and as many of the other facilities that can be determined at this time for Cambridge East as a whole.
			In terms of education, the principle underpinning education provision for the new urban quarter is that the development will serve its own needs and it will not be planned to use existing school provision in either the adjoining parts of the City (e.g. Cherry Hinton) or the nearby villages of Fen Ditton and Teversham. However, capacity in those schools will be a factor taken into account in the overall planning of school places.
			In terms of supermarket provision there is no immediate need for a large supermarket in the first phase of development north of Newmarket Road. However, there may be potential in the future when the remainder of the site comes forward for development to locate a food supermarket in the district centre.

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Finally, the provision of health care is taken into account in this AAP and in terms of Addenbrooke's, the NHS Trust's 2020 vision outlines plans to develop the site as a biomedical and health care cluster providing a range of healthcare activities.

In new communities with many one parent families, provision must be made for 8 am to 6 pm care and holiday activities.

Paragraph D6.21 of the AAP acknowledges the appropriateness of primary schools having a community wing in order to provide for uses such as pre-school, breakfast clubs, after school clubs, holiday clubs.

Any contribution (in cash or kind) to be made by Marshall must be reasonably related to the development. Should the development have to accommodate uses which do not arise from or are not reasonably related to Cambridge East, such transactions will have to be on an appropriate commercial basis.

Add the following to the end of paragraph D6.1: "The development will pay for or contribute to the cost of all of services or facilities which would not have been necessary but for their development even where this would confer some wider benefit on the community. Only if extra provision is made because it is desirable to serve the wider community would it be appropriate that funding from other sources would be required."

Planning obligations are legal agreements which are available to local planning authorities which can make development acceptable which would otherwise be unacceptable in planning terms. The tests for planning obligations are set out in Circular 05/05 being: (1) relevant to planning, (2) necessary to make the development acceptable in planning terms, (3) directly related to the proposed development, (4) fairly and reasonably related in scale and kind to the proposed development, and (5) reasonable in all other respects. It is therefore reasonable for developers to pay for or contribute to the cost of all of a service or facility which would not have been necessary but for their development even where this would confer some wider benefit on the community. Only if extra provision is made because it is desirable to serve the wider community would it be appropriate that funding on an appropriate commercial basis would be justified. This clarification could be added to the end of paragraph D6.1.

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8257 - The Marshall Group	Object	Marshall expresses reservations to the requirement pointing to the provision of facilities in early phases and to the reference to funding community development workers. Marshall will willingly consider emerging evidence to enable it to revisit those concerns.	For the creation of a successful development from the outset it will be crucial for the infrastructure, service and community needs of residents to be met in early phases. The safeguard for the landowners/developers will be the application of the five planning obligation tests of "relevance to planning", "necessary to make the development acceptable", "directly related to the development", "being related in scale and kind", and "reasonableness". Community development workers in particular will be needed from the very early stages of development to provide support for people moving into Cambridge East for all the reasons set out at paragraphs D6.10 and D6.11 of the Area Action Plan.	No Change.
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11

8072 - The National Trust	Object	See representation made re: CE/2 - 4. Works of public art should be provided along the link to the Bridge of Reeds. The bridge will represent a significant item of public art and a landmark structure.	The AAP does not identify specific locations for the provision of public art which will emerge through more detailed masterplanning and design work. However, the focus will be on enhancing the public realm within the development and the direct requirements of it.	
8258 - The Marshall Group	Object	Marshall remains to be convinced of the necessity to appoint a lead artist to inform a strategy for public art.	The intention is for a strategy for public art to be developed early in the process in partnership with the developer and key arts agencies. The appointment of a lead artist would be expected as part of the design team which would implement the strategy.	

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8259 - The Marshall Group	Object	Marshall repeats its concerns about the need for the planning application to include the early provision of community development and youth workers. It is a matter which it will revisit in the light of emerging evidence.	For the creation of a successful development from the outset it will be crucial for the infrastructure, service and community needs of residents to be met in early phases. The safeguard for the landowners/developers will be the application of the five planning obligation tests of "relevance to planning", "necessary to make the development acceptable", "directly related to the development", "being related in scale and kind", and "reasonableness". Community development workers in particular will be needed from the very early stages of development to provide support for people moving into Cambridge East for all the reasons set out at paragraphs D6.10 and D6.11 of the Area Action Plan.	No Change.
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D6.1

8260 - The Marshall Group	Object	Marshall has seen no evidence to support the suggestion that Cambridge East is an appropriate location at which to relocate sports stadia.	The draft Area Action Plan includes the following reference "It could also provide the opportunity for existing facilities in Cambridge such as sports stadia to relocate and develop improved facilities." This is not a proposal but in the knowledge that a number of Cambridge based sports stadia are on constrained sites and that an expanded Cambridge will increasingly be the focus for those stadia that such a large site such as Cambridge East which provides an opportunity to explore whether provision can be made for relocation as part of the planned development.	No change.
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Representations **Nature** **Representation Summary** **Councils' Assessment** **Change to Draft DPD**

D6.4

8061 - The National Trust	Object	The service providers should be aware of the facilities, particularly for lifelong learning, that are available outside the public sector. For instance, the National Trust's property at Anglesey Abbey already provides educational and leisure opportunities.	Policy CE/12(4) requires detailed assessments and strategies to be prepared which have regard to capacity at existing facilities which could serve the needs of the development.
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2nd Bullet

8261 - The Marshall Group	Support	Marshall is supportive of combining services and facilities which will be mutually supportive and convenient to the public. In particular, it sees a compelling and important role for both primary and secondary schools, which must be developed as community schools, following the model of other primary and secondary schools in Cambridgeshire. The Village College legacy in Cambridgeshire remains a significant innovation both at a national and regional level.	Support noted.
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D6.6

8060 - The National Trust	Object	The service providers should be aware of the facilities, particularly for lifelong learning, that are available outside the public sector. For instance, the National Trust's property at Anglesey Abbey already provides educational and leisure opportunities.	Policy CE/12(4) requires detailed assessments and strategies to be prepared which have regard to capacity at existing facilities which could serve the needs of the development.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D6.9**

8262 - The Marshall Group	Support	The audit and assessment of existing facilities within Barnwell and Abbey Wards is clearly important, with the authorities probably being better placed than Marshall to inform that process.	Support noted. There is clearly a role for the local authorities and other key public service providers in undertaking an audit and assessment of existing facilities in the area adjoining Phase 1 and identifying the requirements to serve the new development. However, there may be further work required for other services and facilities and there is clearly a role for Marshall in this work. The recently formed Cambridge East Community Services Topic Group will be a useful forum for such partnership working.
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D6.14

8263 - The Marshall Group	Object	On a non-prescriptive basis, Marshall is supportive of the facilities and services to be explored in relation to Cambridge East. However, only those arising in relation to the development can anticipate substantial funding from the landowner/developer. Transactions in relation to other uses generated by the absence of provision in the City will be subject to normal commercial considerations. Governance should be accorded a much higher priority.	It is agreed that the development will be expected to provide or fund all the infrastructure required to serve the development of Cambridge East, in accordance with circular 05/2005. This could include provision where the required level for Cambridge East also exceeds that requirement eg where provision is made on the basis of a threshold range and the development falls within it. The Councils recognise that governance is an important issue, particularly for the parishes within South Cambridgeshire. It is not a matter that is appropriately addressed through the planning process but needs to be considered in parallel with it.
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Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

Table D6

10941 - House Builders Federation	Object	
	The Planning Obligation requirements will need to be in conformity with the tests of reasonableness set out in Circular 5/05. The HBF doubts whether some of the entries in the Table would do so.	It is agreed that the development will be expected to provide or fund all the infrastructure required to serve the development of Cambridge East, in accordance with circular 05/2005, subject to financial viability. This could include provision where the required level for Cambridge East also exceeds that requirement eg where provision is made on the basis of a threshold range and the development falls within it. There may be certain commercially provided facilities that are required early in order to create a viable and sustainable community and that can only come forward with initial subsidy. This would be a reasonable call on the development. The Councils recognise that governance is an important issue, particularly for the parishes within South Cambridgeshire. It is not a matter that is appropriately addressed through the planning process but needs to be considered in parallel with it.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Education**

9835 - Care and Education Partnership

Object

We urge you to consider the provision of childcare facilities in Cambridge East. Whilst welcoming the provision for pre and post school activities and a commercial nursery, we would ask you to ensure provision for community facilities for childcare, e.g. after school clubs, community playgroups, childminding networks, community day nursery, parent/toddler groups - with adequate buildings provided as it is usually lack of premises which deters the creation of such groups.

The AAP can ensure the provision of certain key facilities such as schools and associated facilities and that buildings are provided that can provide a location for other community provided facilities, eg. schools and community centres. The community developer worker will work with the new community to help establish these types of support groups. It is expected that the commercial sector is likely to bring forward all-day nursery care, particularly in mixed use locations.

9834 - Care and Education Partnership

Object

We urge you to consider the provision of childcare facilities in Cambridge East. Whilst welcoming the provision for pre and post school activities and a commercial nursery, we would ask you to ensure provision for community facilities for childcare, e.g. after school clubs, community playgroups, childminding networks, community day nursery, parent/toddler groups - with adequate buildings provided as it is usually lack of premises which deters the creation of such groups.

The AAP can ensure the provision of certain key facilities such as schools and associated facilities and that buildings are provided that can provide a location for other community provided facilities, eg. schools and community centres. The community developer worker will work with the new community to help establish these types of support groups. It is expected that the commercial sector is likely to bring forward all-day nursery care, particularly in mixed use locations.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

11243 - Cambridgeshire County Council

Object

In Table D6 it states that, as a whole Cambridge East would need 6-7 primary schools. This should be amended to read 5-6 primary schools.

The AAP should be revised to reflect the County Council's latest assessment of primary school requirements for the development as a whole to 5 to 6 primary schools.

Revise 3rd sentence of paragraph D3.1 to read:

"However, it is not certain at this stage that the urban quarter will require, or be able to support, 5 to 6 Local Centres, which is the anticipated number of primary schools required to serve the development..."

Revise Table D6, Education, Cambridge East as a whole, to read:

"5-6 primary schools"

Revise 1st sentence of paragraph D6.16 to read:

If the whole new urban quarter has in the order of 10,000 to 12,000 dwellings, this would suggest a need for 5 to 6 primary schools."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D6.16

11244 - Cambridgeshire County Council

Object

In paragraph D6.16 it states that, as a whole Cambridge East would need 6-7 primary schools. This should be amended to read 5-6 primary schools.

The AAP should be revised to reflect the County Council's latest assessment of primary school requirements for the development a whole to 5-6 primary schools.

Revise 3rd sentence of paragraph D3.1 to read:

"However, it is not certain at this stage that the urban quarter will require, or be able to support, 5 to 6 Local Centres, which is the number of primary schools required to serve the development..."

Revise Table D6, Education, Cambridge East as a whole, to read:

"5-6 primary schools"

Revise 1st sentence of paragraph D6.16 to read:

"If the whole new urban quarter has in the order of 10,000 to 12,000 dwellings, this would suggest a need for 5 to 6 primary schools."

8264 - The Marshall Group Support Marshall welcomes the emphasis given to the use of schools as community schools fulfilling a wider community role. Support noted.

D6.17

8265 - The Marshall Group

Support

Marshall welcomes the emphasis given here to the use of schools as community schools fulfilling a wider community role. Support noted.

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

Objectives

8638 - RAVE

Object

This AAP does not set out a credible Transport Strategy which will be critical to the success of this hugely ambitious project. The Cambridge Labour Group have submitted a detailed critique of the present approach and we agree with it's approach.

The objectives are necessary in the interest of sustainability and to enable impacts on surrounding communities to be minimised. They form a broad commitment to be addressed during the development of the masterplan and in the assessment of planning applications.

D7/a

11245 - Cambridgeshire County Council

Support

Welcome explicit support for improvements to Rights of Way network and recognition of the relationship to recreation, transport and health.

Support noted.

D7/b

8062 - The National Trust

Object

Add reference to the wider countryside.

The proposed change is unnecessary as this aspiration is adequately covered by objective D7/a.

D7/c

9221

Object

Cycleways should be convenient and follow desire lines. Segregation should be clarified as physical.

Objectives are not the place for the inclusion of detailed policy text as proposed by the objector.

D7/d

8120 - Cambridge City Council Labour Group

Object

To demonstrate this is an achievable objective requires an independent assessment as soon as possible, and before the AAP can become policy.

This objective will be implemented through future masterplanning for Cambridge East and the assessment of planning applications. It is an objective not a policy and is not in need of independent assessment.

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

D7/e

8122 - Cambridge City Council Labour Group	Object	The AAP does not refer to any test of adequacy or of evidence that this objective is achievable.	This objective will be implemented through future masterplanning for Cambridge East and the assessment of planning applications. Policy CE/14 provides further details. A definition of HQPT is given in the Structure Plan.
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D7/g

8123 - Cambridge City Council Labour Group 9228	Object	AAP needs to provide some evidence that the plans will result in a viable transport system within the development and on the existing network.	The objective is achievable, it requires new road links to minimise their impact on surrounding communities. It does not require there to be no such impact.
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Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

D7/i

11247 - Cambridgeshire County Council	Object	Modal shift targets are welcomed, but there are no timescales for the targets or baseline data. There is no indication of what action will be taken if the targets are not met, who will monitor and how this will be achieved.	The objective is necessary in the interest of sustainability and to enable impacts on surrounding communities to be minimised. The Councils will work with the County Council as local transport authority on the implementation of Cambridge East from masterplanning to the assessment of planning applications. Agreements will be reached on future monitoring arrangements, the outcome of which can be fed back into the design and assessment of future phases of Cambridge East. It is not necessary or correct to include such statements into a plan objective.
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8124 - Cambridge City Council Labour Group	Object	The AAP has not demonstrated the evidence on which such objectives can be justifiably aimed for.	The objective is necessary in the interest of sustainability and to enable impacts on surrounding communities to be minimised. The objective forms a broad commitment to be addressed during the development of the masterplan and in the assessment of planning applications.
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9247	Object	25% foot/cycle use goal is both too low and a challenge with the current AAP proposals. Cycle/foot use goals should be separated. DfT LTN1/04 and LTN2/04 should be followed as an objective, as they represent good practice. Transport development should have a cycle audit, to comply with Local Transport Plan. Is there a basis and justification for 35% public transport use with existing similar developments? This needs to be demonstrated.	The objective is necessary in the interest of sustainability and to enable impacts on surrounding communities to be minimised. The objective does not preclude achieving a higher modal share for cycling and walking as it refers to achieving 'at least 25%' by these modes. Objectives are not the place for the inclusion of detailed policy text as proposed by the objector.
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Representations

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Change to Draft DPD

8266 - The Marshall Group	Object	This sets the objective for modal shift. In doing so, insufficient weight has been given to the proportion of trips which will be internal to Cambridge East. A reasonable estimate would be 10%. In that circumstance, modal shift externally should be: -By car: no more than 40% -By public transport: by at least 30% -By foot and cycle: by at least 30%	The objective is necessary in the interest of sustainability and to enable impacts on surrounding communities to be minimised. The objective does not preclude achieving a higher modal share for cycling and walking as it refers to achieving 'at least 25%' by these modes.
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D7.2

8125 - Cambridge City Council Labour Group	Object	There is no means of demonstrating this independently before the submission of a planning application appears in the AAP	The objector is correct insofar that a planning application for the AAP development will have to be accompanied by a transport assessment which will allow its impacts to be assessed by the decision maker. However the objector is incorrect that there will be no assessment of these impacts before that time. The County's Long Term Transport Study will provide information on transport impacts as a whole for all of the urban extensions and for the new settlement. In addition a separate more detailed study of Cambridge East has recently commenced by independent consultants.
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D7.4

9747 - Fen Ditton Parish Council	Support	The planners of the Cambridge East development should be liaising with the Highways Authorities about the proposed improvement to the A14 to discourage increased traffic levels through Fen Ditton.	Support noted.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/13 Road Infrastructure

10335 - Highways Agency	Object	The Highways Agency wishes, therefore, to maintain its 'in-principle' objection to the provision of an additional junction on the A14 to service a new Cambridge East urban expansion.	Objection noted. The AAP position on an additional junction to the A14 is that this is not currently a requirement. The outcome of the Long Term Transport Strategy and the Cambridge East Transport Strategy will reveal how best to provide for access to the A14. This may necessitate a new junction.
11249 - Cambridgeshire County Council	Object	Do we want to limit this to public transport capacity?	Whilst it is essential to make provision for public transport it will also be important to ensure that adequate capacity exists for all vehicles including the private car. In this regard Cambridge East is similar to any other urban extension or new settlement. Car ownership will not be prevented and provision will be made for car parking so it follows that cars will be used. The aim will be to minimise this useage through the provision of High Quality Public Transport and by providing for good quality cycle and pedestrian links.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9538

Object

Object to the proposed development of Cambridge East on the Cambridge Airport site. Recently purchased a property in Caribou Way and a large part of the reason behind choosing this property was the location, in that it is a quiet suburb but also allows easy access to the city centre and A14. A number of concerns about the proposed development and one of these includes: The additional traffic that the proposed development will cause. The extra traffic generated on Airport Way and Gazelle Way will make it difficult for us to access our property. Both myself and my partner are professional people and drive to work. The extra traffic will create even more congestion around the Newmarket Road area, causing our journeys to and from work to take longer and therefore causing us an inconvenience.

Cambridge Airport was chosen as a location for development by the Cambridgeshire & Peterborough Structure Plan which was adopted in 2003. The Area Action Plan has to be consistent with the Structure Plan.

11325

Object

Increased traffic is inevitable. I was pleased to note that vehicular access would be solely from Newmarket road. However, if the slip roads onto the A14 at Fen Ditton remain open, the traffic along Ditton Lane- Horningsea Road will increase. Recent traffic surveys show that it has reached saturation point. This narrow road was never suitable as an "arterial road" into Cambridge having a Primary School, Old People's Home and Health Centre along it. As a resident of Fen Ditton I realise that closing of the slips roads will be an inconvenience to residents of this village and Horningsea but an additional couple of miles to access A14 in both directions at Quy Roundabout is a price worth paying.

The policy precludes any improvements to the A14 slip roads at Fen Ditton to improve junction capacity. If a new junction is shown to be necessary this would be accompanied by the closure of the Fen Ditton junction. Furthermore the policy requires the submission of Transport Assessments to ensure that transport impacts are assessed and to allow adequate mitigation which can include traffic management measures where these are justified.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9550

Object

A number of concerns about the proposed development and one of these includes: The additional traffic that the proposed development will cause. The extra traffic generated on Airport Way and Gazelle Way will make it difficult for us to access our property. Both myself and my partner are professional people and drive to work. The extra traffic will create even more congestion around the Newmarket Road area, causing our journeys to and from work to take longer and therefore causing us an inconvenience.

Cambridge Airport is identified for major development in the adopted 2003 Structure Plan. The AAP must be in general conformity with the Structure Plan. It would be unrealistic to expect that the development would have no impact on existing patterns of travel in the area. Nevertheless the objective of the AAP is to ensure that the plan and its implementation minimise the impact of traffic generation on surrounding communities.

8365

Object

I don't know what subheading to put this comment against. The proposed development of Cambridge East will swamp the transport system in eastern Cambridge. The existing roads into Cambridge from this area are Newmarket Road, Coldhams Lane and Mill Road. These are already at or beyond their capacity. If Cambridge East does go ahead then we must have improved transport facilities first, not a promise that we might perhaps get them later.

The Councils intend Cambridge East to be a sustainable development where alternative modes of travel are possible and encouraged at the earliest possible stage. This will include measures aimed at facilitating public transport patronage and accessibility, cycling and walking.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1**

10328 - Highways Agency	Object	With regard to the Site Specific Policies, the Highways Agency has concerns about proposed development at Cambridge Northern Fringe, Cambridge Northern fringe East (Chesterton Sidings), Papworth Everard, Cambridge Airport, and Cambourne all of which could have implications for the trunk road network. We would wish to see evidence that the scale of development proposed could be accommodated without having a detrimental impact on the operation of the adjacent trunk roads.	Concerns noted. The proposed development at Cambridge East is a requirement of the adopted Structure Plan. Its impacts on local roads including trunk roads are being assessed through a Long Term Transport Strategy for the County and a more detailed and focussed Cambridge East Transport Strategy. Policy CE/13 requires adequate highway capacity to serve all stages of the development.
9588	Object	The undersigned residents of Eland Way wish to make known their concerns about the major development of housing on Cambridge Airport: Dr A J Maguire, Dr M Gaskarth, Mr E Gaskarth. Already there is excessive traffic in the area of Newmarket Road, and the proposed development will create significantly more traffic congestion.	Concerns noted. The proposed development at Cambridge East is a requirement of the adopted Structure Plan. Its impacts on local roads including trunk roads are being assessed through a Long Term Transport Strategy for the County and a more detailed and focussed Cambridge East Transport Strategy. Policy CE/13 requires adequate highway capacity to serve all stages of the development.

Representations	Nature Representation Summary	Councils' Assessment
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8090

Object

The impact of a new A14 junction and resulting traffic should be planned very carefully with sensitivity to the impact on Fen Ditton Village and its approach.

Agree that any new junction will need careful planning with regard to Fen Ditton and its approach.

9256

Object

The sentence beginning "Such improvements and satisfactory access arrangements" is a duplicate of point 3.

Accepted.

Delete last sentence of Policy CE/13 part 2, which duplicates part 3.

8268 - The Marshall Group

Support

Marshall is generally supportive of this element of policy. It allows for the possibility of Fen Ditton junction fulfilling a slightly different role, perhaps by increased use for public transport, although that is not said expressly. Facilitating public transport may require alteration or management of the junction, both to favour public transport use.

Support noted.

Representations

Nature Representation Summary

Councils' Assessment

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10865 - Cambridgeshire County Council	Object	<p>The possibility of additional access points to serve portions of the development or a change in their location should not be ruled out at this stage in the process. For example we would not wish to rule out at this stage the possibility of a second access to Airport Way to serve the part of the development north of the green corridor and south of Newmarket Road. The detailed Transport Assessment may conclude upon a different access strategy. Therefore, a degree of flexibility should be incorporated into the wording of both the policy and the supporting text in paragraph D7.10.</p>	<p>The outcome of the Long Term Transport Strategy and the Cambridge East Transport Strategy are not yet available to support an alternative arrangement of primary road access points, no alternative wording is proposed. The Councils cannot support the proposal that another road access point north of the green corridor is included in the plan without proper justification. Such an arrangement could lead to increased traffic levels through Teversham on Fulbourn Road, degrade the green separation to that village and increase the separation between the airport site and the new Country Park to the north of Teversham.</p>
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8130 - Cambridge City Council Labour Group	Object	<p>Since these roads are all at or near capacity, the AAP needs, but fails, to demonstrate that this road network can respond to the additional burdens proposed by the East Cambridge proposals</p>	<p>Road access arrangements will be considered at the Examination in Public which will have the benefit of current transport studies. Furthermore the AAP will be subject to review before the airport site proper is likely to come forward for development.</p>
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8130 - Cambridge City Council Labour Group	Object	<p>Since these roads are all at or near capacity, the AAP needs, but fails, to demonstrate that this road network can respond to the additional burdens proposed by the East Cambridge proposals</p>	<p>Paragraph 4 is a factual statement of where the road access points to Cambridge East will be. The capacity of the local road network is being assessed through the Long Term Transport Study and a more detailed study of Cambridge East. This data will influence subsequent stages of the AAP and its examination in public.</p>
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

a

8639

Object

Following the confusing change of lane usage on the eastbound approach to the Newmarket Road / Barnwell Road roundabout, there has been heavy outbound congestion along Newmarket Road, and increased danger to cyclists due to cars having to cut in front of them in order to get to Ditton Lane. This roundabout must be returned to its original configuration in this direction if it is to have any chance of coping with the increased traffic flow.

The requirement in policy CE/13(4a) sets out broad requirements for vehicular access onto Newmarket Road. It would not be appropriate for the AAP to seek to detail the design of those junctions or to require knock-on changes to the carriageway elsewhere along Newmarket Road. These are matters for consideration at a later date when planning applications are being considered alongside a detailed Transport Assessment and when the necessary planning obligations are being negotiated.

9839

Object

Newmarket Road is currently well over capacity, largely due to the disastrous introduction the closely spaced junctions with the Cambridge Retail Park, which when combined with the junction with B&Q provide a very low net capacity. No additional developments can be permitted to connect to this road until the area around the Cambridge Retail Park has been redesigned to provide improved capacity.

The requirement in policy CE/13(4a) sets out broad requirements for vehicular access onto Newmarket Road. It would not be appropriate for the AAP to seek to detail the design of those junctions or to require knock-on changes to the carriageway elsewhere along Newmarket Road. These are matters for consideration at a later date when planning applications are being considered alongside a detailed Transport Assessment and when the necessary planning obligations are being negotiated.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9838

Object

Regarding the new connections to Newmarket Road itself, an analysis must be performed to show that these will not cause congestion in this area for through traffic. The choice of junction and layout must be specified -- closely spaced junctions controlled by traffic lights are obviously not an acceptable due to the retail park experience, whereas roundabouts of the type successfully used in South Cambridge may work. Until the analysis of traffic movements and expected congestion levels has been performed, it must be assumed that the congestion will be unacceptable.

The requirement in policy CE/13(4a) sets out broad requirements for vehicular access onto Newmarket Road. It would not be appropriate for the AAP to seek to detail the design of those junctions or to require knock-on changes to the carriageway elsewhere along Newmarket Road. These are matters for consideration at a later date when planning applications are being considered alongside a detailed Transport Assessment and when the necessary planning obligations are being negotiated.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

b

8269 - The Marshall Group	Object	In dealing with primary road access, access to Airport Way is confined to the Gazelle Way roundabout. Marshall objects to that, being advised that an appropriate vehicular access can be achieved further north on Airport Way, between Airport Way roundabout and the junction with Church Road. By allowing a vehicular link there, a much more logical system of access to existing primary roads can be achieved to avoid forcing traffic onto Newmarket Road and creating longer journeys.	Given the location of the green corridor adjoining Teversham and the need to minimise rat-running through that village it is not thought appropriate to include a vehicular access onto Airport Way north of Teversham.
10358 - Teversham Parish Council	Object	Teversham Parish Council have severe concerns about the proposal to create a primary road access to Cambridge East at the Gazelle Way roundabout. The existing highways and associated infrastructure will not have the capacity to meet the increased demands arising from the proposed road link, and the significant increase in vehicle movements will have a serious and adverse impact on both the local environment and the residential amenities of existing residents within the Parish of Teversham (Teversham village and Foxgloves estate).	It is essential that Cambridge East is served by road access points to the north, east, south and west to provide for traffic movements and to dilute the impacts on each of the receiving roads. The policy requires that roads be located and designed to avoid impacts on the landscape, nature reserves and existing residential properties. The policy also requires planning applications to be accompanied by Transport Assessments to allow impacts to be assessed and mitigated and for traffic management measures to be funded to minimise traffic impacts on nearby residents.

Representations

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9261	Object	There should be an additional exit onto Airport Way further up closer to Newmarket Road to allow for access to/from the A14 without overloading either the full length of Airport Way, or the already busy and congested Newmarket Road. Especially when the North of Newmarket Road development will have its sole access via that Newmarket Road junction. Bear in mind that there will be people wishing to travel into the development, as well as away from it.	The outcome of the Long Term Transport Strategy and the Cambridge East Transport Strategy are not yet available to support an alternative arrangement of primary road access points, no alternative wording is proposed. The Councils cannot support the proposal that another road access point north of the green corridor is included in the plan without proper justification. Such an arrangement could lead to increased traffic levels through Teversham on Fulbourn Road, degrade the green separation to that village and increase the separation between the airport site and the new Country Park to the north of Teversham. Road access arrangements will be considered at the Examination in Public which will have the benefit of current transport studies. Furthermore the AAP will be subject to review before the airport site proper is likely to come forward for development.
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C

8650	Object	Improve junction between Coldham's Lane and Newmarket Road for traffic entering Newmarket Road.	Policy CE/13(4c) states that Cambridge East be accessible from Coldham's Lane. It is not concerned with the junction of Coldham's Lane with Newmarket Road. This junction may need to be improved as part of the development of the Airport site. The Transport Assessment which will accompany the planning application for the development of that site will reveal where transport impacts need to be mitigated.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8132 - Cambridge City Council Labour Group	Object	The proposed Transport Assessment needs to be independent of, and precede, any planning application, to avoid the strong possibility that 'no adverse impact on the city's transport network' (D7.2), which is a requirement, is not attainable.	The transport assessments will be undertaken by the developer and assessed by the Councils and the County as local transport authority, which is standard practice.
9265	Object	It is widely accepted that Transport is one of the key challenges facing Cambridge East, and the viability of the whole development rests on solving the issues. It is therefore imperative that a Transport Assessment has been made *in advance* of the submission of the AAP to the Secretary of State. Making one afterwards is too late as a lot of the design principles will by then have been set.	The transport assessments will be undertaken by the developer regarding a particular planning application and assessed by the Councils and the County as local transport authority, which is standard practice. They cannot be done in advance of an application. However the Councils are undertaking two transport studies to inform the AAP, the Long Term Transport Strategy and a more detailed and focussed Cambridge East Transport Strategy.
9804 - Haslingfield Parish Council	Object	This is high density building which will inevitably add to the traffic congestion which is already there due to proximity to A14.	The purpose of the required Transport Assessment is to reveal the transport impacts of the development and so allow them to be properly mitigated. This will include traffic management measures, support for public transport and other measures including contributions towards improving the capacity of existing orbital routes.
7921	Support	I agree a detailed report is required, but it does not state as to how far this report must extend. If one looks at current traffic levels on the Barwell road past Sainsbury's going south, there is continual traffic build up at rush hour and weekends. The same can be said for Coldman's lane past the roundabout with Barwell road heading towards the railway and Asda. Is the report going to extend this far?	Support noted.

Representations **Nature** **Representation Summary** **Councils' Assessment** **Change to Draft DPD**

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9746 - Fen Ditton Parish Council

Support

It is essential that the greatly increased traffic flow is prevented from transiting into High Ditch Road and any public transport should be routed elsewhere.

Support noted.

Change to Draft DPD**Councils' Assessment****Nature Representation Summary****Representations**

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8270 - The Marshall Group	Object	Marshall objects to this policy but its objection would be tempered if the absolute requirement to contribute to orbital capacity could be lessened to a provisional requirement, subject to evidence.	The policy requirement only requires contributions based on forecast evidence of impact and is necessary and reasonable.
8654	Object	This statement must be strengthened, not only to require that the developers contribute to improvements in orbital road capacity, but also to state what those improvements will be and how the development, in combination with the road improvements, will affect congestion in the city. One key route that is likely to be required is a bridge to connect Wadloes Road to Chesterton. A large number of additional car journeys to the Science Park is inevitable, and this road will help to alleviate this.	The policy text in paragraph 8 is considered to be sufficient at this stage. Insufficient evidence exists to state how orbital links should be improved. Current transport studies will reveal what impacts can be expected. When planning applications are submitted they will be accompanied by Transport Assessments. Taken together these documents will enable the impacts of the development on orbital routes to be determined and for the authorities to consider how best to mitigate them.
10333 - Highways Agency	Object	The Agency would wish to see the M11, A11 and A14 identified within the Action Plan as these roads currently function as an informal 'outer Cambridge' orbital ring road.	This part of the policy primarily concerns orbital routes within Cambridge connecting Cambridge East to other major destinations in the City including Addenbrooke's to the south and the Science Parks to the north. If significant impacts on the M11, A14 and A11 are revealed by transport studies and future Transport Assessments these can be addressed at the time through negotiations on the planning application and associated planning obligation package.
11248 - Cambridgeshire County Council	Support	The County Council could support limited improvements to capacity on the assumption that generation of vehicular traffic is kept to a minimum by excellent provision being made for other modes of travel.	Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8271 - The Marshall Group	Support	Marshall is supportive of the proposal to relocate the park and ride site to south of Newmarket Road and east of Airport Way. Again, the policy might usefully be worded in a provisional way, to leave open the possibility of a more distant relocation of the park and ride site, should that prove more attractive on the basis of further experience and scrutiny.	Support noted.
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D7.5

10861 - Cambridgeshire County Council	Support	Cambridgeshire County Council strongly supports improved access to the A14 for both the developments at Northstowe and Cambridge East. The County Structure Plan requires that there should be a new access to the A14 as part of the infrastructure requirements to support Cambridge East. Initial assessment has suggested that this should be provided through a new interchange in the vicinity of Honey Hill. The Highways Agency would not welcome additional junctions on the A14, a new junction at Honey Hill would therefore require closure of Fen Ditton interchange. Given the proximity of the Quay junction the replacement junction would only be able to accommodate west-facing slip roads. Measures would be required to prevent 'rat running' through Fen Ditton using High Ditch Road.	The AAP takes a pragmatic approach towards the A14 access issue. Whilst it is clear that access will need to be provided it is not currently clear whether this could best be done via a new junction or through improvements to the existing Quay junction. The outcome of the Long Term Transport Strategy will provide evidence in this regard insofar as it has tested the Structure Plan requirement for a new junction. However this is not yet available to support or not a change to the policy.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.6

9276

Object

AAP should not be submitted without clarity on A14 access after discussion with Highways Agency.

The Cambridge East site is included in the Structure Plan as a major development area and so the AAP is correct to bring it forward for development. The plan is not definitive about how best to provide for access to the A14 because transport studies have not yet reported. It is believed that the first phase of development north of Newmarket Road would not require improved access. Future revision of the AAP will address the A14 access issue in further detail.

10862 - Cambridgeshire County Council

Support

Cambridgeshire County Council strongly supports improved access to the A14 for both the developments at Northstowe and Cambridge East. The County Structure Plan requires that there should be a new access to the A14 as part of the infrastructure requirements to support Cambridge East. Initial assessment has suggested that this should be provided through a new interchange in the vicinity of Honey Hill. The Highways Agency would not welcome additional junctions on the A14, a new junction at Honey Hill would therefore require closure of Fen Ditton interchange. Given the proximity of the Quay junction the replacement junction would only be able to accommodate west-facing slip roads. Measures would be required to prevent 'rat running' through Fen Ditton using High Ditch Road.

The AAP takes a pragmatic approach towards the A14 access issue. Whilst it is clear that access will need to be provided it is not currently clear whether this could best be done via a new junction or through improvements to the existing Quay junction. The outcome of the Long Term Transport Strategy will provide evidence in this regard insofar as it has tested the Structure Plan requirement for a new junction. However this is not yet available to support or not a change to the policy.

Representations **Nature Representation Summary** **Councils' Assessment** **Change to Draft DPD**

D7.7

8273 - The Marshall Group	Object	The A14 should be the subject of further research to help inform the long-term transport strategy. This should include examination of the Quy Interchange to determine whether, by alteration and improvement, it could provide a link to the A14.	Paragraph D7.7 does not rule this option out.
8591	Object	The analysis regarding additional traffic movements generated versus the ability of the various proposals to cope with the must be carried out before the plan is approved. Upgrading the junction at Quy is only an acceptable solution if the additional number of movements through Ditton Lane can be shown to be minimal, otherwise a new junction is necessary as discussed. These issues are far too major to leave until later.	Before the AAP is approved the results of the Long Term Transport Study and more detailed transport work focussing on Cambridge East will be known. The outcome of those studies is not available now to allow the plan to be more definitive about future A14 access arrangements.
8066 - The National Trust	Object	The National Trust would prefer the option for improving the existing junction off the A14 at Quy rather than constructing a new junction. The improvement option would be better suited for the visitors to Anglesey Abbey, more sustainable and would not affect the position and setting of the proposed Bridge of Reeds.	The preference of the National Trust has been noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9845 Object However I do not support mere tinkering at Quy as it would not be able to cope with the large extra demands made at peak times (which includes people wishing to access the P&R sites), and so would lead to an increase of traffic on Ditton Lane which must not be permitted.

The AAP takes a pragmatic approach towards the A14 access issue. Whilst it is clear that access will need to be provided it is not currently clear whether this could best be done via a new junction or through improvements to the existing Quy junction. The outcome of the Long Term Transport Strategy will provide evidence in this regard insofar as it has tested the Structure Plan requirement for a new junction. However this is not yet available to support or not a change to the policy.

Consideration will be given to the impact of proposed access arrangements on Ditton Lane and High Ditch Road in accordance with the provisions of policy CE/13.

9281 Support I strongly support the proposal to replace the Ditton Lane junction with a new junction located elsewhere.

10863 - Cambridgeshire County Council Support Cambridgeshire County Council strongly supports improved access to the A14 for both the developments at Northstowe and Cambridge East. The County Structure Plan requires that there should be a new access to the A14 as part of the infrastructure requirements to support Cambridge East. Initial assessment has suggested that this should be provided through a new interchange in the vicinity of Honey Hill. The Highways Agency would not welcome additional junctions on the A14, a new junction at Honey Hill would therefore require closure of Fen Ditton interchange. Given the proximity of the Quy junction the replacement junction would only be able to accommodate west-facing slip roads. Measures would be required to prevent 'rat running' through Fen Ditton using High Ditch Road.

The AAP takes a pragmatic approach towards the A14 access issue. Whilst it is clear that access will need to be provided it is not currently clear whether this could best be done via a new junction or through improvements to the existing Quy junction. The outcome of the Long Term Transport Strategy will provide evidence in this regard insofar as it has tested the Structure Plan requirement for a new junction. However this is not yet available to support or not a change to the policy.

Consideration will be given to the impact of proposed access arrangements on Ditton Lane and High Ditch Road in accordance with the provisions of policy CE/13.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.8

8274 - The Marshall Group	Object	The A14 should be the subject of further research to help inform the long-term transport strategy. This should include examination of the Quy Interchange to determine whether, by alteration and improvement, it could provide a link to the A14.	Providing for adequate access to the A14 will be the subject of further investigation in both the Long Term Transport Strategy and in the more detailed Cambridge East Transport Strategy.
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D7.10

10866 - Cambridgeshire County Council	Object	The possibility of additional access points to serve portions of the development or a change in their location should not be ruled out at this stage in the process. For example we would not wish to rule out at this stage the possibility of a second access to Airport Way to serve the part of the development north of the green corridor and south of Newmarket Road. The detailed Transport Assessment may conclude upon a different access strategy. Therefore, a degree of flexibility should be incorporated into the wording of both the policy and the supporting text in paragraph D7.10.	The outcome of the Long Term Transport Strategy and the Cambridge East Transport Strategy are not yet available to support an alternative arrangement of primary road access points, no alternative wording is proposed. The Councils cannot support the proposal that another road access point north of the green corridor is included in the plan without proper justification. Such an arrangement could lead to increased traffic levels through Teversham on Fulbourn Road, degrade the green separation to that village and increase the separation between the airport site and the new Country Park to the north of Teversham. Road access arrangements will be considered at the Examination in Public which will have the benefit of current transport studies. Furthermore the AAP will be subject to review before the airport site proper is likely to come forward for development.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.13

11250 - Cambridgeshire County Council	Object	This section should also state that the developer will fund any highway mitigation measures as a result of the residual increase in vehicular traffic as a result of the development.	The proposed change is unnecessary and too detailed for the AAP. It is implicit that if a development causes an impact that the developer pay for the it be appropriately mitigated if this is necessary and possible.
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7920

Object	These areas are current areas of congestion for rush hour and weekend traffic. The report does not seem to have any information on this. Therefore without detailed analysis, as a local resident I can say it does not seem possible to sustain growth in these areas. So I am concerned that the traffic will build up where people are required to use existing supermarkets. The council must analyze traffic at these areas at current rates and then state what future traffic is expected due to this build.	The results of the County Long Term Transport Study will provide much additional information concerning traffic levels as will a more detailed study focussing on Cambridge East that has recently commenced. This will inform the subsequent stage of the AAP and its public examination. Future transport modelling will inform the development of the masterplan. Each planning application will be subject to a transport assessment as required by paragraph D7.12.
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D7.14

11251 - Cambridgeshire County Council	Object	The dual use of the Park & Ride to serve as car parking for the Country Park needs to be investigated as part of the emerging Transport Strategy. This investigation should focus on the degree of capacity required to ensure that parking for the Country Park will not diminish the ability of the P&R to intercept car trips into the City.	Concern noted.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2

9807 - Haslingfield Parish Council	Object	Promises of extra public transport to different areas of the city are hard to believe, in view of cut backs which have already occurred. No guarantee that new residents will be working in the centre - provision for transport to Science Park, etc?	Policy CE/14 (2) identifies four routes for High Quality Public Transport to connect the new urban extension to the major centres of attraction, including to the Science Park. Policy CE/40 requires developer contributions towards the provision of High Quality Public Transport, which could include subsidies towards services in the early stages of development if they would not be commercially viable.
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8695

Object	The price for the services must be specified and be kept permanently low. Average journey times must be calculated and specified, and steps made to minimise them, including more doors on buses and off-bus ticket pre-purchase schemes.	Bus services are provided by commercial operators and they are responsible for setting the level of fares. Policy CE/40 requires developer contributions towards the provision of High Quality Public Transport, which could include subsidies towards services if they would not be commercially viable. Paragraphs D7.16 and D7.19 set out the series of bus priority improvement measures which may assist in delivering bus routes where they use existing highways. These measures should ensure buses are not held up in congestion, and journey times are reduced and more reliable. In addition, a guided bus link to the city centre is proposed (Policy CE/14 (2d)), which will provide a direct link to the city centre. High Quality Public Transport is defined in Structure Plan Policy P8/6 and includes infrastructure such as prepaid / electronic ticketing, real time bus information and a higher quality of buses, as well as improved bus frequencies. As a package of measures, this should improve boarding times and journey times.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9895 - Cambridge Preservation Society	Object	High Quality Public Transport routes are not shown (i.e. integrating/linking existing and all new urban extensions areas) as well landscape and general road transport improvements to existing major routes.	Policy CE/14 (2) identifies four routes for High Quality Public Transport to connect the new urban extension to the major centres of attraction. Paragraphs D7.15-D7.20 provide more detail, and paragraph D7.16 and D7.19 set out the series of bus priority improvement measures which may assist in delivering these routes. These routes will minimise and mitigate any environmental impacts, including through appropriate additional landscaping.
8133 - Cambridge City Council Labour Group	Object	Assumptions about capacity within this section are included without evidence of engineering capacity or need.	In order to achieve a high quality urban quarter it is necessary to provide high quality alternatives to the use of the car. Policy CE/14 (2) identifies four routes for High Quality Public Transport to connect the new urban extension to the major centres of attraction. Paragraphs D7.16 and D7.19 set out the series of bus priority improvement measures which may assist in delivering these routes where they use existing highways and consultants have been appointed to undertake a Transport Strategy for Cambridge East, and as part of this more detailed work, will establish whether there is sufficient capacity.

a

8278 - The Marshall Group	Support	Marshall is generally supportive although it questions the need to specify high quality links to Cambridge West and, to a lesser extent, the Science Park and Cambridge Northern Fringe.	Support noted.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

b

8301 - The Marshall Group
8283 - The Marshall Group

Object

It is premature to require a connection with Cambridgeshire Guided Bus, upon which a decision is still awaited. A guided bus link to the City centre may be appropriate but it is likely to involve both on and off-road running, as is the case with the current proposal.

A guided bus proposal to serve Cambridge East is separate from, and not in any way dependent upon, the Cambridgeshire Guided Busway proposal between Huntingdon and Trumpington, which is currently the subject of a TWA application.

Support

Marshall is generally supportive although it questions the need to specify high quality links to Cambridge West and, to a lesser extent, the Science Park and Cambridge Northern Fringe. A guided bus link to the City centre may be appropriate but it is likely to involve both on and off-road running, as is the case with the current proposal.

Support noted.

c

8296 - The Marshall Group

Object

It is premature to require a connection with Cambridgeshire Guided Bus, upon which a decision is still awaited.

A guided bus proposal to serve Cambridge East is separate from, and not dependent upon, the Cambridgeshire Guided Busway proposal between Huntingdon and Trumpington, which is currently the subject of a TWA application.

Support

Marshall is generally supportive although it questions the need to specify high quality links to Cambridge West and, to a lesser extent, the Science Park and Cambridge Northern Fringe. A guided bus link to the City centre may be appropriate but it is likely to involve both on and off-road running, as is the case with the current proposal.

Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

d

8286 - The Marshall Group Object It is premature to require a connection with Cambridgeshire Guided Bus, upon which a decision is still awaited.

8282 - The Marshall Group Support Marshall is generally supportive although it questions the need to specify high quality links to Cambridge West and, to a lesser extent, the Science Park and Cambridge Northern Fringe. A guided bus link to the City centre may be appropriate but it is likely to involve both on and off-road running, as is the case with the current proposal.

4

8285 - The Marshall Group Object Marshall objects to the absolute requirement to provide an initial subsidy for a 12-month period, new residents to encourage bus usage. It is unjustifiable. Given the absolute and comparative popularity of cycling in Cambridge, any scheme of subsidy to encourage modal shift away from car use, should first look at cycling.

11252 - Cambridgeshire County Council Support Provision of a subsidy to new residents for bus use is welcomed.

A guided bus proposal to serve Cambridge East is separate from, and not dependent upon, the Cambridgeshire Guided Busway proposal between Huntingdon and Trumpington, which is currently the subject of a TWA application.

Support noted.

Each non-car mode has an important role in catering for the range of trips which will be made from the urban quarter into Cambridge city centre and other destinations. It is not appropriate to promote any one mode to the exclusion of any others, but instead provide a comprehensive package of measures to address the varying needs of the new community. As well as the provision of quality cycle infrastructure, ensuring High Quality Public Transport provision early on in the development is essential to provide travel choice, and in the early stages of the development bus provision will need subsidy to ensure its commercial viability.

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

5

8743	Object	There is no mention made of the experience cyclists travelling along Coldham's Road will have. This is currently a fairly busy route, but is narrow and dangerous. As the amount of traffic on this road increases and the area is developed, it should be accompanied by a wide, off-road cycle path running between the Barnwell Road roundabout and Cherry Hinton.	Paragraph D7.24 provides a list of external rights of way routes to be provided. Although not exhaustive, this list already includes a couple of alternative routes to cycling along Coldham's Road, and other routes may be considered during the detailed masterplanning process.
8291 - The Marshall Group	Object	Marshalls question the reference to horse riding routes, which seems odd.	Policy CE/14(5) is concerned with the provision of infrastructure for non-motorised modes, including a network of routes for recreational purposes. As some public rights of way already cater for horse riders, it is appropriate that any new rights of way should also accommodate their use to complement the existing network.
8067 - The National Trust	Object	This policy is supported but reference should be made to the opportunity offered for improving access to the rights of way network by the disused railway line shown on the Concept Diagram.	Support noted. Whilst paragraph D7.24 provides a list of external rights of way routes to be provided, this list is not exhaustive and other routes may be considered during the detailed masterplanning process.
11253 - Cambridgeshire County Council	Support	Welcome clear statement on developing inclusive and extended Rights of Way network.	Support noted.
8287 - The Marshall Group	Support	Marshall is generally supportive of achieving a high level of accessibility.	Support noted.
9167 - Cambridgeshire Local Access Forum	Support	Welcome specific reference to cycle, pedestrian and horse riding infrastructure.	Support noted.
9808 - Haslingfield Parish Council	Support	Good to see that cycleways are being planned.	Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.15

8700

Object

This statement appears to imply that problems along Newmarket Road can be solved by giving greater priority to buses. There is already as much priority to buses as the road can possibly take. The problem here is one of capacity, mostly caused by badly thought-out lighted junctions. These capacity issues must be resolved first.

In order to achieve a high quality urban quarter it is necessary to provide high quality alternatives to the use of the car. Policy CE/14 (2) identifies four routes for High Quality Public Transport to connect the new urban extension to the major centres of attraction. Paragraph D7.16 sets out the series of bus priority improvement measures which may assist in delivering these routes where they use existing highways and consultants have been appointed to undertake a Transport Strategy for Cambridge East, and as part of this more detailed work, will establish whether there is sufficient capacity.

8134 - Cambridge City Council Labour Group

Object

This paragraph contains untested assumptions about current transport capacity, and engineering capacity for alternatives which might achieve the 'enhancement' which would be needed.

In order to achieve a high quality urban quarter it is necessary to provide high quality alternatives to the use of the car. Policy CE/14 (2) identifies four routes for High Quality Public Transport to connect the new urban extension to the major centres of attraction. Paragraphs D7.16 and D7.19 set out the series of bus priority improvement measures which may assist in delivering these routes where they use existing highways and consultants have been appointed to undertake a Transport Strategy for Cambridge East, and as part of this more detailed work, will establish whether there is sufficient capacity.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

7802 - The camToo Project

Support

The camToo Project opens up the opportunity for a high quality transport link from the northern section along the route of the old Mildenhall railway line to join the camToo cross river route just north of Barnwell Bridge thereby giving access to the dual carriageway section of Newmarket Road and the City centre.

Support noted. The AAP forms one strand of the development plan for the Cambridge area. It will need to be read alongside the Cambridge Local Plan. The area between Cambridge East and the City Centre lies within the City of Cambridge. Proposed changes to the Cambridge Local Plan paragraph 8.19 do include reference to the camToo project. The reference states that a full social, environmental and economic appraisal of camToo would be required before it could be considered for inclusion as a formal proposal in the Development Plan. As the camToo project would not be located within the area addressed by the AAP this reference is considered to adequately address the potential of the project to provide transport linkages between Cambridge East and the commuter destinations.

8289 - The Marshall Group

Support

Marshall welcomes the recognition that Newmarket Road will be the principal route for access to the City centre, including the Grafton Centre. Marshall looks forward to helping the relevant authorities achieve a more coherent and complete system of bus priority along that route, perhaps to be strengthened by similar proposals on Parkside and East Road.

Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.16

8135 - Cambridge City Council Labour Group

Object

The 'improvements' proposed are likely to have minimal impact, and would have to be supplemented by much greater changes which remain unspecified, and may be unimaginable, to address the existing deficit and additional demand on the transport system.

In order to achieve a high quality, sustainable, urban quarter it is necessary to provide a package of high quality alternatives to reduce the number of trips made by car. Policy CE/14 identifies a series of measures for non-car modes to address travel needs and provide travel choice. This includes four routes for High Quality Public Transport (HQPT) to connect the new urban extension to the major centres of attraction. Paragraph D7.16 sets out the series of bus priority improvement measures which may assist in delivering these routes where they use existing highways. Consultants have been appointed to undertake a Transport Strategy for Cambridge East and will undertake more detailed work on delivering these, and other, routes.

8290 - The Marshall Group

Support

Marshall welcomes and is supportive of the measures indicated for achieving better bus priority, based as they are, in large measure, upon the work of its advisers, WSP.

Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

1st Bullet

8711

Object

The guided busway to St. Ives, without which this is far less sensible, has not yet been approved, and remains of questionable effectiveness and value for money while the railway option is still cheaper, has far more public support, and is likely to be proven necessary over time in order to meet the increased capacity that the continued expansion of Cambridge will require. Any use of guided buses should therefore be tentative at most.

A decision on the Cambridgeshire Guided Bus Project should be available before the plan is subject to public examination. The Guided Bus proposal is included in the Structure Plan, and is being promoted by the Structure Plan authorities. It would be wrong to ignore this in this AAP. Should the CGB project not be supported this can be taken into account through a review of the AAP.

8710

Object

Give more details about the Newmarket Road guided bus route: justify its choice over normal bus lanes, and estimate the impact on traffic congestion that it will have.

Paragraph D7.16 sets out the series of bus priority improvement measures and for Newmarket Road this includes widening the existing bus lanes to 7.5m, which could be in a guideway or other means of tracking. Consultants have been appointed to undertake a Transport Strategy for Cambridge East and will undertake more detailed work on delivering this, and other routes, to inform the detailed masterplanning process.

9301

Object

Busways should not be installed if they negatively impact cycle provision, noting that shared use provision on Newmarket Road is poor, and alternative routes indirect. There is not clear justification for the benefits of busways over bus lanes, which needs to be demonstrated. Nor viability given property/retail access requirements. Green environment needs to be maintained. Bus priority measures should attempt to benefit cyclists.

Paragraph D7.16 sets out the series of bus priority improvement measures and for Newmarket Road this includes widening the existing bus lanes to 7.5m, which could be in a guideway or other means of tracking. Consultants have been appointed to undertake a Transport Strategy for Cambridge East and will undertake more detailed work on delivering the necessary transport infrastructure in a holistic manner, which will inform the detailed masterplanning process.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****2nd Bullet**

9309

Object

Cyclist use of new Elizabeth Way junction has not been considered and needs to be, including giving cyclists use of a bypass and/or priority measures. It has not been shown that conversion to crossroads will not have a markedly deleterious effect on the transport network.

Consultants have been appointed to undertake a Transport Strategy for Cambridge East and will undertake more detailed work on delivering the necessary transport infrastructure in a holistic manner, including meeting the needs of cyclists and for public transport, which will inform the detailed masterplanning process.

8723

Object

Please, please, no! This is the one remaining large junction in Cambridge which works. This cannot be supported without a full analysis of the effect on traffic flow that this would have, and a justification showing an improvement in traffic flow versus not making this change. It would also make U-turns impossible, which would make it much harder to restrict right-hand turns on junctions between Coldham's Lane and B&Q on Newmarket Road (see other representations), and would affect access to other side roads.

Consultants have been appointed to undertake a Transport Strategy for Cambridge East and will undertake more detailed work on delivering the necessary transport infrastructure in a holistic manner, including meeting the needs of cyclists and for public transport, which will inform the detailed masterplanning process.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

3rd Bullet

8725 Object Insufficient detail -- what do bus priority measures here mean?
 Bus priority measures are, by their name, measures which give buses priority over other road traffic. Measures can include bus lanes, priority traffic signals at junctions, and bus only routes / access controlled by bollards and will vary according to the local circumstances, taking account of factors such as road width. The bus priority along Maids Causeway will be a matter of detail for the masterplanning process.

9311 Object Consideration should be given to extending the benefits of priority to cyclists, for example using a separate cycle approach with an induction loop. Any implementation of bus priority must not worsen the situation for cyclists.
 Noted. The bus priority along Maids Causeway will be a matter of detail for the masterplanning process and will consider the impact on cyclists.

5th Bullet

8726 Object Insufficient detail -- what do bus priority measures here mean?
 Bus priority measures are, by their name, measures which give buses priority over other road traffic. Measures can include bus lanes, priority traffic signals at junctions, and bus only routes / access controlled by bollards and will vary according to the local circumstances, taking account of factors such as road width. The bus priority along East Road will be a matter of detail for the masterplanning process.

9315 Object Cyclists should benefit from priority too, and should certainly not be negatively impacted, including waiting at junctions. Bus lane on short dual carriageway section seems rather pointless compared to harm to other road users given needs to turn left and right.
 Noted. The bus priority along East Road will be a matter of detail for the masterplanning process and will consider the impact on cyclists.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.17

11326

Object

I note that High Ditch Road is thought suitable as a cycle route from the new housing scheme- not with the present flow of traffic along it.

Paragraph D7.17 proposes the use of High Ditch Road to provide a public transport link between Cambridge East and the Cambridge Northern Fringe. It is not proposed as a suitable cycle route; these are listed in paragraph D7.24.

7798 - The camToo Project

Object

The plan does not state how the site will be connected to the Science Park.
The camToo Project is the only practical and acceptable way of providing this link - it also forms the first part of the existing guided bus phase 2 project.
We therefore request The camToo Project be referred to in this section

It is correct that the AAP does not specify how the site will be connected to the Science Park. However paragraph A.2 of the AAP acknowledges that an early review of the AAP will take place when the timing of the later stages of the development are more certain. The AAP itself will form only one strand of the development plan for the Cambridge area. It will need to be read alongside the Cambridge Local Plan. The area between Cambridge East and the Science Park lies primarily within the City of Cambridge. Proposed changes to the Cambridge Local Plan paragraph 8.19 do include reference to the camToo project. The reference states that a full social, environmental and economic appraisal of camToo would be required before it could be considered for inclusion as a formal proposal in the Development Plan. As the camToo project would not be located within the area addressed by the AAP this reference is considered to adequately address the potential of the project to provide transport linkages between Cambridge East and the Science Park.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

8712
9317

Object

The Cambridge Guided Bus scheme has not yet been approved. Relying on its existence in a submission to the Secretary of State is a mistake.

A decision on the Cambridgeshire Guided Bus Project should be available before the plan is subject to public examination. The Guided Bus proposal is included in the Structure Plan, and is being promoted by the Structure Plan authorities. It would be wrong to ignore this in this AAP. Should the CGB project not be supported this can be taken into account through a review of the AAP.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.18

8728

Object

Insufficient detail -- what do bus priority measures here mean?

Bus priority measures are, by their name, measures which give buses priority over other road traffic. Measures can include bus lanes, priority traffic signals at junctions, and bus only routes / access controlled by bollards and will vary according to the local circumstances, taking account of factors such as road width. The bus priority measures will be a matter of detail for the masterplanning process.

9320

Object

Consideration should be given to extending the benefits of priority to cyclists, for example using a separate cycle approach with an induction loop. Any implementation of bus priority must not worsen the situation for cyclists including junction wait times that would make cycling no faster than car use.

Consultants have been appointed to undertake a Transport Strategy for Cambridge East and will undertake more detailed work on delivering the necessary transport infrastructure in a holistic manner, including meeting the needs of cyclists and for public transport, which will inform the detailed masterplanning process.

8136 - Cambridge City Council Labour Group

Object

The improvements proposed are likely to have minimal impact, and would have to be supplemented by much greater changes which remain unspecified, and may be unimaginable, to address the existing deficit and additional demand on the transport system.

In order to achieve a high quality, sustainable, urban quarter it is necessary to provide a package of high quality alternatives to reduce the number of trips made by car. Policy CE/14 identifies a series of measures for non-car modes to address travel needs and provide travel choice. This includes four routes for High Quality Public Transport (HQPT) to connect the new urban extension to the major centres of attraction. Paragraph D7.16 sets out the series of bus priority improvement measures which may assist in delivering these routes where they use existing highways. Consultants have been appointed to undertake a Transport Strategy for Cambridge East and will undertake more detailed work on delivering these, and other, routes.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.20

9324

Object

Clarity is required on what section of Newmarket Road is to be met up with. Carving up Coldham's Common must not happen, but running alongside the railway may prevent the effects of this. The wording should permit consideration of meeting Coldham's Lane.

Paragraph D7.20 refers to investigating a guided bus link across Coldham's Common when the AAP is reviewed. Any future investigation would need to fully consider the environmental impact, including any loss of amenity, when assessing the suitability of such a link. If it is considered suitable, the route and treatment of it, will be a matter of detail for the masterplanning process.

8138 - Cambridge City Council Labour Group

Object

We do not consider an additional transport route across Coldham's Common would be acceptable for amenity reasons

Paragraph D7.20 refers to investigating a guided bus link across Coldham's Common when the AAP is reviewed. Any future investigation would need to fully consider the environmental impact, including any loss of amenity, when assessing the suitability of such a link. If it is considered suitable, the route and treatment of it, will be a matter of detail for the masterplanning process.

11254 - Cambridgeshire County Council

Object

Options for the route of the direct bus based public transport link from the site towards the city centre should be investigated as part of the emerging Transport Strategy and can then be immediately incorporated into the review of the AAP.

Agree. Consultants undertaking the Transport Strategy for Cambridge East will carry out more detailed work on delivering the necessary transport infrastructure, including for public transport.

D7.23

9325

Object

While I generally support this option, this should say not merely segregated but "physically segregated".

Paragraph D7.25 already refers to "a network of cycleways and footpaths which are segregated from each other and from other road vehicles."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.24

8063 - The National Trust

Object

This policy is supported but reference to the National Cycle Network - Route 11, should be expanded to include mention of the route linking with Wicken Fen and Anglesey Abbey, both important countryside recreation facilities to the north of Cambridge.

It is not possible, or desirable to list all conceivable links provided by the external rights of way. Therefore, paragraph D7.24 concerns itself with the routes within or close to Cambridge. Whilst National Cycle Network Route 11 links with other routes to Wicken Fen and Anglesey Abbey, this is already detailed in paragraph D11.26 in relation to access to the countryside, and to include it here would be unnecessary duplication.

9329

Object

Dedicated cycle routes are complementary to on-road provision, not alternatives/replacements. The proposed routes do not directly follow desire lines and have disadvantages compared to on-road routes. They are useful for some cyclists and some destinations, but not all.

Noted. Paragraph D7.24 outlines a number of external rights of way routes, but does not detail whether they will be provided on or off-road. This is a matter for the detailed masterplanning process, which will also consider desire lines when creating new routes. The last bullet includes links into the existing network, including the on-road cycle network.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

2nd Bullet

7799 - The camToo Project	<p>Object</p> <p>There is no reference to The camToo Project which has within it this route, route 63 according to the City Local Plans. The camToo Project will also provide a more useful alternative to the current Sustrans route which crosses Stourbridge Common twice by running alongside the Eastern Side of the Common. This will provide a practical alternative for commuters to Newmarket Road.</p>	<p>The AAP forms one strand of the development plan for the Cambridge area. It will need to be read alongside the Cambridge Local Plan. The area between Cambridge East and the City Centre lies within the City of Cambridge. Proposed changes to the Cambridge Local Plan paragraph 8.19 do include reference to the camToo project. The reference states that a full social, environmental and economic appraisal of camToo would be required before it could be considered for inclusion as a formal proposal in the Development Plan. As the camToo project would not be located within the area addressed by the AAP this reference is considered to adequately address the potential of the project to provide transport linkages between Cambridge East and the commuter destinations.</p>	<p></p>
9330	<p>Object</p> <p>Green End Road route poor. Plan should allow for improvement.</p>	<p>Note the concerns regarding existing cycle routes. Paragraph D7.24 identifies a series of external rights of way routes which incorporate existing routes if they follow similar desire lines. There is scope to secure planning obligations towards improving existing routes, in accordance with Circular 05/2005.</p>	<p></p>
3rd Bullet	<p>Object</p> <p>Shallow underpasses should be strongly considered, like already exist on Coldham's Common. The wording should allow this consideration.</p>	<p>Noted. This is a matter for consideration in the detailed masterplanning process.</p>	<p></p>

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

4th Bullet

9334

Object

Similarly to my comment on Coldham's Common bridges, the suggested route over Coldhams Lane at Rosemary Lane, over the railway, Brookfields, Burnside, over the railway again, is a poor idea because of the number of bridges involved. Crossing Coldham's Lane (unless by yet another bridge!) would also be difficult and inconvenient for such a busy road. A shallow underpass such as already on Coldham's Common would suffice.

Noted. This is a matter for consideration in the detailed masterplanning process.

9841

Object

I would request that improvements are made to the Tins and Snakey Path as part of this proposal, both of which are currently too narrow.

Note the concerns regarding existing cycle routes. Paragraph D7.24 identifies a series of external rights of way routes which incorporate existing routes if they follow similar desire lines. There is scope to secure planning obligations towards improving existing routes, in accordance with Circular 05/2005.

8736

Support

I fully support increased prominence being given to these routes, although this paragraph is a little confusing -- it implies that there is a route from Coldham's Lane to Brookfields (along the Tins) which then doubles back along Snakey Path.

Support noted.

5th Bullet

9340

Object

On-road cycle lanes the full length of Coldham's Lane would be better, either instead of or in addition to off-road links.

Noted. Provided there are no constraints to on-road provision, this can be considered during the detailed masterplanning process.

D7.25

9343

Object

Links should be physically segregated from other modes inc. pedestrians. Cyclists should not be losers at side roads and careful design allows this to work.

Paragraph D7.25 already refers to "a network of cycleways and footpaths which are segregated from each other and from other road vehicles."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D7.27**

9344

Object

While I agree with the sentiment, it is important to recognise that many of the tools that have been used in Cambridge to discourage car use can and have also negatively affected cycling. As such I believe this point should say "... discourage internal and through movements by car without discouraging sustainable modes of transport".

The tools used in the centre of Cambridge have reacted to an existing transport problem and can often be constrained land uses and a lack of space. On the other hand, Cambridge East will be designed at the outset along Home Zone principles, which whilst permitting car use, is more favourable to movements by walking, cycling and public transport.

D7.29

11255 - Cambridgeshire County Council

Object

Support the requirement for school travel plans which the Government wishes to see in place for all schools by 2010. Suggest the inclusion of the following text to expand on the requirements of workplace and school travel plans; "Travel Plans should have measurable outputs, related to targets or aims in the LTP and provide monitoring and enforcements arrangements." There may also be scope for consideration of an area-wide or site travel plan.

Agree.

Add the following text to the end of paragraph D7.29:
"Travel Plans should have measurable outputs, related to targets or aims in the LTP and provide monitoring and enforcements arrangements."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/15 Transport for North of Newmarket Road

8139 - Cambridge City Council Labour Group	Object	We are not aware of any transport capacity study that has demonstrated that the impact of this development on the transport network would be acceptable, whatever mitigating measures are planned.	In order to achieve a high quality, sustainable urban quarter it is necessary to provide high quality alternatives to the use of the car. Policy CE/15 outlines the transport infrastructure needed to serve Phase 1 north of Newmarket Road and provide travel choice. Achieving modal shift should help to address some of the concerns regarding highway capacity. Consultants have been appointed to undertake a Transport Strategy for Cambridge East, and as part of this more detailed work, will establish whether there is sufficient capacity and whether the measures proposed in Policy CE/15 are acceptable.
8068 - The National Trust	Object	Reference should be included that the development of the area north of Newmarket Road will provide for cycle and footway links to the proposed Bridge of Reeds.	Paragraph D7.24 lists the external rights of way to be provided as part the Cambridge East development as a whole. This includes a link to National Cycle Network Route 11, which could utilise the proposed Bridge of Reeds.
11256 - Cambridgeshire County Council	Support	The requirement for two points of vehicular access onto Newmarket Road for the first phase of development is supported.	Support noted.
8293 - The Marshall Group	Object	Marshall remains to be convinced that a separate public transport access is required onto Newmarket Road. On advice, Marshall takes the view that that will not be achievable within Phase 1 but recognises that it may be possible during Phase 2. However, it is likely to rely on the current park and ride junction, modified as appropriate to take account of its role as an urban park.	In order to achieve a high quality, sustainable urban quarter it is necessary to provide high quality alternatives to the use of the car. Separate public transport access is a fundamental requirement in achieving High Quality Public Transport from the outset and how this can be achieved will be considered in the detailed masterplanning process.

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

D7.35

8267 - The Marshall Group

Object

The allotments to which reference is made have been developed for housing.

Noted.

Delete reference to the allotments in last sentence of paragraph D7.35 to read:

"The development will be linked to the Jubilee Cycle Route and the Cemetery."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D7.36

8745

Object

There is far too little detail here. What bus priority measures are envisaged on the Barnwell Road roundabout, and how will they help? What form will new bus lanes along Newmarket Road between Barnwell Road and the railway bridge take? Will they be westbound only or in both directions? How will this affect cyclists, and how will it fit in the existing road?

Bus priority measures are, by their name, measures which give buses priority over other road traffic. Measures can include bus lanes, priority traffic signals at junctions, and bus only routes / access controlled by bollards and will vary according to the local circumstances, taking account of factors such as road width. The bus priority measures will be a matter of detail for the masterplanning process.

7803 - The camToo Project

Object

An alternative to new bus lanes on Newmarket Road would be to use the route of the old Mildenhall railway line to connect to the camToo cross river link for the guided bus.

The AAP forms one strand of the development plan for the Cambridge area. It will need to be read alongside the Cambridge Local Plan. The area between Cambridge East and the City Centre lies within the City of Cambridge. Proposed changes to the Cambridge Local Plan paragraph 8.19 do include reference to the camToo project. The reference states that a full social, environmental and economic appraisal of camToo would be required before it could be considered for inclusion as a formal proposal in the Development Plan. As the camToo project would not be located within the area addressed by the AAP this reference is considered to adequately address the potential of the project to provide transport linkages between Cambridge East and the commuter destinations.

9345

Object

Cyclist priority should also be considered. Bus priority must not negatively impact cyclists including journey times. Green environment must be maintained.

Noted. This is a matter for consideration during the detailed masterplanning process.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

1

8295 - The Marshall Group	Object	Marshall remains concerned that the lowering of car parking standards in housing areas is going to lead to contentious problems with neighbour disputes about parking. Marshall would suggest that an indication is given that residential car parking standards will be revisited in the light of experience gleaned from other sites within the City currently being developed, where an understanding of the implications of lowering provision can be achieved.	The proposed change is unnecessary in that the development of the Airport will follow after the commencement of development of land north of Newmarket Road, of other urban extensions to Cambridge and of Northstowe. Experience gained in these locations will be available to influence future revisions of the AAP, the masterplanning process and of consideration of planning applications. It is not possible at this stage to anticipate the outcome of that future consideration.
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7

9385 - GO-East	Object	Paragraph 7 refers to the policy requirements in PPG3: Housing being 1.5 car parking standards per dwelling. This is incorrect as the policy requires an average of 1.5 spaces per dwelling ACCROSS A DISTRICT (this was clarified in a Ministerial statement by Keith Hill). This should be reflected in the submission AAP. It is important that in implementing the car parking standards garages are included as a space(s) to ensure that the most effective and efficient use is made of land. [Soundness test iv]	Accept. Parking provision at Cambridge East will be monitored in annual monitoring reports in relation to the 1.5 car parking spaces per dwelling standard for each district set by PPG3 and the Ministerial Statement. Paragraph 7 should be amended to make it clear the average relates to the district wide average. Garages are counted as parking spaces and this should be made clear in the text.	Amend second sentence of paragraph 7 in Appendix 1 to read: "In addition to these ratios provision should be made for visitors at the ratio of 1 space for every 4 units, provided that off-street car parking spaces resulting from the development would not be above the district-wide average of 1.5 car parking spaces per dwelling, in accordance with PPG3."
				Add new sentence at the end of Table 1: "Note: garages are counted as parking spaces."

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

Objectives

11414 - The Marshall Group	Support	Marshall support Objectives D8/a to D8/h and will continue to work with South Cambridgeshire District Council to ensure that they are achieved. The objectives have been taken account of in preparation of the Preliminary Landscape Plan within the Cambridge East Living Spaces report.	Support noted.
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CE/16 Landscape Principles

8490 - English Heritage	Object	Policy CE/16 Landscape Principles - This policy should refer to the need to analyse the character of the landscape using the Historic Landscape Character database held by the County Council.	Disagree because this heavily managed Airport site has very little historic landscape character remaining.
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8297 - The Marshall Group	Support	Marshall is generally supportive both of the objectives and the policy content of CE/16.	Support noted.
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1

11415 - The Marshall Group	Support	Marshall agrees that a Landscape Strategy for Cambridge East should be submitted, approved and implemented to help deliver a quality landscape setting for Cambridge East. Marshall has already embarked on the preparation of such a strategy (see the Cambridge East Living Spaces report) and this supports all of the principles of Policy CE/16(1).	Support noted.
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b

Representations *Nature Representation Summary* *Councils' Assessment* *Change to Draft DPD*

b

9810 - Haslingfield Parish Council	Object	"Important Countryside Frontages" need to be protected by law to prevent encroachment and to enable currently environmentally important use to continue.	"Important Countryside Frontages" are a policy designation which although part of the Development Plan for South Cambridgeshire cannot have legal protection. They area nevertheless areas where development will not normally be permitted if it compromised the purpose of the designation.	No change.
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2

11416 - The Marshall Group	Support	Marshall supports Policies CE/16(2) and CE/16(4) which stipulate the treatment of construction spoil on site in a manner appropriate to the local topography and landscape character, and the retention of existing landscape features on the site which are appropriate to the local landscape character. These principles have been incorporated into the Preliminary Landscape Masterplan proposed within the Cambridge East Living Spaces report and will be developed further as the masterplan progresses.	Support noted.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

3

11418 - The Marshall Group	Object	Marshall support the principle that water should be a defining characteristic feature of Cambridge East but consider that it is important that this is delivered in a sustainable manner by, for example, using natural runoff, groundwater and existing watercourses, and that these features can be easily and economically maintained. LDA Design's Preliminary Landscape Masterplan contained within the Cambridge East Living Spaces report indicates potential water features but the feasibility of these has yet to be tested by further design and engineering studies. Marshall therefore suggest that Policy CE/16(3) is re-worded to say 'Water in the form of lakes and watercourses will be a defining characteristic of Cambridge East if the ground conditions and environmental conditions prove amenable.'	Water to be managed as part of a Sustainable Urban Drainage system is considered to have potential to form an important design feature of the development. This should take full advantage of the natural characteristics of the site to deliver a low maintenance surface water drainage system. The type, nature and scale of such water features will be determined through further studies and masterplanning.	Amend Policy C16/3 to read: "Water in the form of lakes and watercourses which take full advantage of the natural characteristics of the site to deliver a low maintenance sustainable urban drainage system will be a defining characteristic of Cambridge East."
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4

11417 - The Marshall Group	Support	Marshall supports Policies CE/16(2) and CE/16(4) which stipulate the treatment of construction spoil on site in a manner appropriate to the local topography and landscape character, and the retention of existing landscape features on the site which are appropriate to the local landscape character. These principles have been incorporated into the Preliminary Landscape Masterplan proposed within the Cambridge East Living Spaces report and will be developed further as the masterplan progresses.	Support noted.	
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

5

11419 - The Marshall Group	Object	Marshall proposes that Policy CE/16(5) is reworded to say: "The existing tree belt along the northern boundary of the site, along the disused railway line and High Ditch Road, will be retained and enhanced as strategic landscaping to the development. The existing tree belts on the western boundary of the development where it adjoins the existing edge of Cambridge, and the eastern edge of Phase 1 where it currently runs between two arable fields, will be retained as woodland but developed as LEAPs (Local Equipped Areas for Play). This could include selective thinning to create clearings and the introduction of appropriate play equipment, picnic furniture etc."	Children's play areas need to be located where they are conveniently accessible to the children they are to serve and for safety reasons where there is overlooking from surrounding houses. The majority of play areas will therefore be within rather than on the edge of the development. woodlands also present practical difficulties for formal play areas with the potential for root damage, increased maintenance costs from having to clear leaves as well as safety issues from lower levels of supervision. This would suggest that relatively large areas would need to be cleared. There may nevertheless be opportunities for informal play in these woodlands, but this would be more appropriately addressed through detailed consideration in the masterplanning process.	No change.
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D8.5

11420 - The Marshall Group	Object	Marshall proposes that the following sentence is added to paragraph D8.5 consistent with our objection to Policy CE/16(3): 'It is recognised that further design and engineering studies will be needed to test the feasibility of water features and that they will only be implemented if they can be delivered in a sustainable manner using natural runoff, groundwater and existing watercourses, and if the features can be easily and economically maintained.'	Agreed as part of a Sustainable Urban Drainage System for Cambridge East which will obviate the need for expensive and artificial surface water drainage systems.	Add the following to the end of paragraph D8.5: "Essential to the delivery of a Sustainable Urban Drainage System (SUDS) for Cambridge East, design and engineering studies will be needed to test the feasibility of water features and that they will only be implemented if they can be delivered in a sustainable manner, including using natural runoff, groundwater and existing watercourses, and if the features can be easily and economically maintained."
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D8.7

11421 - The Marshall Group	Object	Paragraph D8.7 should be re-worded to say that the existing tree belts on the western and eastern boundaries of the development, which will lie within the urban area, should become public open space in the form of woodland play and picnic areas. The tree belts will retain their woodland character and appearance. Marshall agrees that the northern sections of this tree belt, which runs along the disused railway line and High Ditch Road, and which will mark the new Green Belt boundary, should be retained as strategic landscaping. This is consistent with Marshall's objection to Policy CE/16(5).	Children's play areas need to be located where they are conveniently accessible to the children they are to serve and for safety reasons where there is overlooking from surrounding houses. The majority of play areas will therefore be within rather than on the edge of the development. woodlands also present practical difficulties for formal play areas with the potential for root damage, increased maintenance costs from having to clear leaves as well as safety issues from lower levels of supervision. This would suggest that relatively large areas would need to be cleared. There may nevertheless be opportunities for informal play in these woodlands, but this would be more appropriately addressed through detailed consideration in the masterplanning process.	No change.
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8069 - The National Trust	Object	A fourth category should be added on which Green Fingers should be based ie. 'planned cycle and footway facilities such as route to the Bridge of Reeds'.	This policy addresses the issue of green fingers within the development. Cycle and footway routes are addressed in Policy CE/14. Whilst there may be some occasions where green fingers provide opportunities for routes for non-car modes, this is not a key principle.	
11422 - The Marshall Group	Support	Policies CE/17(1 and 4) Green Fingers - support Marshall supports these policies relating to Green Fingers.	Support noted.	

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

2

11424 - The Marshall Group	Object	Marshall supports the principle that water should ideally be a central feature in many of the Green Fingers but consider that it should be where it can be delivered in a sustainable manner. The policy should be re-worded to say 'Water will be a central feature in many of these Green Fingers if ground conditions and environmental conditions prove amenable.'	Agreed as part of a Sustainable Urban Drainage System (SUDs) for Cambridge East.	Amend Policy CE17/2 to read: "Water will be a central feature in many of these Green Fingers as part of the delivery of a natural and low maintenance Sustainable Urban Drainage System."
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11425 - The Marshall Group	Object	The first sentence of this policy should be re-worded to say 'They will have landscaping and biodiversity value and also perform a recreational function for formal and informal recreation, and children's play'. This would be consistent with supporting paragraph D8.10 which states that 'There may be potential for the wider areas of the Green Fingers to accommodate some formal sports provision...' and with the Cambridge East Living Spaces report which proposes courts and formal pitches as well as children's play within these fingers in a manner which will contribute positively to their character and vitality.	Not agreed. Policy CE/17 (3) proposes that the Green Fingers will be provide for informal recreation and children's play. It does not rule out sports provision. The written justification in paragraph D8.10 only indicates that there might be some possibility for formal sports provision without detracting from their overall landscape and biodiversity role.	No change.
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4

11423 - The Marshall Group	Support	Policies CE/17(1 and 4) Green Fingers - support Marshall supports these policies relating to Green Fingers.	Support noted.	
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Representations **Nature Representation Summary** **Councils' Assessment** **Change to Draft DPD**

5

11426 - The Marshall Group	Support	Marshall supports these policies which set out some design principles relating to the existing edge of the City, landscaping of the built environment, the Urban Park and landscaping of open spaces.	Support noted.
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11427 - The Marshall Group	Support	Marshall supports these policies which set out some design principles relating to the existing edge of the City, landscaping of the built environment, the Urban Park and landscaping of open spaces.	Support noted.
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7

11428 - The Marshall Group	Support	Marshall supports these policies which set out some design principles relating to the existing edge of the City, landscaping of the built environment, the Urban Park and landscaping of open spaces.	Support noted.
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8

11429 - The Marshall Group	Support	Marshall supports these policies which set out some design principles relating to the existing edge of the City, landscaping of the built environment, the Urban Park and landscaping of open spaces.	Support noted.
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D8.9

11430 - The Marshall Group	Object	Marshall supports the principle of green fingers but proposes that the last sentence should be re-worded to say 'Water will be a central feature of many of these Green Fingers if the ground conditions and environmental conditions prove amenable.' Water features should only be created where they can be delivered in a sustainable manner. This is consistent with our objection to Policy CD/17(2).	Agreed as part of a Sustainable Urban Drainage system (SUDs) for Cambridge East.	Amend the final sentence of paragraph D8.9 to read: "Provided that the ground conditions and environmental prove amenable, water will be a central feature of these Green Fingers as part of a Sustainable Urban Drainage system for Cambridge East thus enhancing this aspect of the character of the new urban quarter."
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Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

D9/i

11257 - Cambridgeshire County Council Support Important that any management strategy links with the landscape strategy. Support noted.

CE/19 Biodiversity

9173 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough Support The Wildlife Trust fully supports this policy. Support noted.

CE/20 Existing Biodiversity Features

11097 - Environment Agency Support General support for the policy and protection of existing biodiversity features. Support noted.
 9169 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

CE/21 New Biodiversity Features

11098 - Environment Agency Support General support for this policy and the proposal for a Country Park on land north of Teversham. Support noted.
 9164 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

9156 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough

2

10352 - Teversham Parish Council Support General support for this policy and the proposal for a Country Park on land north of Teversham. Support noted.
 8298 - The Marshall Group

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

Objectives

8491 - English Heritage

Object

We welcome this section. It is important that the analysis of historic interest contributes to the form of the new development, whether in detailed design and materials, or in its layout. Protection of historic environment assets is important, but the characteristics of the site should be used to develop a distinctive new urban area. As stated above, historic landscape data can provide greater understanding of the existing landscape, by providing time depth, and contributing an understanding of the significance of features in the landscape. Reference to this new tool should be incorporated into the policy framework of the plan.

It is not considered that the landscape character of Cambridge East represents an historic landscape character that it would be appropriate, or indeed practicable, to seek to protect through the development. A major new urban quarter will inevitably change the open character of the Airport and the open character largely devoid of landscaping would not be appropriate for the development. Notwithstanding, relevant information sources such as historic landscape data would be useful in providing contextual background for the development of appropriate archaeological and landscaping strategies.

CE/22 Archaeology

11258 - Cambridgeshire County Council

Support

Will ensure an appropriate level of assessment and evaluation will be undertaken in support of planning applications, allowing for appropriate mitigation measures to be developed.

Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/23 Built Heritage

Representation	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
8299 - The Marshall Group	Support Marshall is generally supportive of this policy. It is troubled by comments in paragraph D10.4 (separate representation) that there might be buildings on the North Works site that are to be elevated above the ordinary. The listed terminal on the South Works is to be retained and become a focal point at the end of an open space corridor, to enhance its setting.	Support noted. Paragraph D10.4 states that although there are substantial built structures within the action plan area, those on the North Works site are not important as built heritage for either their architectural quality or their historical associations.	
10354 - Teversham Parish Council	Support Teversham Parish Council support the proposal to require a comprehensive site survey to identify which buildings and structures should be retained within the Cambridge East development for their heritage value. The Council considers that such buildings and structures are symbolic of the history and landscape of the area and should be preserved within the Cambridge East development.	Support noted.	
D10.4			
8300 - The Marshall Group	Object Marshall is troubled by comments in this paragraph that there might be buildings on the North Works site that are to be elevated above the ordinary. The listed terminal on the South Works is to be retained and become a focal point at the end of an open space corridor, to enhance its setting.	Disagree. Paragraph D10.4 states that although there are substantial built structures within the action plan area, those on the North Works site are not important as built heritage for either their architectural quality or their historical associations.	
10355 - Teversham Parish Council	Support The Parish Council is keen that the heritage value of buildings upon the current airport site is fully considered and that strenuous attempts are made to retain and/or reuse Airport buildings, and in particular the control and terminal building (paragraph D10.4) and the tall control tower (paragraph D10.5).	Support noted.	

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D10.5

Representation	Object	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
8371 - The Marshall Group	To suggest that the Control Tower has heritage value is overstating its role.	Disagree. Paragraph D10.5 merely states that any survey undertaken as required by Policy CE/23 should consider whether features such as the control tower have a heritage value and assess the potential for reuse within the development. Further, it is acknowledged that such buildings are distinctive features in the wider Cambridge townscape.		

10356 - Teversham Parish Council Support

The Parish Council is keen that the heritage value of buildings upon the current airport site is fully considered and that strenuous attempts are made to retain and/or reuse Airport buildings, and in particular the control and terminal building (paragraph D10.4) and the tall control tower (paragraph D10.5).

Support noted.

Objectives

11431 - The Marshall Group	Support	Marshall supports objectives D11/a to D11/d and these are features which have been built into the proposed masterplan for Cambridge East.	Support noted.	
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/24 Public Open Space and Sports Provision

8848 - RAVE

Object

Reconciling the open Space Requirements for the projected 25,000 - 29,000 persons expected to come to Cambridge East with the site area and projected densities has not been possible. Achieving this provision within the site area is not really credible.

The dwelling capacities identified have regard to the wide range of supporting infrastructure both built and open uses that are required to support the new urban quarter. However, the AAP advocates a design-led approach to the development and the yield identified is an indicative assessment and not a fixed requirement. The objective is to maximise yield to make best use of land but only to an extent compatible with achieving a high quality new urban quarter.

8372 - The Marshall Group

Object

Marshall objects to the open space and recreation standards as set out in Appendix 3. Those standards are excessive and do not accord with the National Playing Fields' Association's guidance. LDA Design has prepared a document, which is submitted under separate cover, setting out the basis for the objection to the standards in Appendix 3.

No change.

Sport England East advises that the standards in Appendix 3 provide a sound basis for ensuring that adequate outdoor sports facility provision is made in the Cambridge East development because the standard proposed for outdoor sport (1.2 ha per 1000 people) is locally derived and based on the assessment of local need that has been undertaken by Cambridge City Council. The standards are considered robust and would accord with the guidance in paragraphs 6-8 of PPG17. Cambridge City Council's standards are considered to be more appropriate than those of South Cambridgeshire for the Cambridge East development because the development will functionally be an extension of Cambridge and will have open space needs that are more likely to be comparable to those in urban Cambridge than the villages in rural South Cambridgeshire

9356 - Sport England East

Support

Policy CE/24 is strongly supported.

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1**

11432 - The Marshall Group	Object	Marshall support that provision for outdoor sports facilities, teenagers and children, informal open space and allotments should be made in Cambridge East but object to the standards set out in Appendix 3. The reasons for this and the proposed revisions to the Open Space and Recreation Standards for Cambridge East are discussed in Marshall's objection to Appendix 3.	<p>Sport England East advises that the standards in Appendix 3 can be supported as the standard proposed for outdoor sport (1.2 ha per 1000 people) is locally derived and based on the assessment of local need that has been undertaken by Cambridge City Council. The standards are considered robust and would accord with the guidance in paragraphs 6-8 of PPG17. Cambridge City Council's standards are considered to be more appropriate than those of South Cambridgeshire for the Cambridge East development because the development will functionally be an extension of Cambridge and will have open space needs that are more likely to be comparable to those in urban Cambridge than the villages in rural South Cambridgeshire. The standard for allotment provision is also locally derived and is based on the present pattern of useage within Cambridge City.</p>	No change.
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3

8373 - The Marshall Group	Object	CE/24/3 Marshall objects to the bald statement that The requirements of the strategy would be funded in full by the development. The material set out at various places in D.11 indicates that certain facilities serving a sub-regional function might appropriately be located at Cambridge East, given the fact that they cannot successfully be accommodated in Cambridge itself. In such circumstances, it would be entirely appropriate for other funding to be sought and found, to deliver that element of the facilities that are not reasonably related to the development itself.	<p>It is appropriate and consistent with national planning policy for planning obligations for the development at Cambridge East to fund in full recreation and sporting uses which is directly related to the development. However, for any sub-regional facilities which are located at Cambridge East only a contribution related in scale and kind to the benefit to be enjoyed by the development could be required.</p>	Amend policy CE/24 (3) to read: "The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Cambridge East will be met in full by the development."
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Representations **Nature Representation Summary** **Councils' Assessment** **Change to Draft DPD**

4

8374 - The Marshall Group	Object	Marshall objects to the inclusion of a 25 metre indoor swimming pool, squash courts, floodlit artificial turf pitches for hockey and football, outdoor and indoor bowls facilities, an athletics track and golf facilities, as they do not reasonably arise in relation to the development itself.	The AAP identifies an indicative list of facilities that are likely to be required to serve a development of the scale of Cambridge East, prepared in consultation with Sport England. The final list will be subject to the findings of the sub-regional formal sports strategy and the site specific strategy for Cambridge East.
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5

8433 - The Marshall Group	Object	Marshall objects to the indication that grass pitches at secondary or primary schools will not count towards the provision of the required public open space. That is too severe. Some consideration of those playing fields should be taken into account. In any transaction transferring any land to the Education Authority, Marshall will make it plain that the facilities to be provided, including playing fields, should be made available for public use, subject to that use being responsibly pursued.	Formal sports facilities are available to the wider community and sports pitches provide an important large green space for a number of different community activities. If they are based at schools, the Councils' experience is that the community access to its public open space is severely restricted. The County Council has advised that it does not want school playing fields to be included as part of the formal sports provision. There is no guarantee that the facilities will be available when wanted, particularly in school holidays and furthermore that the increased wear and tear will require an increase in maintenance which in turn may lead to less availability for both school and community.
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11259 - Cambridgeshire County Council	Support	The County Council supports the expectation that school playing fields will not be included as part of the overall open space standard.	Support noted.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

6

8434 - The Marshall Group

Object

Marshall objects to the proposition that all homes should be within 1,000 metres of outdoor sports provision. In seeking to create a healthy new quarter, the imposition of this range as the maximum acceptable for outdoor sports provision seems curious in the extreme. Many of the homes will be within that maximum distance but there will be others, because of the location both of the homes and of the proposed sports fields, that will not lie within that distance. Having to take more exercise in reaching such destinations will be acceptable.

The overall objective for locating outdoor sports provision within Cambridge East is that it should be conveniently located for all age groups of users. The standard reflects this aim. At the detailed planning stage it may not be practicable to ensure that 100% of users will be within 1,000m of some form of outdoor sports provision, but it must be demonstrated why this is the case and that it will still meet the needs of the community.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7

8435 - The Marshall Group	Object	Marshall objects to the requirement that no homes should be more than 60 metres from a local area for play. That seems far too limited a range given that the majority of children using such areas are likely to be the subject of direct parental supervision. Such provision could reasonably be within 240 metres of any homes.	The objective is to ensure that all homes have easy access of local open space suitable for informal play, particularly by young children. The 60m threshold comes from the NPFA standards. South Cambs DC is currently developing its own standards reflecting local circumstances as required by PPG17, which suggests that a threshold of 100m would be more appropriate. It is considered that this would be appropriate for Cambridge East as a whole, where access to informal open areas is particularly important given its high density character.	Revise Policy CE/24 criterion 7(m) to read:	"No home will be more than 100m from a Local Area for Play (LAP)."
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9523 - Fairview New Homes

Object

Fairview object to the requirement to involve local children and young people in the design of all play areas. Such requirements potentially affect the viability of delivering development at the site and should not jeopardise the main priorities of the Plan. They should be considered in the context of other requirements and the overall viability of the proposed development.

The objective is to involve children in the design of equipped play areas. The policy should therefore apply to all play areas except LAPs. The process of involving young people in the design of play areas close to them is important to help increase ownership of such facilities and responsible treatment of them. This will be a community development project working with local schools and should not be too onerous on the developer or have a material impact on viability.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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9892 - Cambridge Preservation Society	Object	Urban Park to north of Newmarket road <input type="checkbox"/> such more formal amenity is welcomed however a similar formal/urban park should be allocated at this stage to both of the southern development areas (i.e. urban extension south of the Newmarket Road and the urban extension to north of Church End/Cheery Hinton) linked with the proposed District Centre and Green Corridor (the latter being of a more informal/semi-natural nature). This is to cater for all and particularly those who cannot walk large distances and wish to have more formal amenities (from lawn areas to bedding schemes, sports/playing fields and allotments). In relation to the proposed phasing (page 149 Policy CE/39) the Society considers it paramount to include an urban park to the Cherry Hinton/Church End Extension to enable adequate community provision at this early stage of the site development.	The purpose of the urban park is to provide a large open space within the built up area to serve the area around Newmarket Road which will be some distance from the Green Corridor. Whilst it will be different in character to the Green Corridor, it is not considered that it is necessary to require other formal parks in the built up areas north and south of the Green Corridor. However, both these areas will need to have significant areas of open space provision, including formal sports provision and children's play and could also include an area for informal recreation which could have a more formal character.
11433 - The Marshall Group	Object	Marshall support the provision of an Urban Park within the site of the existing park and ride, provided that the park and ride can be re-located elsewhere, but consider that the list of potential sports and play facilities should be extended to include equipped children's play, outdoor youth provision and a cricket pitch, in addition to the tennis courts and bowls specifically mentioned.	The purpose of the Urban Park is to provide an outdoor venue for informal entertainment and community events and act as a peaceful yet at times vibrant area close to where people live. There are many examples in Cambridge of such a space, the best example of which is Jesus Green. Some form of additional equipped children's play and other outdoor sports provision could be included which would be compatible with those uses but including 'land hungry' uses such as cricket would be likely to require a larger area to be devoted to the Park than would otherwise be the case. Nowhere in Cambridge is there a sufficiently large space that all of the uses raised in this objection co-exist at the same time.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

8436 - The Marshall Group Support

Marshall suggests that the urban park to be created on the side of the existing park and ride site may well be suitable for some playing fields. Indeed, it may be that given the nature of the construction of the extensive areas of car parking, it might be possible to adapt part of those areas to provide all-weather playing surfaces. In addition, this is a location where floodlighting might well raise significantly fewer problems than it might do in the more open landscape of the rest of the urban quarter.

The purpose of the Urban Park is to provide an outdoor venue for informal entertainment and community events and act as a peaceful yet at times vibrant area close to where people live. There are many examples in Cambridge of such a space, the best example of which is Jesus Green. Some form of additional equipped children's play and other outdoor sports provision could be included which would be compatible with those uses but including 'land hungry' uses such as cricket would be likely to require a larger area to be devoted to the Park than would otherwise be the case. Nowhere in Cambridge is there a sufficiently large space that all of the uses raised in this objection co-exist at the same time.

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10942 - House Builders Federation Object

The policy states that recreational facilities and landscaping will be required to provide commuted maintenance sums for a minimum of 10 years index linked. Policy SF/12 of the Development Control Policies DPD states that commuted maintenance sums will be required for 10 years. There would appear to be no justification for seeking a higher figure for the Cambridge East Area than elsewhere. Therefore, the figures should be the same across the two documents, and the word "minimum" deleted.

In response to representations to the Core Strategy and the publication of Circular 05/2005 in July after the draft LDF documents were published, it is proposed to delete the specific time period for maintenance contributions in the LDF and to prepare SPD which will address the implications of the circular. The detail required to address different types of obligation within a development of this scale is best addressed through SPD.

Revise 2nd sentence of CE/24 criterion 10 to read:

"Commuted maintenance sums will be required IN ACCORDANCE WITH SPD."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D11.3

11434 - The Marshall Group	Object	<p>Marshall support that provision for outdoor sports facilities, teenagers and children, informal open space and allotments should be made in Cambridge East but object to the standards set out in Appendix 3. This is consistent with Marshall's objection to Policy CE/24(1) and the reasons for this, and the proposed revisions to the Open Space and Recreation Standards for Cambridge East, are described under their objection for Appendix 3.</p>	<p>Sport England East advises that the standards in Appendix 3 provide a sound basis for ensuring that adequate outdoor sports facility provision is made in the Cambridge East development. The standard proposed for outdoor sport (1.2 ha per 1000 people) is locally derived and based on the assessment of local need that has been undertaken by Cambridge City Council, the standards are considered robust and would accord with the guidance in paragraphs 6-8 of PPG17. Cambridge City Council's standards are considered to be more appropriate than those of South Cambridgeshire for the Cambridge East development because the development will functionally be an extension of Cambridge and will have open space needs that are more likely to be comparable to those in urban Cambridge than the villages in rural South Cambridgeshire. The allotment standard is also locally derived and is based on the pattern of existing useage of allotments in Cambridge City.</p>
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D11.15

11435 - The Marshall Group	Object	Marshall support the provision of an Urban Park within the site of the existing park and ride, provided that the park and ride can be re-located elsewhere, but consider that equipped children's play, outdoor youth provision and a cricket pitch should be located here in addition to the tennis courts and bowls specifically mentioned in paragraph D11.15.	The purpose of the Urban Park is to provide an outdoor venue for informal entertainment and community events and act as a peaceful yet at times vibrant area close to where people live. There are many examples in Cambridge of such a space, the best example of which is Jesus Green. Some form of additional equipped children's play and other outdoor sports provision could be included which would be compatible with those uses but including 'land hungry' uses such as cricket would be likely to require a larger area to be devoted to the Park than would otherwise be the case. Nowhere in Cambridge is there a sufficiently large space that all of the uses raised in this objection co-exist at the same time.
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D11.16

11436 - The Marshall Group	Object	Marshall objects to the limited use of the Green Corridor stipulated by paragraph D11.16 and considers that it should also contain playing fields, courts and equipped children's play areas. These facilities could be provided in a way that creates an attractive and vibrant open space. It would reflect the rich variety and character of the City's existing Green Corridors, support government and other urban design and green space design guidance which promotes the multi-functional use of green spaces, and promote the efficient and sustainable use of land.	The Green Corridor is intended to have an informal character. The best way to provide sports pitches is to provide a group of up to 8 pitches located together, with a multi purpose clubhouse/pavilion. There may also be advantages to locating these adjacent to the secondary school pitches where the opportunity to share floodlit facilities exists. Facilities involving hard surfaces and which are available all year round and permanently available for public use through a dual use agreement can count towards open space standards. For these reasons, the Green Corridor does not lend itself to this scale or type of formal recreation provision.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D11.20

8437 - The Marshall Group	Object	There is no evidence to suggest that the demand for allotments may increase disproportionately. Recent trends in Cambridge suggest that the demand for allotments has fallen and continues to fall. On that basis, Marshall objects to the specified requirement of 0.4 hectare per 1,000 people (Appendix 3).	The standard of allotment provision is based on the pattern of allotments usage within Cambridge City. It is not inconceivable that demand for allotments at Cambridge East could be higher than elsewhere in the city as development densities across the site will be higher than for Cambridge as a whole and gardens will on average be smaller.
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CE/25 Countryside Recreation

8483 - The Marshall Group	Object	Appropriate recognition should be given to the fact that this country park will have a sub-regional function as opposed to one confined simply to the needs of the residents in the new urban quarter. That wider role will need to be taken into account in the issue of longer-term funding.	The new strategic open space standard proposed in response to other representations in all the South Cambs LDF documents requires that all new development makes contributions towards strategic open space to serve its own needs. Only in circumstances where provision required by the AAP exceeded that standard would the development not be required to provide it. It is recognised that it will also attract visitors from outside the development, but its provision is nonetheless a reasonable requirement of the development. The nature and timescale for contributions will be determined as part of planning obligations package having regard to the requirements of circular 05/2005.
8070 - The National Trust	Object	After the reference to National Trust add the words 'via the proposed Bridge of Reeds'.	The Bridge of Reeds is not yet a formal agreed project and it would be inappropriate to include it in the policy. However, it is referred to in paragraph D11.26.
8438 - The Marshall Group	Support	Marshall supports the provision of a country park to the north of Teversham.	Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

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11264 - Cambridgeshire County Council	Object	Whilst supporting the provision of a country park for Cambridge East, the process for identifying the location proposed is questioned. Has there been an assessment of its integration into the wider landscape, the existing public Rights of Way network and existing biodiversity/wildlife features?	In considering the suitable site for the country park, regard was had to the need for it to be accessible to the majority of the new urban quarter, link with the Green Corridor, make best use of existing landscape features and opportunities to link into existing rights of way and also potential to share car parking with the relocated park and ride site. The identified site was clearly preferable having regard to these criteria.
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10353 - Teversham Parish Council Support General support for the proposal of a country park.

11437 - The Marshall Group

9896 - Cambridge Preservation Society

Society

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2

11438 - The Marshall Group 9894 - Cambridge Preservation Society	Object	Cambridge Preservation Society - The proposal map should highlight existing and new crossings of the existing railway route and envisaged pedestrian, cycle and horse rider's access routes and crossings between urban extension areas and along the edge of the Green Corridor and linking with the countryside beyond (similarly as undertaken with the Southern fringe concept Plan). Marshalls - supports the principle that footpath, bridleway and cycleway links should be provided to the north to the River Cam and to the extension to Wicken Fen but point out that these are outside the control of the Cambridge East development where they lie outside land owned by Marshalls. The wording of the second sentence of Policy CE/25(2) should be revised to say: 'Links should be provided to existing or potential new rights of way adjoining the site to the north, which lead to the River Cam and to the extension to Wicken Fen proposed in the long-term by the National Trust.'	The Cambridge Southern Fringe Area Action Plan shows 'desire lines' for public access. Detailed routes will be explored and put in place during the implementation stages of the proposals development. Marshall's representation draws attention to land not within their control and whilst linking to existing rights of way will be important, the County Council will use its rights of way powers or agreements with landowners to extend the network across such land.	Amend Policy CE/25 (2) to read: "Links should be provided to existing or potential new rights of way adjoining the site to the north, which lead to the River Cam and to the extension to Wicken Fen proposed in the long-term by the National Trust."
7947	Support	An actual bridleway network has to be established which provides for current and future horse riders in and around Cambridge (and which can also be used by cyclists and pedestrians)	Support noted. The details of the new network can be explored during the implementation stages of the development.	
9178 - Cambridgeshire Local Access Forum	Support	Welcome reference to the provision of an enhanced network of footpaths, bridleways and cycleways.	Support noted.	

Representations *Nature Representation Summary* *Councils' Assessment* *Change to Draft DPD*

D11.21

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

11439 - The Marshall Group	Object	Proposed new paragraph between D11.21 and D11.22: It needs to be clearly stated that the Country Park will only be delivered if the airport is re-located and the whole Cambridge East development proceeds. A new paragraph should be introduced which says: 'The delivery of the Country Park will not be confirmed until the re-location of the airport is certain and the whole Cambridge East development can proceed.'	At the time of writing the Pre-Submission Draft of the AAP, work was still in progress, led by the County Council, on a county wide standard for strategic open space. This was recognised in paragraph D11.22. In the light of the County Council's recommendation that a standard of 5.1ha per 1000 people is an appropriate standard for Cambridgeshire which reflects current levels of strategic open space provision and seeks to ensure that levels of provision per head of population are not reduced as a result of development, it is now appropriate to include a standard in the AAP. The use of a standard would mean that Phase 1 would need to make a contribution towards strategic open space (SOS). The most appropriate form and timing of that contribution is a matter best addressed through discussions on any planning application, but it could be in the form of financial contributions used within or close to the site of Phase 1 either alongside the development or some time afterwards. Alternatively, it could potentially take the form of a legal undertaking that the area of land required by the standard will be provided at the country park when it comes forward in association with a later stage of development. This needs to be reflected in the recreation chapter and also in the planning obligations chapter.	Delete paragraph D11.22 and replace with the following: "THE COUNTY AND DISTRICT COUNCILS HAVE DEVELOPED THE CONCEPT OF STRATEGIC OPEN SPACE (SOS). SOS PROVIDES MORE THAN A LOCAL FUNCTION AND SPACES ARE GENERALLY LARGER, MORE VARIED, AND PROVIDE A DIFFERENT VISITOR EXPERIENCE TO VILLAGE OPEN SPACES. A DEFINITION OF STRATEGIC OPEN SPACE IS INCLUDED WITH THE STANDARD IN APPENDIX 3. BUT IN BROAD TERMS INCLUDES PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS, AND WHICH ARE GREATER THAN 25HA IN EXTENT. THE APPLICATION OF A STANDARD RELATING TO POPULATION LEVELS WOULD MEAN THAT ALL PHASES
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OF DEVELOPMENT, INCLUDING PHASE 1, WOULD MAKE A CONTRIBUTION TOWARDS STRATEGIC OPEN SPACE (SOS), THE MOST APPROPRIATE FORM OF THAT CONTRIBUTION AND HOW AND WHEN IT SHOULD COME FORWARD IS A MATTER BEST ADDRESSED THROUGH DISCUSSIONS ON ANY PLANNING APPLICATION. ONLY IF ANY OF THE AREAS IDENTIFIED FOR SOS ARE FOUND TO BE IN EXCESS OF THE NEEDS OF CAMBRIDGE EAST ITSELF WILL THAT PART OF THE COUNTRY PARK BE FUNDED BY MEANS OTHER THAN DEVELOPER CONTRIBUTIONS.

Add the following to Appendix 3, Open Space and Recreation Standards as a new category at the top of the list:

TYPE OF OPEN SPACE: STRATEGIC OPEN SPACE
 DEFINITION: PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS; ARE GREATER THAN 25HA IN EXTENT (EXC. WOODLAND* AND OPEN WATER) AND FULFIL FIVE OR MORE OF THE FOLLOWING CRITERIA:
 -MEET STRUCTURE PLAN AND/OR

LOCAL DEVELOPMENT OBJECTIVES
 -CONTRIBUTE TO LARGE-SCALE PUBLIC ACCESS SCHEMES
 -CONTAIN A NETWORK OF LINEAR ACCESS ROUTES
 -PROVIDE FREE AND OPEN ACCESS ACROSS THE SITE
 -ARE SECURED FOR OR HAVE A RIGHT OF PUBLIC USE IN PERPETUITY
 -HAVE A STATUS OR AN INTENT TO ALLOW PUBLIC ACCESS
 -THE PROVISION OF FACILITIES THAT ASSIST PUBLIC ACCESS
 -MEET LOCAL BIODIVERSITY ACTION PLAN TARGETS
 *GIVEN THE NATURE OF CAMBRIDGESHIRE AND THE LACK OF WOODLAND IN THE COUNTY, PUBLICLY ACCESSIBLE WOODLAND UNDER 25HA THAT MEETS FIVE OF THE ABOVE CRITERIA AND WHICH LIES WITHIN ENHANCEMENT AREAS WHERE THE TOTAL AMOUNT OF WOODLAND EXCEEDS 25HA SHOULD BE INCLUDED AS IT IS STRATEGICALLY AND ENVIRONMENTALLY IMPORTANT.
 STANDARD: 5.1HA PER 1000 PEOPLE.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D11.24

11278 - Cambridgeshire County Council	Object	A country park will also provide publicly accessible wildlife areas and habitats, and areas solely for nature conservation. This should be reflected in the text.	This would be a useful clarification of the wider characteristics of a country park.	Add the following to the 1st sentence of paragraph D11.24: " ...with provision of publicly accessible wildlife areas and habitats, and areas solely for nature conservation.
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D11.25

11279 - Cambridgeshire County Council	Support	Support the expectation that the green corridor will have a more urban feel and that the country park will provide a more informal recreation function.	Support noted.	
11261 - Cambridgeshire County Council	Support	Welcome the reference to the need to provide Strategic Open Space through the creation of a country park with a contribution from the green corridor.	Support noted.	

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

D11.26

11280 - Cambridgeshire County Council	Object	The policy and supporting text is supported. We would wish to see a reference to the Rights of Way Improvement Plan (ROWIP). This is a statutory plan required by the CROW Act 2000. The ROWIP should support improvements to the RoW network over the whole county, and it is anticipated that the County Council will work with districts and other partners to achieve this. The County would like to see a reference within Policy CE/25 para 2 to ROWIP as follows; "A strategy will be developed WITH REFERENCE TO THE RIGHTS OF WAY IMPROVEMENT PLAN to..." with an explanatory reference to the role of the ROWIP in the supporting text para 11.26..	Agreed.	Amend 1st sentence of Policy CE/25 para 2 to read: "A strategy will be developed WITH REFERENCE TO THE RIGHTS OF WAY IMPROVEMENT PLAN to link..." In paragraph D11.26, after the 1st sentence add the following new sentence:
11281 - Cambridgeshire County Council	Support	Welcome mention of the Landscape East project of the 'Bridge of Reeds'. This will provide connectivity with Cambridge East and the wider countryside and is in line with Strategic objectives in the recently adopted Rights of Way Improvement Plan. It should be noted however that the planning of this bridge and the proposed replacement junction onto the A14 to serve Cambridge East must be closely co-ordinated.	Support noted. It is agreed that the relationship between the Bridge of Reeds proposal and any new road link to the A14 will require close coordination.	"This should be developed having regard to the Rights of Way Improvement Plan (ROWIP). This is a statutory plan required by the Countryside and Rights of Way (CROW) Act 2000. The ROWIP will support improvements to the Rights of Way network over the whole county, and it is anticipated that the County Council will work with districts and other partners to achieve this."

Representations **Nature Representation Summary** **Councils' Assessment** **Change to Draft DPD**

Table

11440 - The Marshall Group	Object	Marshall support the standards for Outdoor Sports (1.2ha per 1000 people), Provision for Children and Teenagers (0.3ha per 1000 people) and Informal Open Space (1.8ha per 1000 people), but only if a proportion of Outdoor Sports and Provision for Children and Teenagers can be located in the Green Corridor, the existing tree belt north of Newmarket Road, the Green Fingers and the Urban Park. Marshall objects to the standard for Allotments (0.4ha per 1000 people).	The standards of provision for recreation are based upon the forecast recreation requirements of the future population of Cambridge East. The availability of suitable land for recreational purposes is a separate issue and has no bearing on the standard of provision to be sought. The standard for allotment provision is derived from the existing patterns of usage of allotments within Cambridge City.	No change.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

<p>11263 - Cambridgeshire County Council</p>	<p>Object</p>	<p>The County would like to see Strategic Open Space defined and added to this appendix. The standard is 5.1ha of SOS per 1000 people.</p>	<p>At the time of writing the Pre-Submission Draft of the AAP, work was still in progress, led by the County Council, on a county wide standard for strategic open space. This was recognised in paragraph D11.22. In the light of the County Council's recommendation that a standard of 5.1ha per 1000 people is an appropriate standard for Cambridgeshire which reflects current levels of strategic open space provision and seeks to ensure that levels of provision per head of population are not reduced as a result of development, it is now appropriate to include a standard in the AAP. The use of a standard would mean that Phase 1 would need to make a contribution towards strategic open space (SOS). The most appropriate form and timing of that contribution is a matter best addressed through discussions on any planning application, but it could be in the form of financial contributions used within or close to the site of Phase 1 either alongside the development or some time afterwards. Alternatively, it could potentially take the form of a legal undertaking that the area of land required by the standard will be provided at the country park when it comes forward in association with a later stage of development. This needs to be reflected in the recreation chapter and also in the planning obligations chapter.</p>	<p>Add the following to Policy CE/25 at the end of paragraph 1:</p> <p>"CAMBRIDGE EAST WILL PROVIDE STRATEGIC OPEN SPACE IN ACCORDANCE WITH THE OPEN SPACE AND RECREATION STANDARDS SET OUT IN APPENDIX 3."</p> <p>Delete paragraph D11.22 and replace with the following:</p> <p>"THE COUNTY AND DISTRICT COUNCILS HAVE DEVELOPED THE CONCEPT OF STRATEGIC OPEN SPACE (SOS). SOS PROVIDES MORE THAN A LOCAL FUNCTION AND SPACES ARE GENERALLY LARGER, MORE VARIED, AND PROVIDE A DIFFERENT VISITOR EXPERIENCE TO VILLAGE OPEN SPACES. A DEFINITION OF STRATEGIC OPEN SPACE IS INCLUDED WITH THE STANDARD IN APPENDIX 3. BUT IN BROAD TERMS INCLUDES PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS, AND WHICH ARE GREATER THAN 25HA IN EXTENT. THE APPLICATION OF A STANDARD RELATING TO POPULATION LEVELS WOULD MEAN THAT ALL PHASES</p>
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OF DEVELOPMENT, INCLUDING PHASE 1, WOULD MAKE A CONTRIBUTION TOWARDS STRATEGIC OPEN SPACE (SOS), THE MOST APPROPRIATE FORM OF THAT CONTRIBUTION AND HOW AND WHEN IT SHOULD COME FORWARD IS A MATTER BEST ADDRESSED THROUGH DISCUSSIONS ON ANY PLANNING APPLICATION. ONLY IF ANY OF THE AREAS IDENTIFIED FOR SOS ARE FOUND TO BE IN EXCESS OF THE NEEDS OF CAMBRIDGE EAST ITSELF WILL THAT PART OF THE COUNTRY PARK BE FUNDED BY MEANS OTHER THAN DEVELOPER CONTRIBUTIONS.

Add the following to Appendix 3, Open Space and Recreation Standards as a new category at the top of the list:

TYPE OF OPEN SPACE: STRATEGIC OPEN SPACE
 DEFINITION: PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS; ARE GREATER THAN 25HA IN EXTENT (EXC. WOODLAND* AND OPEN WATER) AND FULFIL FIVE OR MORE OF THE FOLLOWING CRITERIA:
 -MEET STRUCTURE PLAN AND/OR

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LOCAL DEVELOPMENT OBJECTIVES
 -CONTRIBUTE TO LARGE-SCALE PUBLIC ACCESS SCHEMES
 -CONTAIN A NETWORK OF LINEAR ACCESS ROUTES
 -PROVIDE FREE AND OPEN ACCESS ACROSS THE SITE
 -ARE SECURED FOR OR HAVE A RIGHT OF PUBLIC USE IN PERPETUITY
 -HAVE A STATUS OR AN INTENT TO ALLOW PUBLIC ACCESS
 -THE PROVISION OF FACILITIES THAT ASSIST PUBLIC ACCESS
 -MEET LOCAL BIODIVERSITY ACTION PLAN TARGETS
 *GIVEN THE NATURE OF CAMBRIDGESHIRE AND THE LACK OF WOODLAND IN THE COUNTY, PUBLICLY ACCESSIBLE WOODLAND UNDER 25HA THAT MEETS FIVE OF THE ABOVE CRITERIA AND WHICH LIES WITHIN ENHANCEMENT AREAS WHERE THE TOTAL AMOUNT OF WOODLAND EXCEEDS 25HA SHOULD BE INCLUDED AS IT STANDARD: 5.1HA PER 1000 PEOPLE.

10943 - House Builders Federation Object The proposed standards seem unduly onerous in comparison with those for other areas. Developments on the edge of Cambridge which span the District boundary will be subject to the locally derived recreation standards for Cambridge City. No change.

Change to Draft DPD

Councils' Assessment

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9362 - Sport England East	Support	The standards in Appendix 3 are supported as they provide a basis for ensuring that adequate outdoor sports facility provision is made in the Cambridge East development. Furthermore, as the standard proposed for outdoor sport (1.2 ha per 1000 people) is locally derived and based on the assessment of local need that has been undertaken by Cambridge City Council, the standards are considered robust and would accord with the guidance in paragraphs 6-8 of PPG17. Cambridge City Council's standards are considered to be more appropriate than those of South Cambridgeshire for the Cambridge East development because the development will functionally be an extension of Cambridge and will have open space needs that are more likely to be comparable to those in urban Cambridge than the villages in rural South Cambridgeshire.	Support noted.
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Objectives

9289 - Ely Group of Internal Drainage Boards	Support	The Boards support the objectives of D12 an Integrated Water Strategy and Policy CE/26 Land Drainage, Water Conservation, Fould Drainage and Sewer Disposal.	Support noted.
D12/a	Support	Welcome the acknowledgement of the forecast effects of climate change.	Support noted.

Representations

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Change to Draft DPD

CE/26 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal

8364	<p>Object Concreting over 250 hectares to build Cambridge East will significantly increase the flood risk for Teversham.</p>	<p>The issue of surface water drainage and the need to ensure that the Cambridge East proposals will not have adverse implications for adjoining areas, including Teversham, is an important requirement. Policy CE/26 should be strengthened to require a strategic surface water drainage scheme to be provided at an early stage for the whole Cambridge East area.</p>	<p>Add the following to Policy CE/26 at the end of paragraph 1: "... A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED AT AN EARLY STAGE FOR THE CAMBRIDGE EAST AREA."</p>
8856 - RAVE	<p>Object This group of policies sets out the criteria which will need to be achieved. It does not contain any requirement to assess how these criteria may be met and whether such plans are remotely credible.</p>	<p>The role of the AAP is to set the appropriate tests against which any planning applications will be assessed to ensure that it is demonstrated to the satisfaction of the local planning authority, in consultation with key stakeholders, that the proposals will plan effectively for a wide range of water related issues at Cambridge East. Various strategies will be required to be submitted alongside any planning application to demonstrate how the criteria in the policy will be met. These are highlighted in the Planning Obligations chapter. In addition to those listed, a strategic surface water drainage scheme will be required at an early stage. Planning permission will not be granted unless the criteria in the AAP are met. It is not for the AAP to be prescriptive on the solutions.</p>	<p>Add the following to Policy CE/26 at the end of paragraph 1: <input type="checkbox"/> "... A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED AT AN EARLY STAGE FOR THE CAMBRIDGE EAST AREA." Add to the table under para E2.7, at the row on surface water drainage, as a new first point in the columns on Phase 1 and Cambridge East as a whole: "A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED."</p>

Representations

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Councils' Assessment

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11099 - Environment Agency	<p>Object</p> <p>Whilst we support the inclusion of an integrated water strategy, it must be made clear that any surface water drainage scheme has to be STRATEGIC for the whole site. Piecemeal drainage systems will not be deemed appropriate.</p>	<p>This requirement is agreed. As a consequence, it should also be included in the schedule of planning obligations in chapter E2.</p>	<p>Add the following to Policy CE/26 at the end of paragraph 1:</p>
		<p>□ "... A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED AT AN EARLY STAGE FOR THE CAMBRIDGE EAST AREA."</p>	<p>"... A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED AT AN EARLY STAGE FOR THE CAMBRIDGE EAST AREA."</p>
			<p>Add to the table under para E2.7, at the row on surface water drainage, as a new first point in the columns on Phase 1 and Cambridge East as a whole:</p>
			<p>"A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED."</p>
11327	<p>Object</p> <p>East Anglia is one of the lowest rainfall areas in the country. Most summers a hose-pipe ban is in force reflecting the delicate balance of supply and demand already experienced. Additional housing in our area can only put further pressure on our water supply and sewerage treatment. The sewage treatment works at Milton are already struggling judging by the appalling stench from there as you pass Milton.</p>	<p>The principle of the development of Cambridge East as part of the overall Cambridge Sub Region strategy was considered at the examination into the Structure Plan. This included consideration of water supply and the Panel took the view that the scale of development could be accommodated satisfactorily. It is now for the AAP to set the appropriate policy requirements of any detailed proposals for development to ensure that they address issues of water supply in a satisfactory way. The AAP includes a requirement for water conservation measures as an integral part of the development to help achieve this.</p>	

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

10944 - House Builders Federation Object

It is not evident as to why all water bodies and water courses will need to be maintained and managed by a single organisation in order to allow development of go ahead. Why should the managing organisation need to be managed in perpetuity at the cost of the development, why can't existing relevant water authorities become responsible?

(a) At the Preferred Options stage for each of the Area Action Plans, the District Council indicated its preference for a single body to take responsibility for all surface water drainage infrastructure at each development and that the adopting bodies should be funded in perpetuity by the development. This has been the approach at Milton Keynes. (b) It is the responsibility of the developers of Cambridge East to secure surface water drainage measures for their development, including long term maintenance. (c) Planning permission will not be granted until secure measures are agreed the long term drainage of phase 1 (north of Newmarket Road), phase 2 (north of Cherry Hinton) or phase 3 (the Airport). (d) Whilst more than one body could be involved, at the time of grant planning permission the LPA will need to know that all bodies responsible for the surface water drainage systems at Cambridge East are taking an integrated approach to provision and maintenance. (e) Development is on such a scale that existing surface water drainage systems in the area, which are mainly for agricultural purposes or to drain relatively small villages, and the organisations currently responsible for maintenance will be wholly inadequate. In many cases this will be riparian owners. (f) Without a legally binding agreement to maintenance in perpetuity it would be irresponsible for the LPA to grant planning permission. (g) Development should not even commence until surface water drainage matters have been agreed as unoccupied development will discharge water from roofs and other hard surfaces.

Amend policy CE/26(3) & (4) to allow for more than one body to take responsibility for surface water drainage subject to a requirement to integrate management and maintenance regimes with all other relevant bodies as follows: "3. All water bodies and watercourses required to serve the development will be maintained and managed by one or more organisations publicly accountable organisations to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding to ensure that: d. Flooding does not occur within Cambridge East; e. No additional discharge is made into surrounding water courses or onto surrounding land than that naturally discharging from the site in its current undeveloped form; f. Water quality and levels are maintained within Cambridge East's and receiving surface water drainage systems sufficient to support and encourage natural habitats; g. The managing organisation will be funded in perpetuity. 4. No development shall commence until the written agreement of the Local Planning Authority has been secured that organisations with sufficient powers, funding, resources, expertise and integrated management have legally committed to maintain and manage all surface water systems for

Representations

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Councils' Assessment

Change to Draft DPD

9293 - Ely Group of Internal Drainage Boards	Support	The Boards support the objectives of D12 an Integrated Water Strategy and Policy CE/26 Land Drainage, Water Conservation, Fould Drainage and Sewer Disposal.	Support noted.	Cambridge East in perpetuity."
8	Object	Marshall objects to the requirement to fund in perpetuity a body which it will have previously established, which will be publicly accountable. The governance of this new urban quarter will need comprehensive scrutiny.	Paragraph B18 of Circular 05/2005 "Planning Obligations" makes it clear that it may be appropriate for a developer to make provision for maintenance in perpetuity where "the provision of facilities are predominantly for the benefit of users of the associated development". Because Cambridge East will be the only new development on the eastern edge of Cambridge, the surface water drainage system to be put in place to serve it will only be required for this development. Surface water drainage systems need to be maintained in perpetuity for the benefit of the development and downstream landowners as machinery can fail, blockages occur etc.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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9390 - GO-East

Object

In respect of paragraph 4 and the explanatory text at paragraph D12.8, we accept that it is important to ensure that management and maintenance arrangements are agreed and in place. We are not, however, as clear about the acceptability in the light of paragraphs B18 to B20 of Circular 05/2005, Planning Obligations of the implied funding of these arrangements in perpetuity by the developer. This needs to be considered further before this is included as a requirement in the submission AAP.
[Soundness test iv]

Policy CE/26 (4) and paragraph 12.9 do not necessarily require that maintenance and management arrangements are funded in perpetuity by the development. They do however make it the responsibility of the developers of Cambridge East to make the necessary arrangements with an organisation to maintain and manage the surface water drainage systems serving the development in perpetuity. How it is funded will be the responsibility of the developers, but no development will be occupied until such management arrangements have been made the subject of a legal agreement.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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9790 - Fen Ditton Parish Council	Object	Despite proposed water conservation of 25% reduction at the North Works development, we are concerned the water authorities will not be able to provide sufficient supply of water for these extra homes when we are under constant threat of water restrictions in the Cambridge area.	The issue of water supply was considered in the context of the Structure Plan Examination in Public and the Panel accepted that the proposed development strategy could be delivered. Notwithstanding the Council will wish it to be clearly demonstrated as part of any planning application that the development can be appropriately served by all required infrastructure. Note that in response to representations from GO-East criterion 5 regarding water conservation is proposed to be deleted as being outside the scope of the planning system to deliver.
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8440 - The Marshall Group	Object	Marshall objects to the reference to a 25% reduction in the use of piped water compared to the average. In doing so, Marshall is sympathetic to these objectives but would prefer to see a reference to a significant reduction as opposed to a prescribed level of reduction. If the impact of metering (estimated at 20% savings, para D12.3) can be taken into account, the 25% target may be achievable.	The Councils are keen to ensure that Cambridge East is as sustainable development as possible, including use of water resources. However, in view of the advice of GO-East that it is beyond the scope of the planning system to deliver such measures, the Councils agree reluctantly that criterion 5 should be deleted from the policy. The corresponding supporting text at paragraph D12.12 and D12.13 should be deleted. However, it is proposed to retain paragraph D12.11 to make clear that the Council considers that water conservation is an important issue at Cambridge East, although it lies outside the scope of the planning system. An extra sentence should be added to the end of the paragraph to make this clear.	Delete criterion 5 from Policy CE/26. Add new sentence to the end of paragraph D12.11 to read: "... THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE CAMBRIDGE EAST PROPOSALS, ALTHOUGH IT LIES OUTSIDE THE SCOPE OF THE PLANNING SYSTEM." Delete paragraphs D12.12 and D12.13.
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Representations

Nature Representation Summary

Councils' Assessment

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9392 - GO-East

Object

In respect of paragraph 5, whilst supportive of measures that seek to conserve water we are concerned that these measures may not be within the scope of the planning system to deliver. Other approaches should be investigated about how these important objectives in support of sustainable development might be achieved. [Soundness test iv]

The Councils are keen to ensure that Cambridge East is as sustainable development as possible, including use of water resources. However, in view of the advice of GO-East that it is beyond the scope of the planning system to deliver such measures, the Councils agree reluctantly that criterion 5 should be deleted from the policy. The corresponding supporting text at paragraph D12.12 and D12.13 should be deleted. However, it is proposed to retain paragraph D12.11 to make clear that the Council considers that water conservation is an important issue at Cambridge East, although it lies outside the scope of the planning system. An extra sentence should be added to the end of the paragraph to make this clear.

Delete criterion 5 from Policy CE/26.

Add new sentence to the end of paragraph D12.11 to read:

"... THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE CAMBRIDGE EAST PROPOSALS, ALTHOUGH IT LIES OUTSIDE THE SCOPE OF THE PLANNING SYSTEM."

Delete paragraphs D12.12 and D12.13.

9513 - Fairview New Homes

Object

Fairview object to the requirement in Policy CE/26 paragraph 5 for all development to incorporate water recycling facilities and at least 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures. Such requirements potentially affect the viability of delivering development at the site and should not jeopardise the main priorities of the Plan. They should be considered in the context of other Section 106 requirements and the overall viability of the proposed development.

The Councils are keen to ensure that Cambridge East is as sustainable development as possible, including use of water resources. However, in view of the advice of GO-East that it is beyond the scope of the planning system to deliver such measures, the Councils agree reluctantly that criterion 5 should be deleted from the policy. The corresponding supporting text at paragraph D12.12 and D12.13 should be deleted. However, it is proposed to retain paragraph D12.11 to make clear that the Council considers that water conservation is an important issue at Cambridge East, although it lies outside the scope of the planning system. An extra sentence should be added to the end of the paragraph to make this clear.

Delete criterion 5 from Policy CE/26.

Add new sentence to the end of paragraph D12.11 to read:

"... THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE CAMBRIDGE EAST PROPOSALS, ALTHOUGH IT LIES OUTSIDE THE SCOPE OF THE PLANNING SYSTEM."

Delete paragraphs D12.12 and D12.13.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D12.3**

8056 - The National Trust

Object

D12.3 to D12.7 - The management of the water systems will be crucial because:-

1. An increase in surface water drainage to the east could have a serious impact on the amount of water that feeds Lode Mill, the working watermill within the grounds of Anglesey Abbey.
2. There could be an adverse effect on the areas within Wicken Fen Vision where new wildlife habitats are to be created.

The strategies for dealing with water systems will need to take account of any wider implications to areas beyond the site and avoid any adverse impacts.

D12.8

9391 - GO-East

Object

In respect of paragraph 4 and the explanatory text at paragraph D12.8, we accept that it is important to ensure that management and maintenance arrangements are agreed and in place. We are not, however, as clear about the acceptability in the light of paragraphs B18 to B20 of Circular 05/2005, Planning Obligations of the implied funding of these arrangements in perpetuity by the developer. This needs to be considered further before this is included as a requirement in the submission AAP.
[Soundness test iv]

No change.

Policy CE/26 (4) and paragraph 12.9 do not necessarily require that maintenance and management arrangements are funded in perpetuity by the development. They do however make it the responsibility of the developers of Cambridge East to make the necessary arrangements with an organisation to maintain and manage the surface water drainage systems serving the development in perpetuity. How it is funded will be the responsibility of the developers, but no development will be occupied until such management arrangements have been made the subject of a legal agreement.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/28 Energy

10948 - House Builders Federation Object

The achievement of SAP ratings is controlled by energy conservation rules embodied in the national building regulations. If any reference is required in the Plan it should just be that dwellings conform with the relevant requirement of Part L of the Building Regulations rather than specifying an arbitrary figure.

The Councils are keen to ensure that the development of this major urban quarter is as sustainable as possible hence the challenging policies included in the draft AAP. However, in view of the advice from GO-East that certain aspects are beyond the scope of the planning system, it is agreed to remove those specific aspects from the policy. The supporting text will be revised to make clear where other measures are a key element of overall energy reduction but where they are dealt with under other legislation.

Revise Policy CE/28 criterion 1 to read:

"Cambridge East will be required to demonstrate that it will achieve a high degree of measures to increase the energy efficiency of buildings, for example through location, layout, orientation, aspect AND external design."

Delete 3rd sentence of paragraph D14.4 and replace to read:

"The policy requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect and external design. Other measures such as internal design and improved insulation are also important to energy use and are dealt with through the Building Regulations system."

Representations

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Change to Draft DPD

10951 - House Builders Federation Object

The house-building industry is supportive of the need to consider energy efficiency, or the incorporation of energy efficient technologies. However stipulations to investigate and/or incorporate certain technologies should not be made within Planning Legislation as should stipulations of design criteria.

The Councils are keen to ensure that the development of this major urban quarter is as sustainable as possible hence the challenging policies included in the draft AAP. However, in view of the advice from GO-East that certain aspects are beyond the scope of the planning system, it is agreed to remove those specific aspects from the policy. The supporting text will be revised to make clear where other measures are a key element of overall energy reduction but where they are dealt with under other legislation.

Revise Policy CE/28 criterion 1 to read:
"Cambridge East will be required to demonstrate that it will achieve a high degree of measures to increase the energy efficiency of buildings, for example through location, layout, orientation, aspect AND external design."

Delete 3rd sentence of paragraph D14.4 and replace to read:

"The policy requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect and external design. Other measures such as internal design and improved insulation are also important to energy use and are dealt with through the Building Regulations system."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9394 - GO-East	Object	<p>The policy requires developments to demonstrate that it would achieve a high degree of measures to increase energy efficiency through amongst other measures internal design and improved insulation. We consider that both these matters are likely to be beyond the scope of planning and are matters that would be dealt with through Building Regulations. Therefore any matters that are beyond the scope of planning should be deleted from the policy. Where those matters are related to the overall objective of the policy but delivered through an alternative mechanism, those matters and how they will be implemented could be set out in the supporting text. [Soundness tests vii and viii]</p>	<p>The Councils are keen to ensure that the development of this major urban quarter is as sustainable as possible hence the challenging policies included in the draft AAP. However, in view of the advice from GP-East that certain aspects are beyond the scope of the planning system, it is agreed to remove those specific aspects from the policy. The supporting text will be revised to make clear where other measures are a key element of overall energy reduction but where they are dealt with under other legislation.</p>	<p>Revise Policy CE/28 criterion 1 to read: "Cambridge East will be required to demonstrate that it will achieve a high degree of measures to increase the energy efficiency of buildings, for example through location, layout, orientation, aspect AND external design."</p>
11283 - Cambridgeshire Council	Support	This policy is strongly supported.	Support noted.	Delete 3rd sentence of paragraph D14.4 and replace to read:
11101 - Environment Agency	Support	We support the promotion of energy efficiency through this proposal.	Support noted.	"The policy requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect and external design. Other measures such as internal design and improved insulation are also important to energy use and are dealt with through the Building Regulations system."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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10957 - House Builders Federation	Object	The HBF strongly objects to the Council's policy which in reality seeks to alter nationally set Building Regulations by 10% to different local standards which would be more onerous on developers. Planning policies should not replicate, cut across, or detrimentally affect matters within the scope of other legislative requirements, such as those set out in Building Regulations for energy efficiency.	The policy does not require a reduction in emissions which would be beyond the scope of the planning system to do. However, given the importance of creating a sustainable development and the role of energy in that, and the fact that certain measures within the scope of the planning system will impact on energy use and emissions, it is reasonable to include this aspiration in the AAP. GO-East has objected to certain aspects of the policy as being beyond the scope of the planning system but raises not objection to this part of the policy.
9516 - Fairview New Homes	Object	Fairview object to Policy CE/28 paragraph 2 which seeks a reduction in the minimum amount of Carbon Dioxide emitted by 10% compared to the minimum Building Regulation requirement. Such requirements potentially affect the viability of delivering development at the site and should not jeopardise the main priorities of the Plan. They should be considered in the context of other requirements and the overall viability of the proposed development.	There are many objectives of the AAP, but a key one is the achieve a sustainable development in a wide variety of ways. Any issues of viability will be a matter for the planning application process and S106 agreement.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

8441 - The Marshall Group	Object	Marshall objects to this policy on the basis that it is a matter better controlled by Building Regulations as opposed to being achieved by planning legislation. Notwithstanding that, Marshall is generally sympathetic to securing carbon dioxide reductions.	The Councils are keen to ensure that the development of this major urban quarter is as sustainable as possible hence the challenging policies included in the draft AAP. However, in view of the advice from GO-East that certain aspects are beyond the scope of the planning system, it is agreed to remove those specific aspects from the policy. The supporting text will be revised to make clear where other measures are a key element of overall energy reduction but where they are dealt with under other legislation.	Revise Policy CE/28 criterion 1 to read: "Cambridge East will be required to demonstrate that it will achieve a high degree of measures to increase the energy efficiency of buildings, for example through location, layout, orientation, aspect AND external design."
				Delete 3rd sentence of paragraph D14.4 and replace to read:
				"The policy requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect and external design. Other measures such as internal design and improved insulation are also important to energy use and are dealt with through the Building Regulations system."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8442 - The Marshall Group	Object	Marshall objects to the 10% figure as an imperative. It should be expressed as an aspiration, to say it 'should include technology'.	The policy in the AAP reflects policies in both the South Cambs Draft Development Control Policies DPD and Cambridge Local Plan Redeposit Draft as well as the draft Regional Spatial Strategy. There is no justification for a different policy approach to be pursued for Cambridge East where the scale of development offers a significant opportunity to explore a range of renewable technologies and to respond to developments in this fast moving field over time.
9517 - Fairview New Homes	Object	Fairview object to Policy CE/28 paragraph 3 which requires the inclusion of technology for renewable energy to provide at least 10% of its predicted energy requirements. Such requirements potentially affect the viability of delivering development at the site and should not jeopardise the main priorities of the Plan. They should be considered in the context of other Section 106 requirements and the overall viability of the proposed development.	The policy in the AAP reflects policies in both the South Cambs Draft Development Control Policies DPD and Cambridge Local Plan Redeposit Draft as well as the draft Regional Spatial Strategy. There is no justification for a different policy approach to be pursued for Cambridge East where the scale of development offers a significant opportunity to explore a range of renewable technologies and to respond to developments in this fast moving field over time. Any issues of the viability of the development and the appropriate balance between various requirements of the AAP are a matter for the planning application stage in the normal way. There is no justification for amending the policy requirement.

Representations

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D14.5

8057 - The National Trust

Object

D14.5 - D14.6: Reference should be made to the opportunity for growing short rotation coppice on the adjoining farmland to fuel an onsite CHP plant to serve the development.

The policy sets the requirement that the development includes technology for providing at least 10% of its predicted energy requirements via renewable energy sources. It is not prescriptive about how this should be done and this would not be appropriate. The change sought by the representation is too specific for the AAP. However, it would be helpful to amplify the supporting text to refer to work in relation to a Sustainable Energy partnership at Northstowe, which could be extended and/or replicated at Cambridge East, and to recognise the importance of incorporating energy infrastructure into the development at an early stage.

Insert new paragraph between paragraphs D14.7 and D14.8, to read:

"Consideration is being given to the potential for a Sustainable Energy Partnership to be created at Northstowe which would be responsible for delivering investment in an integrated sustainable energy system that includes low carbon generation, energy distribution infrastructure and energy efficiency measures. If progressed, the partnership could be extended and/or replicated at Cambridge East. It is important to recognise that if a Combined Heat and Power solution were chosen, this would be dependent upon the necessary energy infrastructure (such as private wiring) being explored at a very early stage and designed in at the front end in order to minimise costs and to maximise opportunities.

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

CE/32 Land Contamination

9395 - GO-East	Object	Correction - On a point clarification, we assume that this should refer to the local authorities in the plural rather than just the District Council.	Agreed.	Amend Policy CE/32 to read: "Where development is proposed where there is an issue of land contamination the District COUNCILS will..."
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11103 - Environment Agency	Support	Whilst we support this contamination policy, we question whether it is required in this Area Action Plan when it exists in the development control policies DPD as policy NE/20.	Support noted. The AAP as a joint plan covering land in both South Cambs and Cambridge City should include all key policy requirements of the development to ensure a consistent approach to planning applications.
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OBJECTIVE

11284 - Cambridgeshire County Council	Support	Welcome the inclusion of exemplar projects within the development and hope they will be widely showcased to increase uptake within and outside the Cambridge East development.	Support noted.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/33 An Exemplar in Sustainability

9521 - Fairview New Homes

Object

Fairview object to Policy CE/33 that Cambridge East should include exemplar projects in sustainable development using cutting edge technologies. Such requirements potentially affect the viability of delivering development at the site and should not jeopardise the main priorities of the Plan. They should be considered in the context of other Section 106 requirements and the overall viability of the proposed development.

The Councils are of the view that Cambridge East is of such a scale and importance that it is crucial that it is as sustainable as possible. The Structure Plan requires that the new town of Northstowe is "an example of excellence in the creation of a sustainable settlement" (Policy P9/3). Whilst the same explicit requirement is not included for Cambridge East, the Councils consider that it is reasonable and appropriate to take a similar approach. The policy is not prescriptive about how the terms of the policy will be met and this will be a matter for negotiation on any planning application. The viability of the development will be a material consideration in determining any planning application and will be the mechanism for identifying the appropriate obligations package on the development.

9396 - GO-East

Object

We are supportive of the objectives underpinning this policy but it is unclear how they will be achieved in practice and whether the planning system is a viable or appropriate vehicle for this. The Submission DPD policy should be clearer about these matters.

The support for the objectives underpinning the policy is noted. The Councils are of the view that Cambridge East is of such a scale and importance that it is crucial that it is as sustainable as possible. The Structure Plan requires that the new town of Northstowe is "an example of excellence in the creation of a sustainable settlement" (Policy P9/3). Whilst the same explicit requirement is not included for Cambridge East, the Councils consider that it is reasonable and appropriate to take a similar approach. The policy is not prescriptive about how the terms of the policy will be met and this will be a matter for negotiation on any planning application.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D15.1**

8058 - The National Trust	Object	The National Trust supports the policy CE/33 but suggests that the supporting text (D15.1 to 15.5) could refer to the development of energy efficient homes at the Trust's Dunham Massey estate in Cheshire which is an exemplar in sustainability.	Support noted. It is not considered that it is appropriate to refer to specific examples in the AAP; there may be many examples in other parts of the country and elsewhere but the best examples may vary over the life of the AAP. The example suggested will be considered in the context of discussions on any emerging planning application.
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D15.4

10908 - Cambridgeshire County Council	Object	The adopted Cambridgeshire and Peterborough Waste Local Plan (Policy WLP18) identifies all major development areas as preferred sites for a major waste management facility. There is an urgent need to find sites for the proposed provision in WLP; the ODPM has made clear that where site specific allocations are not made in the WLP it would be appropriate to provide sites by securing allocations of employment land within new development areas. Phase 1 is a preferred location for a major waste management facility e.g. a materials recovery facility. There is also provision in the WLP for a Household Waste Recycling Centre to be accommodated within Cambridge East. It would be sensible for this to be co-located with the major waste management facility and provision for employment land should take this into account.	This objection is addressed in relation to a separate representation to the employment chapter.
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Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

Chapter E DELIVERING CAMBRIDGE EAST

OBJECTIVES

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9400 - GO-East

Object

The submission AAP will need to include more details about the delivery of the development at Cambridge East (in particular Phase 1) and its relationship with and dependency on other strategies and plans.

The AAP has been prepared in consultation with stakeholders at 3 stages of consultation. The Councils are also involved in the preparation of other key strategies and plans such as their respective Community Strategies and strategies being prepared by others such as the Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Councils are involved, looking at issues such as formal sports, and green infrastructure.

Cambridgeshire Horizons is also assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments. Given the urgency to ensure that plans are in place to bring forward the major developments to meet the needs of the Cambridge Area, the AAP is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already known, and identifies where strategies are required to identify all the specific requirements of the development. A Steering Group chaired by Horizons has been established for over 2 years and a series of topic groups either have or are in the process of being established to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. Horizons will have a key role in helping to draw together the identified requirements of Cambridge East as work on a planning application for Phase 1 progresses and in facilitating discussions on a section 106 agreement.

The submission AAP will have a new delivery

Add two new sections to Chapter E.

"E3: Delivering Cambridge East" will include matters affecting delivery and a housing trajectory.

"E4 Monitoring Cambridge East" will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Cambridge East is efficiently and effectively carried out.

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Councils' Assessment

Change to Draft DPD

section which will include a housing trajectory and also a new monitoring section which will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Cambridge East is efficiently and effectively carried out.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****E1.1**

9299 - Taylor Woodrow Developments Ltd

Object

The scale of the development involved and the necessary related infrastructure mean that the site is unlikely to deliver the completions anticipated in the Plan period. At this stage, it is also unhelpful to note that there is also uncertainty regarding the programming of the release of the Airport site.

Neither Council is relying on Cambridge Airport yielding dwellings by 2016. The only parts of Cambridge East that are assumed by the South Cambridgeshire Core Strategy DPD to come forward by 2016 are Phase 1 north of Newmarket Road and land north of Cherry Hinton, which can come forward whilst the Airport is still operating. Only part of the North Works site is proposed to be redeveloped and this is a relatively small part of Phase 1. Notwithstanding, Marshall's is in pre-application discussions with the District Council on an alternative site for some of the North Works operations and has advised that it currently anticipates submitting a planning application in spring 2006 with some relocated operations commencing on site in 2007. The City Local Plan only assumes that only land north of Cherry Hinton that is not constrained by the Airport will come forward by 2016. There is no need to identify alternative locations for development.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

11348 - Taylor Woodrow Developments Ltd (Netherhall Farm)

Object

Smaller sites at the edge of Cambridge, such as Netherhall Farm, should be brought forward for development in the short term to address any shortfall in delivery.

Neither Council is relying on Cambridge Airport yielding dwellings by 2016. The only parts of Cambridge East that are assumed by the South Cambridgeshire Core Strategy DPD to come forward by 2016 are Phase 1 north of Newmarket Road and land north of Cherry Hinton, which can come forward whilst the Airport is still operating. Only part of the North Works site is proposed to be redeveloped and this is a relatively small part of Phase 1. Notwithstanding, Marshall's is in pre-application discussions with the District Council on an alternative site for some of the North Works operations and has advised that it currently anticipates submitting a planning application in spring 2006 with some relocated operations commencing on site in 2007. The City Local Plan assumes that only land north of Cherry Hinton that is not constrained by the Airport will come forward by 2016. Notwithstanding any specific issues relating to development at Netherhall Farm, there is no justification for identifying other land for residential development. If there were, this would be an issue for the Cambridge City Local Plan or South Cambridgeshire Core Strategy and not for the Cambridge East Area Action Plan.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****CE/34 Construction Strategy**9547
9537

Object

Object to the proposed development of Cambridge East on the Cambridge Airport site. Recently purchased a property in Caribou Way and a large part of the reason behind choosing this property was the location, in that it is a quiet suburb but also allows easy access to the city centre and A14. A number of concerns about the proposed development and one of these includes:

Concerned that the long-term construction project will affect our quality of life, as it will affect the view from the rear of our property and there will be air and noise pollution caused by the construction process.

The Airport is identified in the Structure Plan 2003 as a location for major development on the edge of Cambridge. This takes forward the policy of RFG6 2000 which set the principle of new housing on the edge of Cambridge subject to a review of the Green Belt. The AAP includes policies to ensure that the new urban quarter is "integrated and linked sensitively into the urban fabric of eastern Cambridge to preserve existing residential amenity" (Policy CE/7(17)). The aim is to enhance Cambridge not detract from it both in terms of its physical character and the services and facilities it provides.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

11474 - GO-East	Object	<p>We think that the Core Strategy and other DPDs will need to include a clearer and more robust implementation and monitoring framework that should set out how delivery will be achieved and measured. Clearly, we recognise that this is not possible in a detailed manner for developments that will be phased towards the end of the Structure Plan period, such as the majority of the Cambridge East development. However, we would expect the Core Strategy to include a commentary on when the sites are expected to come forward for development, the anticipated delivery timescales, as well as some of the main dependencies, risks to delivery and any contingencies. This overall implementation framework should then be built on in further detail in respect of the main sites through the AAPs and allocations DPD.</p>	<p>The AAP has been prepared in consultation with stakeholders at 3 stages of consultation. The Councils are also involved in the preparation of other key strategies and plans such as their respective Community Strategies and strategies being prepared by others such as the Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Councils are involved, looking at issues such as formal sports, and green infrastructure.</p> <p>Cambridgeshire Horizons is also assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments. Given the urgency to ensure that plans are in place to bring forward the major developments to meet the needs of the Cambridge Area, the AAP is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already known, and identifies where strategies are required to identify all the specific requirements of the development. A Steering Group chaired by Horizons has been established for over 2 years and a series of topic groups either have or are in the process of being established to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. Horizons will have a key role in helping to draw together the identified requirements of Cambridge East as work on a planning application for Phase 1 progresses and in facilitating discussions on a section 106 agreement.</p>	<p>Add two new sections to Chapter E.</p> <p>"E3: Delivering Cambridge East" will include matters affecting delivery and a housing trajectory.</p> <p>"E4 Monitoring Cambridge East" will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Cambridge East is efficiently and effectively carried out.</p>
		<p>The submission AAP will have a new delivery</p>		

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

section which will include a housing trajectory and also a new monitoring section which will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Cambridge East is efficiently and effectively carried out.

2

11285 - Cambridgeshire County Council

Object

It should be made clear in para 2 that is necessary to avoid adverse effects from site accesses and haul roads on the environmental amenities of biodiversity, rights of way and green spaces as well as on residents and businesses.

Agreed.

Add new penultimate sentence to Policy CE/34 criterion 2 to read:

"THEY SHOULD ALSO AVOID ADVERSE EFFECTS ON THE ENVIRONMENTAL AMENITIES OF BIODIVERSITY, RIGHTS OF WAY AND GREEN SPACES."

3

11286 - Cambridgeshire County Council

Object

Suggest inclusion in para 3 of; "Developers must employ an agreed methodology for haul roads where they cross public rights of way." Good practice is being developed with district council planners and should be applied here.

This is a detailed issue which is best addressed through the preparation of the comprehensive construction strategy required under Policy CE/34 criterion 1. The AAP cannot be comprehensive on every issues that should be included in the strategy.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

4

10914 - Cambridgeshire County Council	Support	<p>The County Council as Waste Planning Authority welcomes the requirement to establish a temporary waste management facility, encompassing the re-use/recycling of sustainable construction materials. In addition it would be appropriate to include a requirement for the principal applications for the new development areas to be supported by a Waste Management Strategy which should address such factors as:</p> <ul style="list-style-type: none"> - <input type="checkbox"/> Location of waste - <input type="checkbox"/> Types of waste - <input type="checkbox"/> Volumes of waste - <input type="checkbox"/> Strategy for dealing with each waste stream (including sustainable construction materials) - <input type="checkbox"/> Strategy for dealing with any residues on and off site (including details of where they are to be sent for disposal). <p>Implementation should be secured by planning condition.</p>	<p>Support noted. The AAP requires the preparation of a Resource Re-Use and Recycling Scheme to address treatment of all waste arising during the development. This will be the appropriate mechanism for addressing this level of detail rather than the AAP.</p>
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E1.3

9762 - Fen Ditton Parish Council	Support	<p>Vehicles associated with the construction of the North Works development must not be permitted to proceed through Fen Ditton village.</p>	<p>Support noted.</p>
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****E1.8**

8443 - The Marshall Group	Object	Marshall objects to the suggestion that the creation of one or more large mounds would introduce an alien character into this area of gentle relief. Indeed, any such mounds could be regarded as new landmark earthworks.	The approach to spoil is based on experience at Cambourne where the need for a planned approach to construction spoil as part of the initial design and masterplanning of the development is required to ensure an appropriate and integrated approach. This will be particularly important in this sensitive location on the edge of Cambridge. The Councils remain of the view that the creation of large mounds would not be acceptable in this area of gentle relief. It will be for the construction and landscape strategies to consider the most appropriate way of dealing with construction spoil in a way that is most appropriate to the character of the area.
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CE/36 Management of Services, Facilities, Landscape and Infrastructure

10962 - House Builders Federation	Object	The policy states management strategies for services, facilities, landscape and infrastructure will need to be submitted to the LPA for prior adoption to granting outline planning permission. This seems a completely unreasonable requirement given that applicants will be expected to provide such detailed information at potentially very high cost to themselves, prior to even knowing whether or not their specific proposals will be likely to obtain planning permission.
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The management of services, facilities, landscape and infrastructure at Cambridge East is likely to require contributions from the development to be incorporated into the planning obligation agreement which can only be agreed when the outline planning permission is granted.

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

E1.24

9767 - Fen Ditton Parish Council	Support	Planners of Cambridge East should liaise with the Civil Aviation authorities and the Department of Transport to ensure that the appropriate safety zones are maintained during the development. We do not consider this development to be a part of Fen Ditton Parish or named Fen Ditton when it is actually part of Cambridge City.	Support noted. These organisations are consulted at each stage of the plan making process.
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I

8457 - The Marshall Group	Support	Marshall welcomes the indication given here supporting the opportunity for some limited development north of Cherry Hinton with the airport operational.	Support noted. As made clear in Policy CE/39, any development north of Cherry Hinton with the Airport still operational will only be acceptable subject to environmental and health impact assessments which will be necessary to determine whether such development can create a suitable residential environment and will also require the closure of the grass runways.
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

CE/40 Infrastructure Provision

8466 - The Marshall Group	Object	In the October 2004 Preferred Options Report, at para 19.3, in dealing with planning obligations, it was stated that authorities would be 'taking into account costs which fall to the development, including the relocation of the airport and associated activities and elements of the North Works site.' Marshall objects to the omission of those references and asks for their reinstatement.	Agreed.	Add new paragraph to the end of Policy CE/40 to read:
<p>"THE APPROPRIATE LEVEL OF CONTRIBUTIONS SOUGHT FROM THE DEVELOPMENT WILL TAKE INTO ACCOUNT COSTS WHICH FALL TO THE DEVELOPMENT, INCLUDING THE RELOCATION OF THE AIRPORT AND ASSOCIATED ACTIVITIES AND ELEMENTS OF THE NORTH WORKS SITE."</p>				

8071 - The National Trust

Object

The National Trust would like to see reference within this policy to the opportunities for contributions to be made towards the provision and development of off-site facilities such as firstly, the strategic open space, recreation, landscape and biodiversity enhancements that will be offered by the implementation of the Wicken Fen Vision and secondly, to links to Anglesey Abbey.

The policy requires suitable arrangements to deliver all infrastructure necessary to make the scheme acceptable in planning terms, which could include off-site works. Strategic open space is specifically included in criterion 4. The location and nature of the infrastructure secured will be determined through the detailed policies of the AAP and strategies required by it.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9511 - Fairview New Homes	Object	<p>Fairview require that the use of planning obligations as referred to in Policy CE/40 and throughout the document, should conform to the guidance issued in ODPM Circular 05/2005. In particular, they should adhere to the tests that a planning obligation must be:</p> <ul style="list-style-type: none"> (i) relevant to planning; (ii) necessary to the make the proposed development acceptable in planning terms; (iii) directly related to the proposed development; (iv) fairly and reasonably related in scale and kind to the proposed development; and (v) reasonable in all other respects. 	<p>The Councils agree that the planning obligations sought from the development should conform to Circular 05/2005, which was published after the draft AAP was prepared. Changes are proposed to the source policy in the South Cambs Core Strategy Policy DP/4 in response to representations to ensure the policy is entirely consistent with the circular and to clarify and amplify on some of the infrastructure listed as likely to be required by the development. Both to ensure a consistent approach between different parts of the South Cambs LDF and improve the policy and its consistency with Circular 05/2005, various revisions are proposed.</p>	<p>Add to bullet point 2 of policy CE/40: "Education (INCLUDING NURSERY AND PRE-SCHOOL CARE)"</p> <p>Amend bullet point 4 of Policy CE/40: "Public open space, SPORT AND recreation FACILITIES (including strategic open space)"</p> <p>Amend policy CE/40 bullet point 5: "IMPROVEMENTS(INCLUDING infrastructure) for pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport."</p>
			<p>Amend bullet point 6 of policy CE/40: "Other community facilities (e.g. community centres, youth facilities, library services, SOCIAL CARE, AND THE PROVISION OF EMERGENCY SERVICES)"</p>	
			<p>Add additional point to the list in Policy CE/40: "PRESERVATION OR ENHANCEMENT OF THE HISTORIC LANDSCAPE OR TOWNSCAPE."</p>	
			<p>Amend 2nd paragraph of policy CE/40: "DEPENDING ON THE NATURE OF</p>	

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

THE SERVICES AND FACILITIES, contributions may also be required to meet [running] MAINTENANCE AND / OR OPERATING costs EITHER AS PUMP PRIMING OR IN PERPETUITY, [of services and facilities] provided through an obligation."

11293 - Fairview New Homes	<p>Object</p> <p>Given the level of infrastructure necessary to enable the development to take place, in accordance with Circular 05/2005, Fairview object to the inclusion of requirements within the plan which are not absolutely necessary to make the development acceptable in planning terms and which are not sufficiently significant so that the development "ought not to be permitted without them" (Paragraph B8). As such, Fairview object to the requirements for contributions towards arts and cultural provision, public art, the funding of community development workers and youth workers and any other level of provision that is unreasonable and is not necessary to make the scheme acceptable in planning terms.</p>	<p>The Councils consider that the list of obligations and the requirements set out in other policies of the AAP are reasonable requirements of the development in policy terms. If the viability of a development is affected but the level of obligations sought from a development, this will be a matter for negotiation at the planning application stage and a decision will need to be made on the relative priorities of the various calls on the development in order to achieve an appropriate overall package of obligations which would ensure an acceptable form of development. It may be that other sources of funding would also be sought to help ensure all necessary infrastructure is secured.</p>	
10965 - House Builders Federation	<p>Object</p> <p>The HBF questions whether SPD's are the appropriate mechanism for dealing with matters of infrastructure provision. As the standards/formulae for the calculation of site development costs will be completely unknown Furthermore there will be limited opportunity to challenge their content as they will not be subject to independent public examination. The delegation of infrastructure requirements to SPD undermines the soundness of the Plan.</p>	<p>According to Planning Circular 05/05, development plan documents should include matters to be covered by planning obligations and factors to be taken into account when considering the scale and form of contributions. More detailed policies applying the principles set out in the Development Plan Document (e.g. application to specific localities and likely quantum of contributions) ought then to be included in Supplementary Planning Documents. This is consistent with the approach taken in the Area Action Plan.</p>	

Representations

Nature Representation Summary

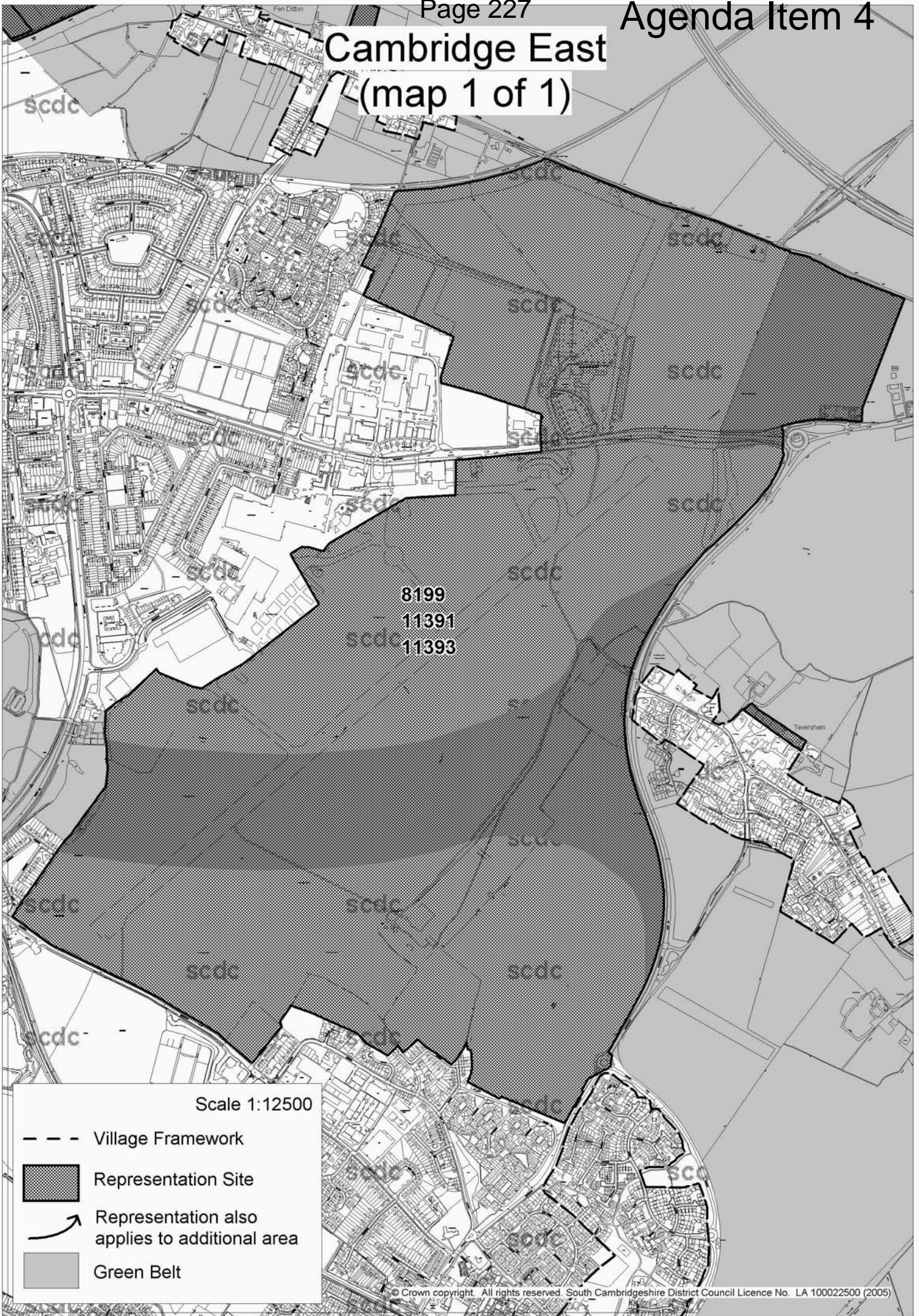
Councils' Assessment

Change to Draft DPD

Representation ID	Group	Nature	Representation Summary	Councils' Assessment	Change to Draft DPD
8465	The Marshall Group	Support	Marshall recognises that the development should fund much of the supporting infrastructure and facilities, and will seek to ensure that any agreements that are achieved will sit comfortably within government guidelines on the matter.	Support noted.	
9191	Cambridgeshire Local Access Forum	Object	This should include reference to equestrians to be consistent with other policies mentioned above.	Agreed. A further minor amendment would also help make the policy consistent with the South Cambs Core Strategy policy where amendments are proposed in response to other representations.	Amend Policy CE/40 bullet point 5: "IMPROVEMENTS(INCLUDING infrastructure) for pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport."

5

Cambridge East (map 1 of 1)



8199
11391
11393

Scale 1:12500

- Village Framework
-  Representation Site
-  Representation also applies to additional area
-  Green Belt

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Appendix B

South Cambridgeshire Local Development Framework Submission Draft

Cambridge East Area Action Plan

Special Council 22 November 2005

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Cambridge East Area Action Plan

Submission Draft

Cambridge East Joint Member Reference Group – 4 November 2005
Cambridge City Council - Environment Scrutiny Committee - 8 November 2005
South Cambridgeshire District Council – Special Council 22 November 2005



CONTENTS

To be updated and inserted into Submission version.

INDEX OF POLICIES

To be updated and inserted into Submission version.

A INTRODUCTION

- A.1 The Area Action Plan for Cambridge East identifies the site for a sustainable new urban quarter of approximately 10,000 - 12,000 dwellings and associated development as well as the off-site infrastructure needed to deliver and serve the urban quarter. It establishes an overall vision and a set of development principles for the new urban quarter including its relationship with Cambridge and surrounding villages and its countryside setting. It also sets out the policies and proposals to guide all the phases of development.
- A.2 The development of Cambridge East will take many years to complete and the Area Action Plan provides the basis for the grant of planning permission for the first phase of development of land to the north of Newmarket Road that can take place ahead of the relocation of Cambridge Airport. A more general policy framework is provided for the rest of the site to provide an overall context for decisions on that first phase. An early review of the Area Action Plan will take place once the timing of later stages of development are more certain to provide a more detailed policy framework to be prepared for them.
- A.3 The Area Action Plan for Cambridge East has been prepared jointly by Cambridge City Council and South Cambridgeshire District Council. It needs to be read in conjunction with:
- South Cambridgeshire Local Development Framework, of which it forms part;
 - Cambridge City Local Plan.
- A.4 The Area Action Plan will form part of the Development Plan for Cambridge City and South Cambridgeshire District. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The other parts of the Development Plan, prepared by Cambridgeshire County Council, are:
- The Cambridgeshire & Peterborough Structure Plan (2003)
 - The Cambridgeshire & Peterborough Waste Local Plan (2003)
 - The Cambridgeshire Aggregates (Minerals) Local Plan (1991)
- A.5 The Area Action Plan comprises policies and plans which will:

- Establish a vision and development principles for Cambridge East;
- Set out the broad policy context for the development of the area as a whole; and
- Provide more detailed guidance for the first phase of development north of Newmarket Road.

A.6 The Area Action Plan includes plans comprising:

- The **Proposals Map** which identifies the area within which the new urban quarter will be developed and shows the proposed revisions to the Green Belt boundary, the extent of the built-up area of the new urban quarter, including urban open space, together with areas of land within which any associated off-site infrastructure development, countryside landscape and recreation areas will be provided. It also identifies the extent of the first phase of development within the overall site.
- A **Concept Plan** which shows in diagrammatic form the structure of the new urban quarter which will provide the basis for subsequent masterplans, design guides and design codes. It shows the distribution of the main uses and their inter-relationships. (see page 19).

A.7 In future reviews of the Area Action Plan these plans will be refined, including further detail on aspects such as key transport infrastructure e.g. dedicated busway, and location of Local Centres in the wider development. They ~~may~~ will be augmented by a formal off-site Infrastructure Plan that will form part of the Proposals Map, once the transport and any other infrastructure proposals are further developed.

A.8 The Area Action Plan will provide a context for detailed plans to be prepared before and during the development process:

- A Strategic Masterplan and Strategic Design Guide for the whole of the new urban quarter will be prepared to accompany the outline planning application for the first phase of development north of Newmarket Road. This will show how the Concept Plan will be interpreted and demonstrate how the first phase of development will integrate with the longer term plans for the area. It will also provide the context for an outline application for the rest of the site that will come forward closer to the time that the relocation of the Airport and development on the Airport site will take place. The Strategic Masterplan will show the general disposition of development, roads, District and Local Centres, services, open space and landscaping.

The Strategic Design Guide will identify the particular character of Cambridge East and set out the general principles for good design of the urban quarter as a whole.

- Local Masterplans, Design Guides and Design Codes will be prepared to accompany any planning applications for individual neighbourhoods, the district centre and any major employment areas or areas of strategic recreation / open space. They will be required for Phase 1 of development north of Newmarket Road. The Local Masterplan will identify on a map base the boundaries of individual uses and developments. The Design Guide and Design Code will set more detailed criteria to create a clear identity for these areas, but will not replace the need for careful design of individual buildings and areas as proposals are brought forward as planning applications.

A.9 A number of strategies are also required as part of the implementation of development at Cambridge East to ensure that it is a high quality development which meets the needs of its residents and respects the character of Cambridge and its surroundings. Those strategies, and the need for them are identified in the Area Action Plan.

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 City and partly within South Cambridgeshire, but it does not address wider governance issues which are not proper subjects for consideration in a planning policy document.

B VISION AND DEVELOPMENT PRINCIPLES

THE VISION FOR CAMBRIDGE EAST

OBJECTIVES

B/a To create a new and distinctive sustainable community on the eastern edge of Cambridge which will enhance the special character of the City and its setting and is connected to the rest of the City by high quality public transport and other non-car modes of transport.

POLICY CE/1 The Vision for Cambridge East

Cambridge East will be a modern, high quality, vibrant and distinctive new urban quarter for Cambridge which will complement and enhance the character of the City and protect and enhance the environmental qualities of the surrounding area.

- B.1 The Structure Plan identifies Cambridge Airport, land North of Newmarket Road and land north of Cherry Hinton as locations which together will provide a major urban extension to Cambridge (Policy P9/2c). It requires that provision be made for housing and mixed-use development on land to be released from the Green Belt that should be treated as a priority for high density development. Also that any development must pay proper regard to the need to maintain the penetration of the countryside into the heart of the City provided by the Teversham Green Corridor which links with Coldham's Common.
- B.2 It is important that this vision is set out to help develop the urban quarter's own identity and to guide the policy framework in the Area Action Plan.

DEVELOPMENT PRINCIPLES

POLICY CE/2 Development Principles

1. A Strategic Masterplan and Strategic Design Guide will need to be submitted to and approved by the Local Planning Authorities

prior to the granting of any planning permission to ensure that Cambridge East will develop:

The Urban Quarter of Cambridge East

2. As a new urban quarter of Cambridge of approximately 10,000 to 12,000 dwellings with appropriate employment, services, facilities and infrastructure;

The Setting of Cambridge East

3. Bounded by the Cambridge Green Belt, the boundaries of which will be defined to retain as Green Belt that land which is essential to maintain the purposes of the Cambridge Green Belt and which will constrain further growth;
4. Physically separate from surrounding villages especially the closest villages of Fen Ditton and Teversham where there will be Green Separation which will maintain their character and the character of Cambridge as a city surrounded by open countryside and a necklace of villages;
5. Connecting the green spaces of Cambridge to the surrounding countryside, by maintaining a Green Corridor through the urban quarter linking from Coldham's Common to a new Country Park located to the east of Airport Way and south of Newmarket Road, and also to the National Trust's Wicken Fen Vision;
6. As an attractive and interesting feature in the landscape with which it is well integrated through a variety of edge treatments;
7. With a landscaped setting which respects and reinforces local landscape character;

The Character and Design of Cambridge East

8. In a way which links the new development with the existing urban fabric of Cambridge and includes facilities which can help serve the existing population as well as the new community;
9. A distinctive urban character which reflects innovative urban design and which engenders an inclusive, vibrant and diverse community with a strong sense of local identity and a well developed sense of community spirit;

10. With an emphasis on housing which achieves an overall high density and which is well designed, and of a high quality;
11. A balanced, viable and socially inclusive community with a good mix of house types, sizes and tenures (including affordable housing) attractive to, and meeting the needs of, all ages and sectors of society including those with disabilities;
12. A flexible design, making best use of energy and other natural resources, built to be an exemplar of sustainable living with low carbon and greenhouse gas emissions and be able to accommodate the impacts of climate change;
13. Footpaths, bridleways and cycleways should be safe, attractive, well used and with the benefit of high levels of natural surveillance from their surroundings.
- 13-14. As a place where people can live a healthy lifestyle, in a safe environment and where most of their learning needs are met;
- 14-15. The highest quality of built form and open spaces throughout, but particularly in the District Centre, fronting Newmarket Road and facing the Green Corridor, including retained and new landmark buildings and public art to give a sense of place;
- 15-16. With well designed and landscaped urban and residential areas which are permeable and legible and create neighbourhoods with their own character;
- 16-17. Green spaces and water features to contribute to the character of the area, provide a recreational resource, and enhance biodiversity and landscape and provide green links to the wider countryside;
- 17-18. With a net increase in biodiversity across the site;
- 18-19. Reinforcing its individual identity and sense of place by incorporating specially commissioned public art;
- 19-20. With Green Fingers running through the urban quarter which connect with other open spaces within and around Cambridge East and the wider countryside beyond;

Transport

20-21. As a compact and sustainable urban quarter with a low car dependency, which is highly accessible and permeable to all its residents by foot, cycle and High Quality Public Transport, and which has good links to the city centre and to existing major employment centres;

21-22. With a well developed and highly accessible dedicated network of high quality footpaths, bridleways and cycleways to support sustainable transport, recreation and health within the urban quarter, and an improved network connecting it to the rest of Cambridge, neighbouring villages, ~~the open countryside and the wider network;~~ other desirable destinations such as tourist and leisure facilities, the open countryside and the wider network;

Supporting Services and Facilities

22-23. A large District Centre which provides a vibrant focus to the area, whilst not competing with Cambridge City Centre, and meets most of the needs of its residents for shopping, leisure and entertainment on a scale and with the variety of facilities appropriate to a major urban quarter, with other uses consistent with the sub regional role of Cambridge but which cannot be located within the City Centre, which may include civic uses, a conference centre, concert hall, arts centre, and leisure facilities;

23-24. With local centres to provide a community focus and meet the day to day needs of neighbourhoods, in particular the early development north of Newmarket Road;

24-25. With landmarks and other points of interest, particularly in the District and Local Centres, including public art, to create a legible sense of place;

25-26. Providing local employment to create a balanced community rather than a dormitory and meeting the needs of its residents but which ensures that the urban quarter also addresses the current lack of housing close to Cambridge;

26-27. With an appropriate mix of jobs whilst providing for the continuing needs of the high technology research and development industry;

27-28. With an appropriate level of services and facilities to meet the needs of its residents, including community uses, **education health facilities**, sport and recreation;

28-29. With the developers of the urban quarter providing necessary services, infrastructure and facilities, **either directly or via financial contributions**, including **appropriate** provision for long-term management and maintenance;

29-30. Which includes opportunities for residents of nearby existing communities to access its services and facilities;

Land Drainage

30-31. With appropriate measures to minimise flood risk to the development and other communities, without compromising landscape and design quality;

31-32. Making drainage water features an integral part of the design of the urban quarter so that they also provide for amenity, landscape, biodiversity and recreation;

Implementation and Phasing

32-33. Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided from the start and in step with development and the needs of the community;

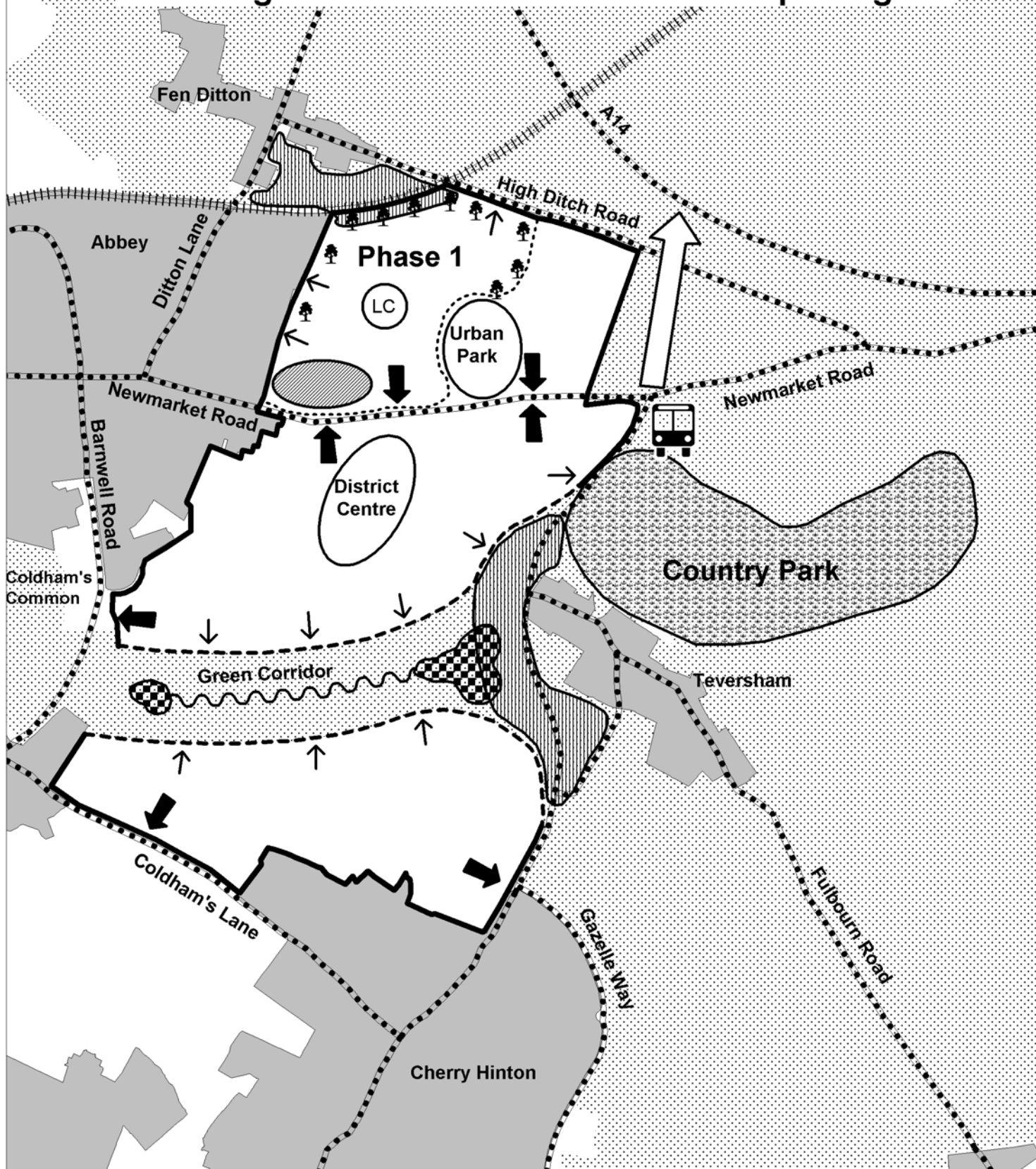
33-34. To ensure that the early phase of development north of Newmarket Road can function independently as a stand-alone neighbourhood whilst the Airport is still operating but is also capable of integrating with the wider development in the longer term;

34-35. Minimising the impact of development during construction on both the existing and new communities **and to the environment**;

35-36. With Local Masterplans, Design Guides and Design Codes for each phase of development, submitted to and approved by the Local Planning Authorities prior to the granting of any planning permission.

- B.3 Before Cambridge City and South Cambridgeshire District Councils can grant any planning permission for Cambridge East, they will need to ensure that the development will be delivered consistent with the principles set out in the Area Action Plan.
- B.4 The Structure Plan requires the provision of a strategic Masterplan for Cambridge East before the commencement of any development in the area, which should include provision for early landscaping, recreation access and biodiversity improvements, including for those areas that may not be programmed for development until after 2016.
- B.5 A Strategic Masterplan and Design Guide will create the framework within which a quality environment can be achieved. Local Masterplans and Design Guides and Design Codes for individual phases of development will ensure that the development principles are taken forward.

Cambridge East Area Action Plan: Concept Diagram



Notes i) This diagram is indicative only and does not constitute part of the Proposals Map.
 ii) This diagram provides general information for development beyond phase 1 at a high level only.

- | | | | | |
|------------------------|--------------|-------------------------|-----------------------|-----------------|
| Improved Road Access | Local Centre | Potential Access to A14 | Foot and Cycle Access | Country Park |
| Existing Built up Area | Stream | Green Belt | Green Separation | Park & Ride |
| Car Showrooms Retained | Lake | Existing Road | Landscape Buffers | Disused Railway |

C THE SITE AND ITS SETTING

OBJECTIVES

1. Site

C1/a To meet the requirements of Policy P9/2c of the Structure Plan.

2. Green Belt

For the Cambridge Green Belt to:

C2/a Ensure that the development of Cambridge East does not detract from the setting of Cambridge.

C2/b Ensure that Cambridge East will not merge with any of the surrounding villages.

C2/c Retain a Green Corridor from the countryside through the development to link with Coldham's Common and the heart of Cambridge.

C2/d Provide opportunities for outdoor recreation and public access to the open countryside around Cambridge East.

3. Landscape

For the countryside in the vicinity of Cambridge East to be landscaped and managed to:

C3/a Create an appropriate setting for the new urban quarter, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Fen Ditton and Teversham.

C3/b Enable the landscape around Cambridge East to provide an attractive environment and to maximise benefits to wildlife.

C3/c Enable the landscape around Cambridge East to contribute to the informal recreation needs of those living, working and visiting the urban quarter.

C3/d Develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.

C1 THE SITE FOR CAMBRIDGE EAST**POLICY CE/3 The Site For Cambridge East****The Site for Cambridge East**

1. The site for Cambridge East of approximately 250 hectares will accommodate a new urban quarter of approximately 10,000-12,000 dwellings (including those coming forward after 2016) and associated employment, services, facilities and infrastructure and is located to the east of Cambridge. The site is in two parts north and south of the Green Corridor. It is shown on the Proposals Map and is bounded by:
 - a. North: High Ditch Road and disused railway line;
 - b. East: The hedge / ditch line from High Ditch Road to Newmarket Road to the west of Airport Way roundabout and Airport Way / Cherry Hinton Road;
 - c. South: City urban edge at Cherry Hinton;
 - d. West: City urban edge at Barnwell Road and residential properties south of Newmarket Road.

Phase 1 North of Newmarket Road

2. A first phase of development will take place on a site of approximately 50 hectares north of Newmarket Road comprising:
 - e. The North Works site - with redevelopment of part of the site, maximising the use of previously developed land, whilst retaining the car showrooms and associated uses on the part of the site fronting Newmarket Road and ensuring their integration into the scheme;
 - f. Greenfield land to the north of the North Works up to High Ditch Road and east up to the Park and Ride side bounded by a tree belt; and
 - g. The petrol filling station and works adjacent to the Park and Ride site.
3. The boundaries will therefore be defined by the following features:

- h. **North: High Ditch Road and disused railway line;**
 - i. **East: Tree belt and Park & Ride boundary;**
 - j. **South: Newmarket Road;**
 - k. **West: Edge of existing Fisons housing estate.**
4. **It would be desirable for the car showrooms to be redeveloped in the longer term to achieve a more appropriate form of development on this important frontage, when the buildings reach the end of their useful life. This need not mean that the use would necessarily relocate.**
5. **Whilst the relocation of the petrol filling station adjacent to the Park & Ride site is a policy requirement as part of the wider development, a petrol filling station should remain within the area at all times during the course of development.**

Safeguarded Land

6. **Any part of the site that does not come forward for development by 2016 will be safeguarded for development for the period post 2016 to meet longer-term development needs.**

The Site for Cambridge East

- C1.1 The Regional Planning Guidance for East Anglia (RPG6) identifies the Cambridge Sub-Region as a growth area for the period up to 2016 where the intention is to increase the rate of development from about 2,000 dwellings to 2,800 dwellings per year. It states that housing and associated services and facilities should be focused on Cambridge with land within the built up area of Cambridge and on the edge of the City through a Green Belt review forming the first two stages in the sequence.
- C1.2 The Cambridgeshire and Peterborough Structure Plan 2003 takes forward the development strategy for the Cambridge Sub-Region. It identifies a number of strategic locations for housing and mixed-use development around Cambridge, which include land that is to be released from the Green Belt (Policy P9/2c). The largest of these is land on the east side of the City comprising Cambridge Airport, land north of Newmarket Road and land north of Cherry Hinton.

- C1.3 The Structure Plan says that sites should be brought forward as early as possible in the plan period, with the exception of Cambridge Airport, which is recognised to be unlikely to come forward until towards the end of the plan period, but should nonetheless be treated as a priority for high density development.
- C1.4 The Area Action Plan defines the site for Cambridge East having regard to the need to maximise the yield from the site to meet sub regional housing needs, to the extent that is compatible with securing a high quality development which will integrate with the City and which will maintain the individual identity of nearby villages, in particular Fen Ditton and Teversham. It is envisaged that a high quality, high density development can provide in the order of 10,000 to 12,000 dwellings. The actual number will depend on detailed design and density as masterplanning work progresses (see Housing chapter).
- C1.5 This first version of the Area Action Plan focuses on clear boundaries for Phase 1 of development north of Newmarket Road, which can come forward early in the development. It also sets out boundaries for the development of the site as a whole, which are coincident with the revised Green Belt boundaries. However, it is the intention of the local planning authorities to revisit the precise boundaries of the site and the Green Belt in the first review of the Area Action Plan which will take place soon after it is adopted, once there is greater certainty over the timing of relocation of the Airport and once the more detailed masterplanning of the site as a whole has progressed. This relates particularly to the alignment of the Green Corridor and potentially to the eastern extent of a further phase of development north of Newmarket Road where the boundary may need to be reviewed if there is to be a new access road linking to the A14.

Phase 1 North of Newmarket Road

- C1.6 Land north of Newmarket Road and west of the Park and Ride site is not constrained by the Airport relocation and can come forward for development earlier in the plan period. It lies almost entirely within South Cambridgeshire District. This first phase of development will play an important role in the provision of housing land in South Cambridgeshire on the edge of Cambridge to meet Structure Plan requirements.
- C1.7 The boundaries of Phase 1 of development can be clearly identified. A key focus of the development will be the reuse of brownfield land within the Marshall's North Works site and at the employment uses on the Newmarket Road frontage adjacent to the Park & Ride site, which can be freed up by the relocation of some of the existing uses. Whilst some existing uses will

remain on the site, at least for the foreseeable future, it is important that the principle of maximising the use of the brownfield land underpins consideration of any development proposals.

- C1.8 The inclusion of the whole of the North Works within the site for Phase 1 is proposed to ensure that a holistic approach to the development of this area is taken, which can ensure that any uses that are retained are capable of being incorporated in such a way that they are compatible with creating a high quality living environment in the new neighbourhood. Also, at this stage it is not clear how much of the previously developed land can come forward for redevelopment. The Area Action Plan allows for the retention of the car showrooms fronting Newmarket Road in Phase 1. These can provide a buffer between the new neighbourhood development and the impacts of Newmarket Road.
- C1.9 In the longer term, when the existing car showroom buildings have reached the end of their useful life, there could be potential for redevelopment of these buildings to help further integrate the new neighbourhood into the wider development and improve the urban character on this important frontage. This could involve retaining the existing car showroom uses but exploring more sustainable building forms which make better use of land or their relocation elsewhere within the Cambridge East development.
- C1.10 In the meantime, the urban character of the existing car showrooms frontage should be improved as part of Phase 1 of the development, in particular the expanses of open car parking generally, and also the lower density area to the west where there are very large gaps between buildings with views through to lower quality employment development behind.
- C1.11 In order to provide the shortest routes for cycles and pedestrians from the new neighbourhood to the City Centre and other destinations to the west, a new link should be provided through the car showrooms site close to the City boundary linking from the new neighbourhood to Newmarket Road.
- C1.12 There is a relatively limited length of frontage onto Newmarket Road between the car showrooms and the Park & Ride site for the new development. There is a small group of existing built uses fronting Newmarket Road to the west of and immediately adjacent to the Park and Ride site, comprising a petrol filling station and car works. The retention of these uses in this location is not desirable for a number of reasons.
- C1.13 The nature of the existing works adjacent to the petrol filling station is not compatible with the creation of a high quality, high density new urban extension. The location fronting Newmarket Road adds to the negative impact these uses would have on the character and quality of this key route through the development. These uses also lie close to the likely access to

the development north of Newmarket Road, which will link into the development of the Airport site in due course. With the car showrooms being retained, it is crucially important that the remainder of the limited frontage between the North Works and the Park and Ride is used to best effect to ensure that a high quality treatment is achieved.

- C1.14 Whilst the provision of a petrol filling station within the development of Cambridge East as a whole will be necessary to serve the new community, the current location on this limited frontage and adjacent to the potential urban park is not appropriate. However, the petrol filling station provides a valuable service to this part of Cambridge and whilst there is a policy requirement for its longer term relocation to a more suitable site as part of the wider development, the priority is for such a facility to remain within the area at all times during the course of development.
- C1.15 Phase 1 of the development north of Newmarket Road will need to be particularly well designed to ensure that it creates a sense of place in its own right whilst also capable of being integrated fully into the development of the Airport in the longer term. With the retention of the car showrooms and associated motor activities, the site available for development will be approximately 40 ha. Having regard to the provision of supporting services, facilities and infrastructure, this could yield in the order of 1,500-2,000 dwellings, depending on densities (see Housing chapter). The design must ensure that the retention of the petrol filling station in the short-term, does not prejudice its eventual satisfactory redevelopment and that a new building on this site can be well integrated into the frontage of Phase 1 onto Newmarket Road to enhance its design.

Safeguarded Land

- C1.16 The Structure Plan requires that any land that does not come forward for development by 2016 be designated as safeguarded land to meet longer-term development needs, consistent with the strategy set out in the Structure Plan and emerging RSS14.

Existing Residential Development

- C1.17 The existing residential area to the south of Newmarket Road and east of Meadowlands Road lies within South Cambridgeshire District and outside the site of the new urban quarter. Any applications for development in this area will be determined in accordance with the policies in the South Cambridgeshire Core Strategy and Development Control Policies DPDs. Any proposals must also ensure that they are compatible with the policies of

the Area Action Plan.

C2 THE SETTING OF CAMBRIDGE EAST**POLICY CE/4 The Setting of Cambridge East****Revised Cambridge Green Belt**

1. The Green Belt at Cambridge East is revised to exclude land for the built up area of the new urban quarter. The Green Belt, as shown on the Proposals Map, includes within it:
 - a. A Green Corridor linking from Coldham's Common to Teversham (see criteria 3 to 6);
 - b. Land providing Green Separation between Cambridge East and the villages of Fen Ditton and Teversham (see Policy CE/6).
2. The purposes of the Green Belt in the vicinity of Cambridge East are to:
 - c. Ensure that the development of Cambridge East does not detract from the setting of Cambridge;
 - d. Ensure that Cambridge will not merge with any of the surrounding villages;
 - e. Minimise any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Fen Ditton and Teversham and their Conservation Areas;
 - f. Provide opportunities for outdoor recreation and public access to the open countryside adjoining Cambridge East.

Green Corridor

3. A Green Corridor will be retained through the new urban quarter linking Coldham's Common with the wider countryside. It will have a minimum width of 300m and open up to a greater width at the Teversham end of the corridor to maintain the setting and individual identity of the village.
4. It will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play.

5. **The Green Corridor will have a high degree of public access compatible with its character and amenity. It will not contain any associated urban uses such as playing fields, allotments or cemeteries to ensure there is no adverse impact on its informal countryside character which acts as a link between the heart of the City and the wider countryside beyond.**

6. **Road, public transport, footpath, cycleway and bridleway crossings across the Green Corridor will be well designed to limit any safety implications and be low key in character or designed as a landscape feature in order to limit adverse effects on the landscape. This may involve the use of cuttings, bridges across water features and tunnelling.**

Revised Cambridge Green Belt

- C2.1 The Structure Plan sets a context for the review of the Green Belt (Policy P9/2b). It sets out a number of criteria to guide this process, including the need to retain in the Green Belt any areas required to maintain the purposes of the Green Belt, to provide green separation between existing settlements and any urban expansion, and to ensure the protection of a green corridor linking through from the wider countryside to Coldham's Common.
- C2.2 There has been a Green Belt around Cambridge since the 1960's. The purpose of the Cambridge Green Belt as a whole is to:
- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
 - Maintain and enhance the quality of its setting;
 - Prevent communities in the environs of Cambridge from merging into one another and with the city.
- C2.3 The site for Cambridge East is generally contained by clear physical boundaries as is recommended in government policy for Green Belts – the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. However, the Structure Plan requires that a Green Corridor is retained through the urban quarter linking Coldham's Common to the countryside and that the character of nearby villages be maintained by Green Separation.

- C2.4 The Green Corridors into Cambridge are key structural features of the City which bring the countryside into the heart of the urban area and are all retained in Green Belt. Protecting against coalescence is a key function of the Green Belt and therefore the Green Separation is generally also defined as Green Belt. There is an exception at Phase 1 north of Newmarket Road where the disused railway line forms the most appropriate boundary for the Green Belt, but the tree belt adjoining it within the site is also included within the Green Separation in view of its importance in maintaining village character.
- C2.5 The extent of the Green Corridor and the Green Separation from Teversham are defined in the Area Action Plan by reference to minimum extents, rather than by clear physical features. The Green Belt boundary in these areas is drawn to reflect these broad principles. This is done in the knowledge that the precise boundaries of the Green Corridor and Green Separation will be determined in the review of the Area Action Plan when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. However it is not envisaged that major adjustments to the Green Belt will be required at that stage, rather that the boundaries would be refined. It is possible that further minor revisions would be appropriate once this part of the new urban quarter is built to reflect features on the ground, potentially including any open uses on the edge of the built up area.

Green Corridor

- C2.6 As explained in the Green Belt section above, the Area Action Plan requires the retention of a Green Corridor running through the development from the countryside around Teversham and linking through to Coldham's Common. The Green Corridor will offer landscape and biodiversity value as well as informal recreational use.
- C2.7 It will be a significant area of land of at least 300m width increasing significantly as it opens up into a bell shape around Teversham. This reflects the width of other Green Corridors in the area, notably Stourbridge Common running from the west of Fen Ditton into the heart of Cambridge.
- C2.8 The Green Corridor will have a high degree of public access compatible with character and amenity. It will offer an opportunity to provide an outdoor venue for entertainment such as concerts and fetes close to the heart of the urban quarter thus contributing to its community development. It will provide for informal recreation such as informal play, footpaths, cycleways, bridleways and water/drainage features. However, it will not contain any associated urban uses such as playing fields, allotments or cemeteries to

ensure no adverse impact on its informal countryside character which acts as a transition between the heart of the City and the countryside beyond.

- C2.9 The Green Corridor will be accessed from areas of built development by footpaths and cycleways and provide a connection and area of interaction between the separate parts of the urban extension. Whilst at its eastern end it will also form an area of Green Separation from neighbouring Teversham village, footpath and cycle links to the village and the surrounding countryside will also be important in order to maximise its value to the wider community (see Green Separation below).
- C2.10 In order that the Green Corridor safely fulfils its landscape, recreational and biodiversity functions for both human and wildlife use, the number of road crossings to the corridor will need to be carefully planned and limited to those necessary for the functioning of the urban quarter as a whole and integration between areas north and south of the Green Corridor. Any crossings should be well designed and complement the landscape character. This may involve the use of cuttings, bridges across water features and tunnelling, including specific crossing for wildlife as appropriate.

C3 LANDSCAPING THE SETTING OF CAMBRIDGE EAST

POLICY CE/5 Landscaping the Setting of Cambridge East

- 1. A Landscape Strategy for the countryside adjoining the built parts of Cambridge East must be submitted and approved prior to the granting of planning permission. It will be implemented as part of the planning obligation / conditions for the development of the new urban quarter. The Landscape Strategy will:**
 - a. Create an appropriate setting for the new urban quarter, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of Cambridge and surrounding settlements, in particular Fen Ditton and Teversham;**
 - b. Establish the principles for structural landscaping and creating appropriate landscape character within the Green Corridor and Green Separation from villages;**
 - c. Make the best use of and enhance existing tree and hedge resources as a setting for the development whilst ensuring that these do not adversely affect integration with the existing urban structure of Cambridge;**
 - d. Ensure that any alterations to the topography of the area are appropriate to local landscape character;**
 - e. Create a series of green spaces on the edge of the urban quarter which integrate well with the wider countryside, the rest of the urban quarter and its green spaces, contribute to legibility, are pleasant, attractive, beneficial for wildlife and multi-functional;**
 - f. To ensure a high degree of connectivity between the new urban quarter and the wider countryside for wildlife and people;**
 - g. Enable landscape areas to provide an environment suitable for the mitigation of adverse wildlife impacts and to maximise benefits to wildlife;**
 - h. Enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the urban quarter;**

i. Include appropriate planting and landscaping of any transport routes e.g. to the A14.

- C3.1 Cambridge East will be a major element in the landscape on the eastern side of Cambridge and it is therefore important that it is designed and landscaped in a way that respects the landscape character of the area and enhances its landscape setting. To ensure that this is achieved, a landscape strategy for the open area adjoining the built parts of the urban quarter will be required at an early stage. Landscape within the urban quarter, including strategic landscaping on its edges, is dealt with in the chapter D8 Landscape.
- C3.2 The Cambridge East area lies in an area of transition between the East Anglian Chalklands and the Bedfordshire and Cambridgeshire Claylands national landscape character areas as defined by the Countryside Agency. In Cambridgeshire this area is defined as the Rural Lowland Mosaic: Eastern Transition Lands. In this area, the characteristic chalk vegetation to the south is essentially retained until it reaches the Fen area to the north.
- C3.3 The site is relatively flat, with two higher plateaux to the north and south with a lower corridor in between. The northern plateau encompasses the area north of Newmarket Road around the car showrooms and the Park & Ride site and lies above the 15m Above Ordnance Datum (AOD) contour. From there, the land falls gently towards the south east. The lower corridor runs broadly east west through the centre of the site between Teversham Fen to the east of Teversham, and the Local Nature Reserve on Barnwell Road. The corridor is about 10m AOD with lower areas at either end. South of the corridor, the land rises towards Cherry Hinton with a high point of 17m AOD near the Gazelle Way roundabout.
- C3.4 The Airport has little in the way of landscape features because it is heavily managed for its current Airport function. It is open grassland, which has a few trees and hedge lines, mainly on the eastern side of the area. It is therefore very much a blank canvas for the development.
- C3.5 The area north of Newmarket Road has tree belts that have been specifically planted as buffers. The main tree belts include a variety of species planted in a dense 30m deep screen surrounding what will be the first phase of development between the North Works and the Park & Ride site. These will perform a valuable function for the first phase of development in providing a mature landscape edge to the new neighbourhood. They will need to be managed and extended to enhance their role and character. The Park & Ride site itself has a rich and mature landscape, and is the remnant of the estate landscape that previously

occupied this piece of land and includes a wooded belt featuring a wider range of species and ages. It forms the best landscape feature on the whole of the site.

- C3.6 The area to the east of the Airport is relatively flat open countryside, although it includes a number of landscape features, including trees and hedgerows. It is important that the Cambridge East development provides an attractive edge to the City.
- C3.7 Appropriate management systems will be required to ensure high quality, robust and effective maintenance of the landscape. This is dealt with in the Phasing and Implementation policies.

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C4 MITIGATING THE IMPACT OF CAMBRIDGE EAST ON EXISTING VILLAGES

POLICY CE/6 Green Separation from Fen Ditton and Teversham

Green Separation from Teversham

- 1. A minimum of 200m of Green Separation will be maintained between the village framework of Teversham and the built up area of Cambridge East, as shown on the Proposals Map. To reflect local circumstances, where the exceptions affordable housing development adjoins Airport Way, the extent of Green Separation will be measured from the edge of the area of built development rather than the village framework.**
- 2. The Green Separation will have a high degree of public access where appropriate to character and amenity. It will not contain any associated urban uses such as playing fields, allotments or cemeteries to ensure effective and appropriate separation between these communities.**
- 3. The landscape character provided in the Green Separation will ensure that open views from and into the Green Corridor from the “bell mouth” around Teversham at Airport Way enhance the sense of the village set in open countryside, whilst filtering views of the urban quarter.**

Green Separation from Fen Ditton

- 4. An area of Green Separation will be maintained between Cambridge East and the village of Fen Ditton including the area of Green Belt between the village framework and the disused railway line, and the belt of trees running along the southern side of the line and lying within the site of Phase 1 North of Newmarket Road, as shown on the Proposals Map.**
- 5. Further development of existing rural uses in the Green Separation will be restricted to ensure that they do not undermine the role and function of the area.**

C4.1 In order to provide an appropriate landscaped setting for the new urban quarter where it is closest to existing villages and to ensure the maintenance of the village character of Fen Ditton and Teversham as required by the Structure Plan, there will be suitably landscaped Green

Separation between them which will continue to form part of the rural setting of these two villages.

Green Separation from Teversham

- C4.2 There are no clear features on the ground to assist with definition of the Green Separation at Teversham. The form of the new urban quarter will determine the eventual alignment and boundaries of the Green Corridor and Green Separation. However, it is appropriate in the Area Action Plan to set a minimum extent of separation that is considered necessary to achieve a suitable landscape treatment to secure effective separation between the new urban quarter and Teversham.
- C4.3 Detailed work in relation to the Area Action Plan for the new town of Northstowe on Green Separation between the town and adjacent villages identified that achieving appropriate separation is not only about physical distance but also about the landscape treatment of that area. This work concluded that a minimum of 200m is required in order to provide suitable landscape treatment of various and appropriate characters. Therefore for the purposes of this Plan, an area of at least 200m in width is to be maintained between any part of the new development and the village of Teversham, to maintain the village's setting and individual identity. The final extent and treatment of the Green Separation can be considered in more detail in the review of the AAP which will refine the Green Belt, Green Corridor and Green Separation boundaries in the context of further work on the later phases of development, once Masterplanning is further advanced.
- C4.4 The landscape character of the Green Separation will be informal countryside as for the remainder of the Green Corridor but particularly so because it is at the meeting of the City and the countryside. The treatment of Green Separation will provide a landscape character which ensures that open views from the "bell mouth" around Teversham at Airport Way into the Green Corridor enhance the sense of the village set in open countryside, whilst filtering views of the urban quarter.
- C4.5 The Green Separation will have a high degree of public access where appropriate to character and amenity. It will not contain any urban related open uses such as playing fields, allotments or cemeteries to ensure effective separation of an appropriate character between these communities. Links by footpath and cycle between the urban quarter and Teversham would be appropriate to enable village residents to access the amenities of the new development, such as the District Centre.

Green Separation from Fen Ditton

- C4.6 The area of Green Separation between Cambridge East and the village of Fen Ditton includes the area of Green Belt between the village framework and the disused railway line, and also the belt of trees running along the southern side of the line and lying within the site of Phase 1 north of Newmarket Road, as shown on the Proposals Map.
- C4.7 It is important that the existing tree belt around the northern edges of the site is included within the Green Separation as well as within the site for Phase 1 of development north of Newmarket Road. This tree belt is essential to provide adequate separation from Fen Ditton and should be retained and enhanced to maximise its benefit in providing separation from Fen Ditton (see Site and Setting chapter). Whilst in physical extent Green Separation at Fen Ditton is in parts less than the 200m minimum proposed at Teversham, the width of the dense tree belt is such that it provides a strong visual barrier between the development and the village. It is not considered that adding further physical extent to the area of Green Separation would have a material benefit in terms of protecting village character.
- C4.8 It is therefore crucial that the existing tree belt is retained and enhanced as part of the development to provide strategic landscaping. This could include, for example, extensions to the tree belt to vary its width creating a more interesting natural form, with selective additional planting and management of the existing tree belt with predominately native species. The tree belt should also link into other green areas such as the urban park on the Park & Ride site and Green Fingers through the development to provide a comprehensive network for amenity and wildlife.

D THE URBAN QUARTER AT CAMBRIDGE EAST**D1 THE STRUCTURE OF CAMBRIDGE EAST****POLICY CE/7 The Structure of Cambridge East**

Cambridge East will develop:

Main Land Uses

1. High quality, high density housing accessible to services and facilities;
2. A **large** District Centre, located at the heart of the urban quarter, south of Newmarket Road and north of the Green Corridor;
3. Distinct Local Centres each forming a neighbourhood focus;
4. High density B1 employment in mixed use developments within and adjoining the District Centre and located on stops on the dedicated busway;
5. Small scale local B1 employment at each of the Local Centres.

Other Services, Facilities and Infrastructure

6. Community services and facilities, leisure, art and culture focused in the District and Local Centres compatible with the role and function of those centres, which complement and do not compete with Cambridge City Centre;
7. Sports and recreation facilities to serve the needs of the urban quarter, including an Urban Park north of Newmarket Road and local facilities to serve neighbourhoods;
8. With the Green Corridor and a landscaped Country Park within walking distance of the urban quarter, providing for informal countryside recreation whilst also providing for wildlife and biodiversity;
9. Flooding infrastructure, including a new large balancing lake in the “bell mouth” of the Green Corridor such that it also provides an attractive feature in the landscape;

Transport

- 10. High quality infrastructure for non-car modes to encourage sustainable travel;**
- 11. With a High Quality Public Transport system based on a dedicated local busway through the urban quarter linking into the public transport system serving key destinations in the City;**
- 12. A high quality, highly accessible dedicated network of footpaths, bridleways and cycleways;**
- 13. With potential for a new road access to the A14 if necessary, located and designed to integrate into the landscape and which minimises impact on, and minimises additional traffic through, the surrounding communities;**

Character, Design and Landscape

- 14. With a Green Corridor running through the urban area pursuant to Policy CE/4 linking Coldham's Common to Teversham, forming an area of informal recreation and amenity for the urban quarter and an area of interaction between the parts of the urban quarter north and south of the Corridor;**
- 15. With Green Fingers penetrating the urban quarter and connecting it to the network of open spaces, the Green Corridor and the surrounding open countryside;**
- 16. With water integral to the design of the urban quarter and its open spaces in the Cambridge tradition;**
- 17. Integrated and linked sensitively into the urban fabric of eastern Cambridge to preserve existing residential amenity;**
- 18. Retaining and incorporating buildings and features that have an archaeological, historic or architectural interest particularly those reflecting its aviation history.**

D1.1 Cambridge East will be a large urban quarter within Cambridge and represents the largest urban extension to the City proposed in the Structure Plan. Although forming a new urban quarter, it will be important that it enhances Cambridge as an important and unique city rather than detracting

from it. It will need to respect Cambridge as a compact city with a Green Belt setting comprising open countryside and villages which have their own distinct characters.

- D1.2 The population of the new quarter will need to be served by a new **large** District Centre and a number of Local Centres which should be the focus of services, facilities and employment. The District Centre should complement rather than compete with the City Centre in order to maintain the dominant focus of the City Centre consistent with the character of Cambridge.
- D1.3 The Green Corridor from Coldham's Common to Teversham and the open countryside will enable Cambridge East to continue the traditional character of Cambridge where a number of green corridors penetrate deep into the urban fabric. The opportunity should also be taken to reflect Cambridge where water, largely in the form of the River Cam, contributes significantly to that special character which is celebrated in the College Backs.
- D1.4 The development of the urban quarter at a high density and with mixed uses will facilitate travel by foot, cycle and public transport, keeping car use to a minimum, thus putting less strain on the transport network.
- D1.5 Cambridge East must be interesting and attractive if it is to be a successful place in which to live and work. It will need a good range of shopping and all the other services and facilities needed to serve the residents of the urban quarter. It will also provide an opportunity to locate other uses to serve Cambridge for which there are no suitable sites available in the City Centre. This could include restaurants, cafés, pubs and bars, library, cinema, health centres, police and fire station, sports halls, swimming pool, community centres and meeting rooms.
- D1.6 The development will need to have sufficient variety in its built form to create a sense of different places with landmark places and buildings. This may include taller buildings and structures which could help to create an attractive skyline but which will also need to respect the historic skyline of Cambridge.

D2 THE DISTRICT CENTRE

OBJECTIVES

- D2/a To provide a vibrant **large** District Centre which is located at the heart of Cambridge East where it will be as accessible to all of the urban quarter's population as is possible by walking, cycling and public transport.
- D2/b To maximise accessibility and usability within the District Centre.
- D2/c To provide a **large** District Centre with shops, services, cultural, leisure and community facilities to serve the needs of Cambridge East and the immediately surrounding area which will complement and not undermine the vitality and viability of, or compete with, Cambridge City centre.
- D2/d To provide a District Centre with a range of comparison and convenience shops and other units and spaces which will create an attractive urban environment at the heart of Cambridge East.
- D2/e To ensure that no single store sells such a range of comparison and convenience goods that it would threaten the development of the remainder of the District Centre.
- D2/f To create a high quality and varied built and open space environment where people will wish to shop and access services and facilities, both day and evening.
- D2/g To support the success of the District Centre by locating uses which will generate additional custom and activity in and around the centre which will provide the opportunity to combine trips.
- D2/h To provide car parking of a scale appropriate to a District Centre with a limited catchment area.
- D2/i To secure the start of the development of the District Centre as early as possible to help create an identity for Cambridge East at the earliest opportunity.

POLICY CE/8 The District Centre

District Centre Location

1. The detailed location of the **large** District Centre at Cambridge East will be determined as part of Strategic and Local Masterplans to be approved by the local planning authorities and will be:
 - a. Close to the geographical centre of the urban quarter where it will be most accessible to the population of Cambridge East as a whole;
 - b. To the south of Newmarket Road and north of the Green Corridor; and
 - c. On a dedicated local busway route through the urban quarter in order to maximise accessibility to all of its residents.

District Centre Form and Uses

2. The **large** District Centre will make provision for such a range of shops, services, cultural, leisure and community facilities as will serve the needs of Cambridge East and the immediately surrounding area without undermining the vitality and viability of, or competing with, Cambridge City centre **having regard to the sequential test**.
3. The District Centre will be a mixed-use area, and include a variety of uses vertically within buildings, such as high density housing over other uses.
4. The District Centre will be designed and laid out to provide squares and other meeting places to which the public has unconstrained access and which will provide opportunities for Cambridge East's residents to socialise as well as to shop.
5. Parking provision for cars and cycles will be included in the form of public car and cycle parks for the District Centre of a size consistent with its role to serve the urban quarter and the immediately surrounding area.

Vitality and viability

6. **A District Centre Strategy for Cambridge East must be submitted and approved prior to the granting of planning permission for the Airport area. It will be implemented as part of the planning obligations for the development of the new urban quarter. The District Centre Strategy will provide detailed guidance on the overall size, mix of uses, urban design and measures required to provide early support for the development of the District Centre. The Strategy will include tying the development of key retail, services and other facilities in the District Centre to stages in the development of housing at Cambridge East.**
7. **Development of the District Centre will begin no later than 3 years after the commencement of development on the Airport area.**

Location

- D2.1 The focus of Cambridge East will be a **large** District Centre located broadly in the geographical centre of the site to ensure that its shops, services and facilities are as accessible as possible to the maximum number of its residents. Developed as a compact urban quarter, most parts of Cambridge East will be relatively close to the District Centre which will help to ensure its success and allow a sustainable urban quarter to be developed with the car as the least preferred transport mode; its design should instead maximise access by foot, cycle and public transport.
- D2.2 Placing the District Centre on a dedicated local busway though Cambridge East will increase accessibility to those parts of the urban quarter furthest from it. The District Centre will also provide shops and facilities not found in parts of the adjacent urban area and the nearby villages and therefore access by road to car parking close to the District Centre will also be needed, and by footpaths and cycleways linking across the Green Corridor and areas of Green Separation.

District Centre Form and Uses

- D2.3 Creating an attractive and successful District Centre for Cambridge East will be challenging. Such centres tend to grow up over a long period of time and their variety and number of shops and commercial premises owes much to the age of both the businesses and the buildings in which they are located. Without intervention, the commercial sector is likely to provide a

few large retail units which might be highly efficient for shopping but would create a very poor District Centre environment.

- D2.4 The District Centre will be the main defining feature of Cambridge East by which it will be judged by its residents and visitors. It will be crucial to create a centre where people want to be even when the shops are shut because it has a high quality environment and provides a range of opportunities to socialise into the evening. It is also important that it offers locations and facilities to hold community events. The mix of uses will be crucial to this as will be creating a centre where people live and will help support many of its facilities. Creating attractive landmark buildings and spaces will also be vital in order that the Cambridge East District Centre will be a place worthy of its residents and of Cambridge. It is also important that the level and range of facilities is such that they complement the City Centre rather than compete with it.
- D2.5 The District Centre will provide for the needs of the urban quarter, but also provides an opportunity for other uses which serve a wider area and would normally locate in the City Centre, but for which there are no suitable sites available. The District Centre will be the next most sustainable location in Cambridge and under the sequential approach in PPG6, would be an appropriate location for higher order uses under such circumstances. District Centre uses could include shops, including a food supermarket, restaurants, public houses / bars, commercial services (such as banks, building societies, post office) commercial leisure uses such as a cinema, library and learning centre, health facilities, cultural facilities, places of worship and public services including a one-stop shop for information and civic buildings (see also chapter on Community Facilities, Leisure, Art and Culture including Community Development). The District Centre will also be a place where a mix of uses will be appropriate, including employment uses (see also Employment chapter) and mixed use buildings which offer the opportunity for high density housing over shops and services.
- D2.6 Assessments will be required to establish how much shopping floor area should be located in the District Centre and the types and mix of uses which will help to secure a successful and vibrant centre. This study will lead to the production of a District Centre Strategy which will be implemented as part of the planning obligations for the development of the new urban quarter and help in determining planning applications to ensure the staged development of the District Centre as a whole, and in particular an early start to the District Centre once the airport site comes forward for development, in order to provide a heart to Cambridge East at the earliest opportunity. The development of the District Centre is therefore required to start no later than 3 years after the Airport site comes forward for development. This will not only give the urban quarter an identity but also

ensure that the rapid build up of population has available to it the services and facilities that its residents would expect to find in a growing area.

- D2.7 The form of the District Centre will be crucial to its success in terms of achieving a place that is attractive and convenient as a destination for shopping and leisure. This will take the form of a high street and will include one or more urban squares. In order to best serve residents in the areas north of Newmarket Road and south of the Green Corridor as well as in the heart of the development, a linear 'High Street' form of development is appropriate to maximise accessibility. This could include a more concentrated centre that clusters around stops on the dedicated public transport route. It will have a larger urban square as a key focal point for entertainment and gathering. The District Centre should include water at its heart which is a typical feature of Cambridge and a very popular focus for activity.
- D2.8 Providing appropriate car and cycle parking will be required to serve the District Centre. [Opportunities for shared use of car parking in the District Centre should be explored with applicants for planning permission for buildings and uses which include proposals for car parking.](#) In a high density urban quarter there is a particular opportunity for an innovative approach to high quality, secure cycle parking to encourage a high level of cycle use and help achieve the modal split sought for Cambridge East (see Transport Chapter).

Vitality and Viability

- D2.9 In order to ensure its vitality and viability, the District Centre is likely to need support to ensure that sufficient custom is offered to retailers and service providers, particularly during the early years of development. In addition to the resident population of Cambridge East as a whole, this can be assisted by:
- The District Centre also being home to many of the urban quarter's residents – for example living above its shops, services and facilities;
 - Mixing retailing with services and facilities such that undertaking one trip provides the opportunity to combine the journey with another purpose;
 - Locating uses in the District Centre which can generate business activity in addition to the people normally living in Cambridge East, most importantly locating business activity within and adjacent to the centre will generate a significant amount of extra business during the working day.

- D2.10 It is expected that residents of adjoining parts of Cambridge and also Fen Ditton and Teversham will find the District Centre in Cambridge East particularly attractive for its shops and services. In addition to the opportunity to visit the District Centre by car, the cycle and footpath network in Cambridge East will be extended to serve these two villages and provide links into Cambridge.
- D2.11 It will be important to ensure that Cambridge East's District Centre is not so large that it threatens the viability of other existing centres, including the City Centre, local centres in the City and village centres, although it is inevitable that some changes elsewhere will occur particularly in smaller centres. It is important that any such consequences are identified in advance and that change is managed and, wherever possible, mitigated in a way that is compatible with achieving the aims of the District Centre. The study referred to above will also address these issues.

D3 LOCAL CENTRES**OBJECTIVES**

- D3/a To provide Local Centres developed around Cambridge East's network of schools.**
- D3/b To locate the Local Centres at a stop on the dedicated local busway through the urban quarter.**
- D3/c To ensure that all residents of Cambridge East are within 400m (5 minutes' walk) of a Local Centre or the District Centre, or of a public transport link to such a centre.**
- D3/d To ensure that Local Centres provide for the day-to-day needs of local residents for convenience shopping and service provision.**
- D3/e To act as a focus for small-scale local employment.**
- D3/f To ensure the early provision of a Local Centre in Phase 1 north of Newmarket Road to help create community identity from the outset.**

POLICY CE/9 Local Centres**Cambridge East**

- 1. The development of Cambridge East will make provision for Local Centres, the number being determined through a Local Centres Strategy. The Local Centres will all:**
 - a. Be located on a dedicated local busway through the urban quarter to ensure that all of the residents of Cambridge East are within 400m walk of the District Centre or a Local Centre, or of a public transport link to such a centre;**
 - b. Include a primary school and provide for the day-to-day needs of local residents for convenience shopping and service provision;**
 - c. Provide small scale local employment in the Use Classes B1(a) offices and B1(b) research & development which would be appropriate within such a centre.**

2. **The Local Centres will be the focus for neighbourhoods within Cambridge East. The development of each neighbourhood will coincide with the construction of its Local Centre to help create community identity from the outset of each phase of development.**
3. **The secondary school will be located at one of the Local Centres and will provide the opportunity for a “local plus” centre with a higher order of facilities, although not such that it would perform the role of a District Centre.**

Phase 1 North of Newmarket Road

4. **A Local Centre will be provided as an early part of the development of Phase 1 north of Newmarket Road to provide a community focus and location for services and facilities and local employment and help create community identity from the outset of development.**

Cambridge East

- D3.1 Local Centres will provide a community focus in the different neighbourhoods within the new urban quarter. They will normally be focused on a primary school which is a natural focus for a local community. However, it is not certain at this stage that the urban quarter will require, or be able to support, ~~6 to 7~~ 5 to 6 Local Centres, which is the anticipated number of primary schools required to serve the development (see Community Services section). A Local Centres Strategy will be required at the time the wider Cambridge East development comes forward which assesses the appropriate level of local shopping provision for the area as a whole. Provision for the first phase of development north of Newmarket Road is addressed separately below.
- D3.2 The primary schools will be located at the heart of their local catchment areas and can provide the basis for small Local Centres which could include modest shopping facilities, with local shops meeting day-to-day needs such as a newsagent, post office, pharmacy, hot food takeaway or a small convenience store typical of many Local Centres in Cambridge. Whilst the main services and facilities for the urban quarter will be provided in the District Centre, Local Centres could contain local services and facilities such as some elements of health care and libraries which could be provided within the school complex or other community facilities. There may also be potential for small-scale employment in these locations appropriate to a generally residential area.

- D3.3 The Local Centres will be located at stops on a dedicated local busway through Cambridge East which will generate trade for the centres, be safe places to wait for a bus and be accessible for the greatest number of people. In order to meet the daily needs of the local community, all residents should be within an easy 5 minute walk (400 metres) from a Local Centre or the District Centre or, if this cannot be achieved, from a stop on a high quality public transport link to such a centre. The development of each Local Centre will begin as soon as practicable after the first houses are available for occupation and completed well in advance of the completion of development of each neighbourhood in the urban quarter in order to ensure from the early stages of development that local services and facilities are available within walking distance of all homes.
- D3.4 If it is determined through the Local Centres Strategy that there will not need to be Local Centres at each of the primary schools, it will be important for the Strategy to identify the most appropriate locations for the Local Centres. In addition to the provision of a Local Centre for Phase 1 north of Newmarket Road, it is likely that there will need to be one or two Local Centres north of Cherry Hinton (and south of the green corridor), with two or three Local Centres in the heart of the development on the Airport site. This distribution will be subject to further consideration through the Local Centres Strategy.
- D3.5 The secondary school will be located at one of these Local Centres, rather than the District Centre in view of potential management and security issues. The local education authority advises that this would provide a more appropriate environment for pupils, at lunchtimes and before / after school. It is likely that having this type of facility with its wider community role attached to a Local Centre would generate a higher order of facilities and a wider range than would be supported at other Local Centres. However, it is unlikely to have significantly wider range of retailing facilities. In this case it could be regarded as a “local plus” centre, and must be located on a dedicated local busway and with good cycling access.
- D3.6 In order to ensure that Cambridge East provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the Local Centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area.

Phase 1 – North of Newmarket Road

- D3.7 In terms of Phase 1 of the development north of Newmarket Road, it is considered that this area of 1,500 to 2,000 dwellings would support a Local Centre focused on the single primary school. In view of the important role

that a Local Centre can have in providing a community focus and location for services and facilities and local employment and that it can help create community identity from the outset of development, it is a requirement of Phase 1. Also, because this phase of development will be some years ahead of the wider development coming forward once the airport relocates, and on its own is not particularly well related to the rest of Cambridge, it is particularly important that it is a vibrant centre and that it is developed early in the development.

- D3.8 The composition of the Local Centre will share many characteristics with Local Centres in the urban quarter generally and should include a small local food store, similar for example to the Budgen food store on the corner of Cherry Hinton Road and Perne Road, and associated local shopping facilities. The food store should not be so large as to undermine the viability and vibrancy of the District Centre.
- D3.9 However, as the Local Centre will be the only local facility for the early part of the development it will need to ensure that it meets some of the community's daily needs pending the development of the District Centre at a later date when the Airport site comes forward. For example, it is anticipated that there will need to be a health facility within this first phase of development. This may be provided by an existing practice, either as a branch surgery or by completely relocating from their present site.
- D3.10 The location of the Local Centre will need to have regard to the needs of the first phase of development, but also take account of the potential for it to serve any later extension of development to the east of the Park & Ride site. This may suggest a location to the north west of the Park & Ride site. The Local Centre will also need to have good pedestrian and cycle links through to the adjacent housing in the Fison Road estate, to ensure that it can serve that area, and to assist with social integration.

Location of Services and Facilities

- D3.11 The Local Centres are likely to offer different facilities, providing variety across the urban quarter. Co-location of facilities with other service providers will also be explored. Each Local Centre is anticipated to include:
- Primary School, with community space associated mainly with pre and post school provision and also nurse practitioner services;
 - Local commercial facilities, including convenience shopping, a nursery and café/takeaways;

- Flexible meeting space(s) probably adjacent to the primary school for a range of community activities;
- Children's play area;
- Neighbourhood recycling point;
- Car and cycle parking;
- Information access point.

D3.12 Other facilities, which generally serve a wider area, will be located to serve the whole population of Cambridge East. They will generally be within the District Centre area, enabling interaction between the users of the different services.

D4 HOUSING**OBJECTIVES**

- D4/a** To provide an adequate and continuous supply of land for housing to help meet the Structure Plan requirement set out in Policy P9/1.
- D4/b** To provide high quality housing that makes best use of land with higher densities in locations close to a good range of services and facilities and public transport stops.
- D4/c** To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.

POLICY CE/10 Cambridge East Housing**Housing Supply**

1. Cambridge East will provide an adequate and continuous supply of land for housing for approximately 10,000 to 12,000 dwellings up to and beyond 2016.
2. Phase 1 north of Newmarket Road will provide approximately 1,500 to 2,000 dwellings by 2016.

Density

3. At Cambridge East a range of densities will be provided following a design-led approach, including higher densities in and around the District Centre, Local Centres and at public transport stops, and lower densities on sensitive outer edges of the urban quarter particularly close to villages where building heights will be restricted. Subject to the design-led approach and the need to provide a full range of house types, the average net site density across the urban quarter will be at least 50 dwellings per hectare, but development will aim to achieve an average net housing density in the order of 75 dwellings per hectare.

House Types and Quality

4. There will be variety in the housing types provided at Cambridge East to offer choice. It will require imaginative and high quality developments which include apartments in the more accessible

locations and close to services and facilities, town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living and will include a significant proportion of smaller homes.

Affordable Housing

5. Proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing types, including for key workers, to meet local needs. The amount of affordable housing sought will be approximately 50% of the dwellings for which planning permission may be given on all sites. Account will be taken of any particular costs associated with the development and whether there are other planning objectives which need to be given priority.
6. The occupation of affordable housing will be limited to people in housing need and must be available over the long term. The appropriate mix in terms of housing tenures and house sizes of affordable housing within a development will be determined in response to identified needs and funding priorities at the time of the development.
7. In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters.
8. Employment development proposals likely to have an impact on the demand for affordable housing in the Cambridge Sub-Region, will be expected to mitigate such impacts by making either:
 - a. A financial contribution towards the provision of affordable housing elsewhere within the urban quarter; or
 - b. A provision of affordable housing on-site.
9. If the employers of staff recognised as key workers can demonstrate that they are providing or contributing to the provision of key worker housing for their staff, this will only satisfy the affordable housing requirement of this policy where the employment development is to be occupied by that employer.
10. In exceptional circumstances, where it can be demonstrated that there are insurmountable subsidy issues for the provision of affordable housing at the time of a detailed application, the

Councils may negotiate a lower proportion of built affordable housing to be provided on site. This will not apply at the outline planning application stage. Contributions for off-site provision will not be appropriate.

Housing Supply

- D4.1 Cambridge East will provide an adequate and continuous supply of land for housing for approximately 10,000 to 12,000 dwellings up to and beyond 2016. Phase 1 north of Newmarket Road will provide approximately 1,500 to 2,000 dwellings by 2016 and come forward for development as early as possible in the plan period.

Housing Density

- D4.2 Creating an urban quarter which makes best use of land, minimises the amount of land that will need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means that development at average net densities of at least 50 dwellings per hectare across the urban quarter as a whole must be achieved. However, pursuant to the Structure Plan which requires Cambridge East to be a high density development, the aim should be for an average net density in the order of 75 dwellings per hectare. The approach should be design-led and seek to make the most effective and efficient use of land across the development. The actual densities to be achieved both across the development as a whole and in individual phases and locations will be determined through the Masterplans and design guides.
- D4.3 Higher densities will be appropriate in the District and Local Centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Cambridge East by providing opportunities for landmark buildings and different character areas.
- D4.4 There will be some areas that are relatively less accessible and where lower densities may be more appropriate and also to provide variety in character and more typical family housing. Housing areas that border the countryside between Cambridge East and the villages of Fen Ditton and Teversham should also generally be developed at lower densities and in particular with lower building heights in order to help the areas of Green Separation maintain the village character of these two villages

House Types and Quality

- D4.5 One of the keys to the success of Cambridge East will be as much the quality of what is provided as the nature of the uses, services and facilities themselves. High densities do not mean a sacrifice of quality. A high quality of design in both the buildings and the wider environment will be required, in particular the strategic design guide and local design guides and design codes, and the package of supplementary guidance that will be required will be a key tool in ensuring that high quality is delivered on the ground.
- D4.6 In order to meet the need for smaller dwellings in the area and to respond to the density requirements for the urban quarter, a variety in dwelling types will need to be provided. This will also help provide interest in the character and design of the town. This will include modern apartments in the District Centre and close to services and facilities and public transport nodes, perhaps in the form of urban squares reflecting the Cambridge College Courts, as well as imaginative use of town houses, terraces and other forms of high quality but higher density housing types suitable for families. In the interests of providing a range of housing at Cambridge East, it would also be desirable for land to be made available within the urban quarter for an element of self-build projects.
- D4.7 In addition to the affordable housing requirements, including for key workers, the development should provide a proportion of new homes to help meet the needs of other specific groups in accordance with PPG3: Housing and assist with creating a truly sustainable community in the long term, including the following:
- i. "Lifetime homes" – i.e. housing suitable for the elderly and those with mobility problems;
 - ii. Retirement homes;
 - iii. Housing for students and young single people.
- D4.8 South Cambridgeshire District Council will prepare a Travellers' Policy Development Plan Document which will include policies and proposals for the needs of travellers, including site requirements, which may include provision at Cambridge East. It will be informed by a Sub-Regional Travellers' needs survey. The Document is provided for in the Council's Local Development Scheme.

- D4.9 For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop. A key element in ensuring that new homes meet local needs is providing homes which are adaptable to the changing needs of most households.
- D4.10 Lifetime homes are those designed to meet the needs of most households, focusing on accessibility and design features that make the home flexible enough to meet whatever comes along in life: a family member with a broken leg, a family member with serious illness, or parents carrying in heavy shopping and dealing with a pushchair. Part M of the Building Regulations covers accessibility and Lifetime Homes to build in flexibility to make new homes easy to adapt as peoples' lives change. Lifetime Homes will be suitable for older people (whose numbers are increasing rapidly) and for the vast majority of disabled people, as well as non-disabled people. Housing for the elderly and those with mobility problems should be located close to facilities and services and designed with the needs of occupants in mind.

Housing Mix

- D4.11 Cambridge East should provide a mix of housing sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area, whilst at the same time creating a balanced community for the long term. Affordable housing should be of an appropriate mix to respond to identified needs at the time of the development.

Affordable Housing

- D4.12 A key driver behind the growth area strategy for the Cambridge Sub-Region is to help provide more affordable housing in and close to Cambridge having regard to published studies of housing need.
- D4.13 Affordable housing is defined in the Structure Plan as "housing that is in some way subsidised for people who cannot afford to buy or rent on the open market". This definition is consistent with a view of affordable housing as an umbrella term for all types of subsidised housing to meet a variety of needs, including those of key workers. It includes within it:
- **Social rented housing:** housing provided at below market rents at levels controlled by the Housing Corporation, normally provided by Registered Social Landlords (Housing Associations);

- **Intermediate housing:** housing for those who do not qualify for social rented housing, but whose incomes are such in relation to local housing costs that they are nonetheless not able to access market housing. This includes:
 - **Intermediate rented:** rents are not to exceed 30% of net median household incomes in Cambridge and South Cambridgeshire taken as a whole except where provided for specific groups of workers, where they should not exceed 30% of the net median income for the specific group;
 - **Low cost home ownership:** including shared ownership, equity share, and discounted market housing. Costs (mortgage and any rent) are not to exceed 30% of gross median household incomes in Cambridge and South Cambridgeshire taken as a whole except where provided for specific groups of workers, where they should not exceed 30% of the gross median household income for that specific group.
- **Supported housing:** is a generic term used to include supported housing for all client groups covered by the Supporting People Strategy (including people with physical or other disabilities) who cannot afford to buy or rent on the open market. Provision will be considered in the light of identified needs and published strategies.

- D4.14 Affordable housing includes housing for key workers. It is allocated on the basis of need for those who currently live in or are employed in the locality of the site in the public sector and / or who are involved in the care and comfort of the community or as may otherwise be defined by the local authorities in the future. Whilst occupiers of social rented or supported housing could meet the definition of key worker, the term key worker housing is generally used in relation to intermediate housing as defined above.
- D4.15 Such housing will be available to initial and successive occupiers who qualify as key workers unless there are no eligible nominees in which case units will be offered to others in housing need from the local authorities' Housing Registers. The relevant proportion of any key worker housing will be determined by the local authorities based on evidence of need e.g. Sub-Regional key worker Housing Study 2003.
- D4.16 Housing for specific groups of workers other than included in the above definition will be included as affordable housing provided that it is supported by evidence that their employers are facing recruitment and retention

difficulties related to housing costs, and that the workers cannot afford to rent or buy suitable housing locally to meet their housing needs.

D4.17 The availability of housing that is affordable and accessible to those in need is a major and growing issue. Policy P9/2 of the new Structure Plan states that 40% or more of the new housing in the Sub-Region will be affordable which will include key worker housing.

D4.18 Housing Needs Surveys from 2002 identified that there was a combined backlog of housing need of 1,097 households across both Council areas. In addition, a further 2,611 households per annum are falling into housing need. It is also estimated that there will be a supply of affordable housing through re-lets of existing properties of 1,212 units per annum. Advice in the government's best practice guide for assessing net annual need for affordable housing is to spread the backlog over 5 years. The annual combined net affordable housing requirement for the period 2002-2007 is estimated at 1,618 units per annum. The Surveys advise that the best practice guide methodology suggests a target for affordable housing of 66% of all new dwellings (assuming no minimum site size threshold) in South Cambridgeshire and 80% in Cambridge. However, they recommend that in both districts taking account of custom and practice a target of 50% would be justifiable.

D4.19 The mix in the types of affordable housing appropriate for an individual phase of development, will be considered having regard to the nature of identified need at the time of the development in both districts, the location and scale of the development, and the development economics of the site having regard to the overall infrastructure calls on the development.

D4.20 It is envisaged that the indicative mix of affordable housing appropriate at Cambridge East is likely to be:

1. Approximately 30% social rented; and
2. Approximately 20% intermediate housing, including for key workers;

giving a total of 50% affordable housing, unless it can be demonstrated that the local circumstances suggest a different mix would better meet local needs and help achieve a balanced and sustainable community profile.

D4.21 In order to ensure sustainable communities, affordable housing should be of a high quality and integrated with market housing. Affordable housing will be distributed through the development in small groups or clusters. The appropriate size of affordable housing groups or clusters will vary depending on their location within the development, e.g. at the District

Centre or in a residential neighbourhood, and the type of housing being provided, e.g. family housing or apartments.

- D4.22 New employment development increases pressure on the housing market, and a lack of suitable affordable housing can lead to recruitment difficulties, unsustainable travel patterns and hinder development and expansion of clusters. Developments will therefore be expected to mitigate these impacts. Employers with local land holdings, which can be developed without a change to policies in the South Cambridgeshire Local Development Framework, or the Cambridge Local Plan, will be expected to make provision for their own workers on that land before provision can be made elsewhere, unless it can be demonstrated that the land is needed for the core activities of the employer.
- D4.23 Guidance on the application of this policy will be provided in a Supplementary Planning Document on affordable housing.
- D4.24 The local authorities are mindful of the significant infrastructure requirements of building an urban quarter of the scale of Cambridge East and of the costs associated with business relocation. If there is an issue about whether the development will stand the affordable housing target, that is a matter that needs to be addressed through the planning application process where all the policy calls on the development, together with other development related requirements, can be looked at comprehensively and relative priorities determined.
- D4.25 In the exceptional circumstances of insurmountable subsidy issues, alternative approaches to the provision of affordable housing in Cambridge East can be considered. It is appropriate to allow for the provision of a lower proportion of built units on site if exceptional circumstances were demonstrated by way of very clear evidence to the satisfaction of the Local Planning Authorities. However, having particular regard to the long period over which the urban quarter will be built, such evidence can only be provided at the time a detailed planning application comes forward in the light of circumstances pertaining at that time. This policy approach will therefore not apply at the outline planning stage when setting the overall affordable housing requirement.

D5 EMPLOYMENT**OBJECTIVES**

- D5/a** To provide a part of the labour force for Cambridge and its locality as well as ~~enabling~~ **providing opportunities for some** people who live in Cambridge East to work locally.
- D5/b** Only to provide for firms that need to be located close to Cambridge.

POLICY CE/11 Cambridge East Employment

- 1. Cambridge East will make provision for 4,000 to 5,000 jobs (net). The nature and form of employment provision will reflect the high density character of the urban quarter.**
- 2. Employment will be located:**
 - a. At the District Centre as part of mixed use development;**
 - b. At the Local Centres comprising small-scale employment development.**
- 3. Employment development must fall into one or more of the following categories:**
 - c. Offices or other development, in Use Class B1(a), providing an essential service for Cambridge as a local or Sub-Regional Centre;**
 - d. High technology and related industries, in Use Class B1(b), primarily concerned with research and development, which show a special need to be located close to the universities or other established research facilities or associated services in the Cambridge Area;**
 - e. Use Class D1 educational uses and sui generis research establishments, required in the national interest, to be located close to existing major establishments in related fields (such as the universities, the teaching hospital, or private research establishments), in order to share staff, equipment or data, or to undertake joint collaborative working;**

- f. Other small-scale industries, in Use Classes B1(c), B2, and B8 (up to 1,850 m²), which contribute to a greater range of local employment opportunities, particularly if they contributes to the development of locally-based skills or expertise.**

- D5.1 The Structure Plan identifies Cambridge East as a strategic employment location. However, the main purpose behind the development strategy of the Structure Plan is to rectify the imbalance between jobs and homes in the Cambridge area and it is therefore important to strike a balance between the provision of some employment in the new urban quarter to help it become a sustainable urban extension and ensuring that there is not an overprovision of employment such that the benefits of new housing development at Cambridge to serve existing and proposed employment are lost.
- D5.2 In creating a high density urban quarter, it is inappropriate for employment provision to be made in traditional employment areas which tend to be at lower densities. The appropriate approach to the design and development of Cambridge East is to achieve a more imaginative, high density, high quality urban character. Employment uses will therefore be focused within the District Centre in mixed-use developments and buildings, with some small-scale employment opportunities at the Local Centres.
- D5.3 It is therefore more appropriate at Cambridge East to express the employment provision as a number of jobs to be provided, rather than an area of land. The average number of jobs per hectare in recently completed developments in Cambridge City suggests a conversion rate of approximately 1,000 jobs per 5ha. employment land. In view of the nature of the new high density urban quarter, these rates may be exceeded.
- D5.4 A total provision of 20 to 25 hectares would be appropriate at Cambridge East to meet the Structure Plan identification of this location as a strategic employment allocation. This converts to a provision of 4,000 to 5,000 jobs. The provision of jobs is based on a net figure. Some existing Marshall's jobs will be retained on the site both at the car showrooms and supporting uses and when the Airport relocates in addition to this jobs figure.
- D5.5 Employment development at Cambridge East will be subject to a policy of selective management of employment development, as required by Structure Plan Policy P9/7. This reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research.

D6 COMMUNITY FACILITIES, LEISURE, ARTS AND CULTURE INCLUDING COMMUNITY DEVELOPMENT

OBJECTIVES

- D6/a To support the early establishment of successful new communities at Cambridge East.**
- D6/b To establish a strong feeling of community ownership of facilities and community space.**
- D6/c To ensure provision of appropriate community services and facilities which would reasonably be expected to be found in a major urban quarter of approximately 24,000 to 29,000 people with a small catchment in adjoining parts of Cambridge and surrounding villages.**
- D6/d To secure the provision of leisure and cultural facilities which would reasonably be expected to be found in a major urban quarter of approximately 24,000 to 29,000 people with a small catchment in adjoining parts of Cambridge and surrounding villages.**
- D6/e To ensure the provision of public art.**
- D6/f To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, arts and culture.**

POLICY CE/12 Community Services, Facilities, Leisure, Arts and Culture

Publicly and Community Provided Services and Facilities

- 1. Cambridge East will provide a full range of publicly provided services and facilities, e.g. schools, community uses, health facilities, funded in full either by the development, or by taking every opportunity to draw down funds from as many sources as possible.**
- 2. Cambridge East will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable**

community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc.

3. The development will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are cost efficient to service and facility providers.
4. The needs of Cambridge East and its catchment, comprising the immediately adjoining parts of Cambridge and nearby villages, will be determined in accordance with detailed assessments and strategies, prepared and/or approved by the local authorities in partnership with the landowners and stakeholders, having regard to capacity at existing facilities.
5. Any planning permission granted for the development of Cambridge East will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, art and culture, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers.

Commercially Provided Services and Facilities

6. The development will make provision for all the commercial services and facilities that an urban quarter with a population of approximately 24,000 to 29,000 people will require, e.g. health and fitness clubs, having regard to capacity at existing facilities.
7. The needs of Cambridge East and its catchment, comprising the immediately adjoining parts of Cambridge and nearby villages, will be determined in accordance with detailed assessments and strategies, prepared and/or approved by the local authorities in partnership with the landowners and consultation with potential service providers and stakeholders in order that deficiencies and priorities can be identified, which complement existing facilities.
8. During the negotiations over the granting of planning permission, those commercial services and facilities which are essential to the successful establishment of a new sustainable community will be identified and any planning permission granted for the development of Cambridge East will include a planning obligation requiring their phased delivery.

9. Providers of commercial leisure facilities will be proactively encouraged in accordance with agreed priorities including the provision of key services and facilities for early phases of the development.

Location of Services and Facilities

10. Services and facilities should be provided in accessible locations. This will normally be either in the District Centre or in Local Centres where they have a more local function.

Public Art

11. Provision should be made for public art in Cambridge East to help provide a sense of place and distinctiveness. A strategy for public art is to be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development. Commuted maintenance sums for up to 10 years will be required.

Phase 1 North of Newmarket Road

12. The needs of Phase 1 north of Newmarket Road will be identified in full in the assessments and strategies required elsewhere in this policy, and set within a more general framework for Cambridge East as a whole. The appropriate level of provision will be determined by the need for the development to function as a neighbourhood in its own right for some time ahead of subsequent phases of development.
13. Any planning permission granted for the development of Phase 1 will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, art and culture, including the early provision of Community Development and Youth Workers.

Publicly Provided Community Services, Facilities, Leisure, Arts and Culture

- D6.1 The development of Cambridge East provides the opportunity for the providers of community services and facilities to take advantage of emerging best practice in order to ensure that the new residents of the urban quarter and existing residents in the immediately adjoining parts of Cambridge and nearby villages secure the greatest benefit from living in and close to the new urban quarter. It could also provide the opportunity for

existing facilities in Cambridge such as sports stadia to relocate and develop improved facilities. The development will pay for or contribute to the cost of all of services or facilities which would not have been necessary but for their development even where this would confer some wider benefit on the community. Only if extra provision is made because it is desirable to serve the wider community would it be appropriate that funding from other sources would be required.

- D6.2 Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Cambridge East will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.
- D6.3 The service providers are collaborating to establish what services and facilities should be provided as well as how they should best be provided. This collaboration will be undertaken by the South Cambridgeshire and Cambridge City Local Strategic Partnerships with the County Council, and Cambridgeshire Horizons working with the Health Services, the Police, Parish Councils, and the business and voluntary sectors. Detailed assessments will need to be undertaken of services and facilities required to serve the new community, having regard to capacity at existing facilities. Strategies will need to be prepared and / or approved by the local authorities in partnership with the landowners and stakeholders. A Strategic Sports Facilities Strategy and an Arts and Cultural Facilities Strategy are being prepared for the Cambridge Sub-Region, led by Cambridgeshire Horizons, which will identify deficiencies and opportunities for new provision. The issue of what uses would be appropriate at Cambridge East is addressed in the District Centre chapter, having regard to the role of the urban quarter in the context of Cambridge as a whole.
- D6.4 The principles that will guide the location of services and facilities in Cambridge East are:
- **Accessibility** to the people who will be seeking services and facilities;
 - **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
 - **Concentrating** services and facilities in a few locations order to ensure that a journey for one purpose provides the opportunity to

serve another purpose, reducing the number of journeys, and providing opportunities for community interaction.

- D6.5 The District and Local Centres will be the focus of services and facilities at Cambridge East and will be linked together by the dedicated busway through the urban quarter as well as by the footpath and cycleway network, extending out for the City, which will provide safe and convenient public access.
- D6.6 The service providers are investigating opportunities for closer integration of their services to offer a better overall service to the public and to make the best use of land, buildings and other resources. Co-location can provide substantial savings, operational efficiency and better customer service. This would be achieved by sharing buildings, car parks and other facilities such as receptions. Examples of shared provision which are being investigated are:
- A combined library, information and learning centre;
 - Making the secondary school a focus of community activities including lifelong learning, a sports centre and swimming pool;
 - Providing a focus for cultural provision, including a venue for the performing arts and larger community events;
 - Children's services being provided at primary schools along with nurse practitioner health care;
 - Local centres providing multi-purpose facilities offering flexible space for a range of community facilities;
 - Care facilities and services for older people could be integrated within the wider community and health care provision and linked to a range of housing options;
 - A health campus comprising a number of GPs and other health specialists such as dentists, optometrists, physiotherapists, chiropodists sharing support facilities to provide a better service to the public;
 - The faith needs of Cambridge East are also still being investigated but could be met through an ecumenical centre for the Christian denominations. The needs of other faiths with a significant worshipping community in / around Cambridge will also need to be considered – traditionally buildings used for worship have provided important landmark buildings and a focus for the community;

- A combined youth and community centre offering a wide range of uses for all ages.

- D6.7 Before planning permission could be granted for Cambridge East, the needs of the development must be determined in accordance with detailed assessments, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, art and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.
- D6.8 In view of the phasing issues at Cambridge East, with Phase 1 north of Newmarket Road coming forward significantly in advance of the rest of the development and the intention to review the Area Action Plan to guide later phases of development, it is likely that this work will be carried out in two phases. A key objective is to ensure that Phase 1 is an attractive and sustainable place to live in advance of the later phases of development.
- D6.9 In order to bring forward Phase 1, assessments will be required to identify in full the needs of that first phase of development within a wider more general framework for the development as a whole. This will require an audit and assessment of existing facilities in Cambridge City, especially Barnwell and Abbey Wards, including accessibility from Phase 1. That wider framework will need to be reviewed, updated and refined when proposals for the wider development are further advanced to identify the needs of the development in full.
- D6.10 In addition to the provision of services and facilities, provision will be needed for professional Community Development Workers to help establish a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need. This will involve a Community Development Strategy outlining roles, partnership working and the professional people needed to help establish the new community. Again, this will initially address the needs of Phase 1 north of Newmarket Road in detail and the wider development more generally. It will be reviewed when later phases of development come forward.
- D6.11 This work will include support to help establish good communication and information for new residents, establishment of new groups, support mechanisms, sports clubs and community events. The needs of young people should be considered at the earliest stage of each phase of development, including the employment of youth workers. Early and

ongoing development work can help establish a strong feeling of community ownership of facilities and community space.

Commercially Provided Services, Facilities, Leisure, Arts and Culture

- D6.12 Not all services and facilities will be provided by the public and community sectors. A large number of facilities at Cambridge East will be provided commercially e.g. health and fitness clubs, public houses, etc. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided. This will be particularly important in the early phases of development in order to ensure that Cambridge East has a basic range of services and facilities, which will help attract its first residents. Retail and related facilities e.g. restaurants and cafés are addressed in the District and Local Centres chapters.
- D6.13 The priorities for commercial leisure provision will be considered in consultation with potential service providers in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to above for publicly provided services and facilities. As for publicly provided services and facilities, this must be carried out in the context of the role of Cambridge East within Cambridge.

The Range of Services, Facilities, Leisure and Community Infrastructure

- D6.14 The range of services and facilities and community infrastructure that will need to be provided at Cambridge East are still being investigated by the service providers but, for an urban quarter of approximately 10,000-12,000 dwellings, the following is an indicative but not exclusive list of services and facilities to be explored:

Table D6

Use	Phase 1 North of Newmarket Road	Cambridge East as a whole
<u>Education</u>	<ul style="list-style-type: none"> 1 primary school, with extended facilities for children's services, pre-school provision, after school clubs and a 	<ul style="list-style-type: none"> One secondary school; 6-7-5-6 primary schools; Nursery provision; Pre-school provision (0-4); Out of school care (0-14)

Use	Phase 1 North of Newmarket Road	Cambridge East as a whole
	nurse practitioner facility.	year olds); <ul style="list-style-type: none"> • Special Education; • Further education (in co-operation with the Learning and Skills Council).
<u>Lifelong Learning</u>	<ul style="list-style-type: none"> • Library facility (either temporary use in multi use community building and/or existing libraries at Barnwell Road and Cherry Hinton). 	<ul style="list-style-type: none"> • Public Library, information and advice centre, including provision for voluntary sector and learning centre; • Adult and Community Learning.
<u>Social Services</u>	<ul style="list-style-type: none"> • Children's services provided at the primary school and possible use of community building; • Services in the surrounding area to be assessed for extra capacity with a view to being expanded to cover Cambs East. 	<ul style="list-style-type: none"> • Children and families services; • Family Centre; • Mental health services; • Services for the disabled; • Extra care housing; • Nursing homes.
<u>Fire Services</u>		<ul style="list-style-type: none"> • Fire Services, including Fire Station.
<u>Police</u>	<ul style="list-style-type: none"> • Temporary police office in multi-purpose community building. 	<ul style="list-style-type: none"> • Police Services and accommodation, including Police Community Support Officers.
<u>Community Facilities</u>	<ul style="list-style-type: none"> • Multi purpose community building with offices, meeting rooms, small hall, internet café/information, youth facility, temporary library, temporary police office; • Neighbourhood recycling centres; • Information points/notice boards. 	<ul style="list-style-type: none"> • Community centres / meeting places; • Civic centre with range of uses including library, advice hub, café/internet facilities; • Arts and cultural facilities; • Provision for faith; • Burial ground; • Allotments; • Youth centre; • Public conveniences; • Neighbourhood recycling centres; • Information points/notice boards.

Use	Phase 1 North of Newmarket Road	Cambridge East as a whole
<u>Community Development</u>	<ul style="list-style-type: none"> • Arrangements for involvement of existing local communities and service providers in the design process; • Plan for community development as the neighbourhood grows; • Establishment of residents representative group and mechanism for communication between new residents; • Arrangements for community involvement in decisions and how facilities are managed; • Community Development Worker(s) and Youth Workers. 	<ul style="list-style-type: none"> • Arrangements for involvement of existing local communities and service providers in the design process; • Plan for community development as the urban quarter grows; • Establishment of residents representative group and mechanism for communication between new residents; • Consideration of appropriate governance; • Arrangements for community involvement in decisions and how facilities are managed; • Community Development Worker(s) and Youth Workers.
<u>Recreation Facilities</u> (see Recreation chapter)	<ul style="list-style-type: none"> • Dedicated Children's Play Areas; • Outdoor sports facilities, including grass pitches, tennis courts, bowls greens, artificial turf pitches and ancillary facilities; • Other sports as identified for Phase 1 in the Strategic Sports Facilities Strategy; • Informal youth facilities (e.g. multi use games area, youth shelter). 	<ul style="list-style-type: none"> • Swimming Pool and Leisure Centre (possibly based at secondary school); • Dedicated Children's Play Areas; • Outdoor sports facilities including tennis courts, bowls greens and artificial turf pitches; • Other sports as identified for phase 1 in the Strategic Sports Facility Strategy; • Informal Youth Facilities (e.g. skateboard parks, youth shelters).
<u>Commercial</u>	<ul style="list-style-type: none"> • Shops in Local Centre – including early support for local shopping provision (including unit shops); • Takeaways/cafés/eating places; 	<ul style="list-style-type: none"> • Shops – including early support for local shopping provision (including unit shops); • Pubs/takeaways/cafés/eating places;

Use	Phase 1 North of Newmarket Road	Cambridge East as a whole
	<ul style="list-style-type: none"> • Post Office. 	<ul style="list-style-type: none"> • Post Office/banking facilities; • Leisure e.g. health and fitness clubs.
<u>Healthcare</u>	<ul style="list-style-type: none"> • Health centre, possibly to link with community building; • Nurse Practitioner based at primary school. 	<ul style="list-style-type: none"> • Services for older people; • Health campus offering general medical services including GP Practice(s) plus a wide range of services for out patients (but no beds); • Nurse Practitioners based at each primary school; • Ambulance facility.
<u>Community Provision</u>	<ul style="list-style-type: none"> • Temporary use of multi use community building. 	<ul style="list-style-type: none"> • Provision for faith, including worship space, administrative office, meeting room(s), catering and support facilities. • Social and sporting clubs.

Education

- D6.15 The principle underpinning education provision for the new urban quarter is that the development will serve its own needs and it will not be planned to use existing schools provision in either the adjoining parts of the City (e.g. Cherry Hinton) or the nearby villages of Fen Ditton and Teversham. However, capacity in those schools will be a factor taken into account in the overall planning of school places.
- D6.16 If the whole new urban quarter has in the order of 10,000 to 12,000 dwellings, this would suggest a need for ~~6 to 7~~ 5 to 6 primary schools. The intention is for these to be community schools which focus on the family and could include other associated facilities such as early years' provision, health and out of school clubs.
- D6.17 The development as a whole will need one 10-form entry secondary school. This would be a large school (similar in size to Hinchbrook or St Ives secondary schools), which would enable it to make wider provision for joint community use, building on the community college tradition in South Cambridgeshire and Cambridge City. The secondary school should be located in the main part of the new urban quarter to best serve the whole area and will therefore be on the part of the Airport site north of the Green

Corridor. The secondary school will be located at one of the local centres (see Local Centres chapter) and on a dedicated public transport route.

- D6.18 A secondary school is not required for Phase 1 of development north of Newmarket Road. The trigger point for the provision of the secondary school will be determined through the planning permission. Interim arrangements for secondary school aged children in the early phases of development will need to be established and considered as part of the overall planning of secondary school places in the City. The issue of contributions for secondary education from the early phases of development, including the interim arrangements required, will also be determined through consideration of planning applications.
- D6.19 The first phase of development north of Newmarket Road will have in the order of 1,500-2,000 dwellings, which will need one 2-form entry primary school.
- D6.20 There are advantages of shared use of school facilities by the wider community at both primary and secondary schools. The design of school buildings, and in particular those facilities where joint use will be desirable such as the school sports facilities at secondary school sites, should ensure that joint use would be physically capable of taking place. The new schools would be expected to build upon the long established tradition of community use of school premises in Cambridgeshire through the new extended school approach.
- D6.21 At primary schools an appropriate mechanism for joint use could be a community wing for uses such as pre-school, breakfast clubs, after school clubs, holiday clubs, etc and may also offer facilities for children's services and health care.
- D6.22 Grass sports pitches at primary and secondary schools do not count towards public open space standards (see Recreation chapter).
- D6.23 There could be potential for leisure facilities to be provided at the secondary school which could serve the wider community e.g. sports facilities. Adult and Community Learning facilities will be delivered at the secondary school, rather than at primary schools, as well as at other community venues, including in the District Centre.

Faith

- D6.24 Cambridge City Council has carried out an initial consultation with faith groups based in the City on their needs over the plan period. This suggests

a need for the provision of additional buildings for worship in the City. Further information is required to identify in more detail the type of facilities needed in Cambridge East. These should be located where they would be most accessible; this suggests that the District Centre is the most appropriate location. The Policy requires the development to provide free serviced land for faith facilities.

Library & Lifelong Learning

- D6.25 There is a need for a multi-purpose building in the District Centre which can deliver a library facility, provide an ICT (Information and Communications Technology) learning centre, and link to other community facilities and local government functions, such as provision for the police. This need not be a stand alone facility and a partnership approach could be taken for its provision and management.
- D6.26 It will be necessary to ensure that appropriate provision is available to serve Phase 1 North of Newmarket Road. Subject to assessment, this may be through a temporary facility in the multi-purpose community space, or through expansion or improvement of existing libraries at Barnwell Road and Cherry Hinton. Regard must be had to the accessibility of these facilities to the new community as well as physical capacity.

Emergency Services

- D6.27 The police will need accommodation (approx. 1,000 sq. m) within or near the District Centre and would be willing to share this with a suitable partner. The fire service has identified a need for a 2 bay whole time fire station if their preferred approach of installing sprinklers in all domestic premises cannot be achieved. The needs of the ambulance service are still being assessed.

Leisure, Arts & Culture

- D6.28 There is potential in the new urban quarter to provide a range of facilities for leisure, the arts and culture to serve the new community, and an opportunity for distinctive artistic input to the creation of the urban fabric. This could also include providing for facilities which would meet the needs of the City and potentially the Sub-Region as a whole and where there is insufficient space for them in the City Centre. This could include commercial leisure facilities, such as a cinema or ice rink. The key here would be that such facilities were complementary to, and did not compete with, the City Centre function. Alternatively, provision could be limited to that which is compatible with the needs of the new urban quarter, although this would limit the ability

to create a vibrant new urban quarter and would not bring the potential added benefit to the City.

Community Development

- D6.29 A key to the success of the new urban quarter will be community development and the creation of a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need, including support linking the neighbouring parts of Cambridge. There will be a need for the development to provide and fund community development officers for a period of 10 years from the occupation of a neighbourhood within the development. In addition the needs of young people should be considered at the earliest stage of development, including the employment of youth workers. There will be a need for community development officers for the first phase of development north of Newmarket Road, preferably based at the local centre.
- D6.30 The Local Authorities are considering the potential for the provision of a City Farm for Cambridge. This will include whether the development of a new urban quarter may provide an opportunity for such a facility.

Location of Services and Facilities

- D6.31 Services and facilities will generally be located at the District Centre and Local Centres. This is addressed at those individual chapters.

Management of Community Services and Facilities

- D6.32 It is important that not only are the community services and facilities needed by the urban quarter provided, but that they are properly and effectively managed and maintained if they are to provide high quality facilities for the community in the long term. It is also important that a feeling of community ownership is developed for all community facilities and that they are managed to ensure accessibility by all. The strategies both for publicly and community and for commercially provided services and facilities will therefore need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

Public Art

- D6.33 Provision should be made for public art in Cambridge East to help provide a sense of place and distinctiveness. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and to the community at large. It is considered particularly important that public art is integrated into the overall design of the urban quarter and functional elements e.g. lighting, landscape, street furniture, floor designs and signage as well as landmark works such as a sculpture.
- D6.34 Whilst public art is normally sought through negotiation rather than being a requirement of development, in view of the scale of Cambridge East and that the new urban quarter will be an a major new community, the provision of public art as an integral part of the development will be a key part of ensuring the creation of a high quality and distinctive new urban quarter. Whilst the Area Action Plan does not prescribe a level of public art provision, it does require that a strategy for public art is prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development and a significant level of provision for public art will be required as part of any proposals. Commuted sums for up to 10 years will be required to ensure that the quality of art is maintained to a consistently high standard.

D7 TRANSPORT

OBJECTIVES

- D7/a** To develop an improved rights of way network to support sustainable transport, recreation and health, and connecting to destinations in Cambridge, neighbouring villages and the open countryside.
- D7/b** To provide attractive, direct, safe and convenient walking routes within Cambridge East linking homes to public transport and the main areas of activity such as the District and Local Centres, the Country Park and the Green Corridor.
- D7/c** To provide a highly accessible network of cycleways, segregated from other modes where appropriate, and to ensure covered, secure cycle parking facilities for homes, workplaces, the District and Local Centres, the Park & Ride site, the Country Park and other appropriate places.
- D7/d** To create effective and dedicated High Quality Public Transport routes through Cambridge East to maximise public transport use and to ensure that all dwellings are within easy walking distance of a public transport stop.
- D7/e** To secure the vitality of the District Centre by ensuring adequate access to it for the residents of Cambridge East and surrounding settlements, with a focus on High Quality Public Transport, but covering all modes and including an appropriate level of car parking.
- D7/f** To develop a network of streets which connect the principal land uses.
- D7/g** To link Cambridge East to the main road network whilst minimising the impact of traffic generation on surrounding communities.
- D7/h** To identify the appropriate stages in the development when public transport services and transport infrastructure will need to be provided.
- D7/i** To achieve a modal shift of no more than 40% of trips by car; at least 35% by public transport; and at least 25% by foot and cycle.

INTRODUCTION

- D7.1 For Cambridge East to be a truly sustainable place it will be important to ensure that the transport infrastructure encourages the use of more sustainable forms of travel – public transport, cycling and walking. The higher density form of development proposed will also favour journeys to be made by these modes. At the same time provision will have to be made for cars and goods vehicles. It will be important to integrate the various modes, providing interchanges to encourage maximum use of the sustainable modes.
- D7.2 The wider development of Cambridge East will require a commitment to the highest possible standards of sustainable transport consistent with the development of a new high-density urban quarter for the City. It will be essential for the development to demonstrate that it will not have an adverse impact on the City's transport network.
- D7.3 In addition to the first phase north of Newmarket Road, the development of the Airport site could generate some 55,000 trips in and 55,000 trips out of the site (person trips by all modes of transport). 25% of these are likely to occur in the peak hours.
- D7.4 The development will need to take account of changes which will come forward over the period of the development, including the Highways Agency's proposals to widen the A14 to dual 3-lanes from Girton to Fen Ditton.

ROAD INFRASTRUCTURE

POLICY CE/13 Road Infrastructure

- 1. Adequate highway capacity will be required to serve all stages of development.**

A14 Access

- 2. Planning permission for Cambridge East will include suitable conditions (which may include 'Grampian' style conditions*) which will link the start and phased development of the new urban quarter to improvements to the A14 road corridor, such that it will be capable of accommodating the additional traffic from the new urban quarter of 10,000 to 12,000 dwellings. Such**

~~improvements and satisfactory access arrangements will not include junction improvements to the Fen Ditton junction to improve its capacity.~~

3. Such improvements and satisfactory access arrangements will not include junction improvements to the Fen Ditton junction to improve its capacity.

Primary Road Access

4. Cambridge East will be accessed by the following all purpose junctions onto:
 - a. Newmarket Road at two points both north and south of the road;
 - b. Airport Way / Cherry Hinton Road at the Gazelle Way Roundabout;
 - c. Coldham's Lane; and
 - d. Barnwell Road avoiding the Local Nature Reserve.

Mitigating Traffic Impact

5. All roads will be designed and located to minimise and where possible avoid any adverse impacts on the landscape, Nature Reserves and existing residential properties.
6. The developers of Cambridge East will be required to submit a detailed Transport Assessment alongside the planning application to allow the travel impact (including the environmental impact, such as noise, pollution and impact on amenity and health) to be properly assessed and adequately mitigated.
7. Traffic management measures will be funded by the development to minimise traffic impacts on nearby residents.

Orbital Movements

8. The developers of Cambridge East will be required to make a contribution towards improving the capacity of existing orbital routes in Cambridge related to the forecast percentage volume of traffic that will be generated by Cambridge East on those routes.

Park and Ride

- 9. Planning permission for Cambridge East will include a 'Grampian' condition which will link the start and subsequent phases of development of land north of Newmarket Road and east of the Park & Ride site to the relocation of the Park & Ride site. The Park & Ride site will be relocated to a site south of Newmarket Road and east of Airport Way.**

NOTE:

- * Grampian Regional Council v. Aberdeen DC (1984) JPL 590 H.L: conditions restricting development unless and until an event had occurred which was not within the power of the applicant to bring about may be valid if reasonable and not otherwise ultra vires.

A14 Access

- D7.5 Notwithstanding the policy of the Highways Agency to minimise the number of access points onto the trunk road network, the scale and location of the Cambridge East development taken as a whole will inevitably impact upon the A14. It has yet to be determined how best to provide improved access to the A14 whilst minimising those impacts. The County's Long Term Transport Strategy will be an important step in this regard and which will be reported in Autumn 2005.
- D7.6 The existing junctions should be retained in respect of Phase 1 of the development north of Newmarket Road which is not dependent on their improvement. The form of that development should not preclude the future provision of a new junction onto the A14 dependent upon the outcome of further studies. In respect of the longer term and the development of the Airport site itself, the AAP will expect improved and satisfactory access to the A14 without ruling out either of the options of junction improvement or provision of a new junction. Ditton Lane passes through primarily residential areas in the Abbey Ward of Cambridge City and through the village of Fen Ditton, and has a limited capacity to cope with additional traffic. It is not therefore proposed that any junction improvements are made to the Fen Ditton junction to improve its capacity.
- D7.7 The development of land south of Newmarket Road will require the provision of improved and satisfactory access arrangements to the A14 through junction improvements at Quy, or the provision of a new junction onto the A14 between the Ditton Lane and Quy junctions, as a replacement for the Ditton Lane junction.

- D7.8 The A14 is proposed to be improved to a dual three-lane carriageway, from Girton to Fen Ditton. The Highways Agency is consulting on the preferred route in Spring 2005, with a view to the improvements being completed in the period 2011-2015.

Primary Road Access

- D7.9 In order to minimise the impact of the development on the transport network it is necessary to include all-purpose junctions onto all of the principal roads surrounding the site. Their provision will be phased to support the development.
- D7.10 Primary road access will be provided from two points along Newmarket Road and from Coldham's Lane. It should also be possible to utilise the existing Barnwell Drive junction to avoid the Local Nature Reserve (LNR). Given the location of the Green Corridor adjoining Teversham, the extent of the development area north of Cherry Hinton, and the need to avoid heavy traffic volumes through Teversham, it is accepted that the link to Airport Way should be at the Gazelle Way roundabout.

Orbital Movements

- D7.11 The County Council as local highway authority will keep under review the capacity of orbital routes in Cambridge. If traffic forecasts demonstrate that additional capacity will be needed over the lifetime of the development of Cambridge East, the developers will be required to make a contribution to the provision of extra capacity for orbital movements in Cambridge related to the percentage volume of traffic which will be generated / attracted by Cambridge East.

Mitigating Traffic Impact

- D7.12 The developers of Cambridge East will be required to submit a detailed Transport Assessment alongside the planning application to allow the travel impact to be properly assessed and adequately mitigated. This will include mitigation against the environmental impact, such as noise, pollution and impact on amenity and health.
- D7.13 Careful consideration will need to be given to the design of access roads and junction layouts to minimise their impact on local residents, for example noise, and ensure there will be no resultant rat-running. Consideration will

also need to be given to whether additional traffic calming measures are required to minimise traffic impact on nearby residents.

Park & Ride

- D7.14 The Park & Ride site is well wooded and provides an opportunity for a mature park to serve the development area north of Newmarket Road. Relocating the Park and Ride would also reduce the volume of traffic on Newmarket Road by intercepting it slightly further to the east, rather than within the new urban quarter. The proposed relocation site would adjoin the proposed site of the Country Park and could offer dual use to provide for its parking needs.

ALTERNATIVE MODES AND PARKING

POLICY CE/14 Alternative Modes and Parking

- 1. Adequate provision for alternative transport modes and parking will be required to serve all stages of development.**

Public Transport

- 2. High Quality Public Transport (HQPT) services will be provided with associated quality infrastructure, and which minimise and mitigate environmental impacts, on the following routes:**
 - a. Newmarket Road to connect to the City Centre and thence beyond to Cambridge West;**
 - b. A northern link or loop to connect with the Science Park and Cambridge Northern Fringe and to connect with the Cambridgeshire Guided Bus;**
 - c. A southern link or loop to connect to Addenbrooke's Hospital;**
 - d. An additional guided bus link to the City Centre.**
- 3. There will be a network of highly accessible, dedicated, segregated, high quality, direct, connected and convenient bus routes, within and connecting Cambridge East with Cambridge and surrounding villages,**
- 4. All development will be within 400m easy walking distance of a bus stop. Developers will provide an initial subsidy for new**

residents for a period of 12 months after occupation to encourage bus usage.

Cycle, Pedestrian and Horse Riding Infrastructure

5. There will be a dedicated network of highly accessible, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, both within Cambridge East and connecting with the rest of Cambridge, surrounding villages, and the wider rights of way network. These routes will be complemented with quality infrastructure including signing, seating and appropriate lighting.

Car and Cycle Parking Standards

6. Car and Cycle parking should be provided in accordance with the standards set out in Appendices 1 and 2 to reduce over-reliance on the car and to promote more sustainable forms of transport. Car pooling and shared use of car parking facilities will be encouraged, particularly on mixed-use sites, to minimise the amount of land given over to car parking. This must be explored through the Transport Assessment and Travel Plan.

Public Transport

- D7.15 The most significant connection for public transport for Cambridge East will be to the City Centre. Policy P9/9 of the Structure Plan requires a rapid transit link to the City Centre. This will mean using Newmarket Road as the principal route, but a second route might also be necessary to connect the southern part of Cambridge East to the City Centre. At present there is only limited bus priority along this route, which would need to be enhanced considerably if it is to meet the objectives and targets for public transport.
- D7.16 Bus priority improvement measures will include:
- Conversion of the existing bus lanes to a busway of around 7.5m width for exclusive use by a very frequent bus service, which could be in guideway or employ some other means of tracking;
 - Traffic signalled crossroads with bus priority to replace the Elizabeth Way roundabout;
 - Bus priority along Maids Causeway;

- Improvements to passenger stops in Emmanuel Road to serve both the Historic Centre and the Grafton Centre;
- Bus priority along East Road.

- D7.17 There will be a need for a northern public transport link to connect Cambridge East to the Science Park and the Northern Fringe, including Chesterton Interchange, with a link to the Cambridge Guided Bus and wider locations. This could, in part make use of a link via High Ditch Road, which would mean that the route would serve the development north of Newmarket Road well, subject to further consideration of the impact on Fen Ditton. In the short term it would have to use the A14 and Milton Interchange to link to Milton Road. 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.
- D7.18 To the south, public transport needs to link to Addenbrooke's Hospital, a strategic employment centre, the rail station, and the Cambridge leisure site at the junction of Hills Road and Cherry Hinton Road. As this link would primarily use existing roads – via Coldham's Lane / Brooks Road / Mill Road / Coleridge Road / Cherry Hinton Road / Hills Road – there would need to be bus priority.
- D7.19 This system would be served by public transport "gates" onto:
- Newmarket Road;
 - Airport Way;
 - Coldham's Lane.
- D7.20 An additional guided bus link from Cambridge East to the City Centre, across Coldham's Common to the dual carriageway section of Newmarket Road, should also be investigated when the Area Action Plan is reviewed.
- D7.21 It will also be essential to ensure that the development itself is served by a network of highly accessible, dedicated, segregated, high quality, direct, connected and convenient bus routes. All parts of the development will be within easy access of HQPT, which will maximise its use both for internal movements and for those which connect to other parts of the City. This will normally be no more than 400m; where this is not achieved, there should be high quality interchange for cars and cycles with the provision of secure cycle storage lockers and parking as well as covered walkways and cycleways to connect to the public transport system. Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage.

Cycle, Pedestrian and Horse Riding Infrastructure

- D7.22 Cycling has the potential to substitute for short car trips, particularly for journeys under 5km. Cambridge East presents an opportunity to design at the outset an urban quarter where distances to facilities and services are minimised, and accessibility is maximised by walking and cycling. In order to achieve the target of cycle use there will need to be a network of highly accessible, dedicated high quality cycle routes.
- D7.23 In order to promote cycling in all seasons and times of the day, it will be necessary for these routes to be lit, even across open spaces such as the Green Corridor. Routes will be highly accessible, segregated, high quality, safe, direct, connected and convenient for all users, including the less able, such as partially sighted, hearing impaired, and wheelchair users. These routes will also be complemented with quality infrastructure, such as signing, secure cycle parking, seating and lighting (of a level appropriate to the location) and will need to be maintained to a high standard.
- D7.24 External rights of way routes will be provided to:
- The Jubilee route – Fison Road / across Ditton Lane / along the disused railway / across to the south side of the river / Riverside to City Centre;
 - Linking onto the above route via a new cycle / footbridge over the river and thence by Green End Road and the east side of Milton Road to Cambridge Business Park, Science Park and St John's Innovation Centre;
 - Across Coldham's Common to the Grafton Centre via a new or adapted bridge over the railway;
 - Over Coldham's Lane at Rosemary Lane / over the railway / Brookfields / Burnside to existing cyclebridge over the railway or via Coleridge Road to Hills Road / Addenbrooke's Hospital;
 - An off-road link along the length of the development parallel to Coldham's Lane;
 - A link through the open space to Snakey Path / St Bede's School / Cherry Hinton Hall;
 - The National Cycle Network – Route 11;

- The wider network of byways, bridleways, cycleways and footpaths.

- D7.25 The development of Cambridge East as a new high density urban quarter provides the opportunity to design from the outset a network of cycleways and footpaths which are segregated from each other and from other road vehicles. This, together with the proposed land uses being mixed and in close proximity to each other, will encourage the use of all non-car modes.
- D7.26 Internal routes will be provided linking the residential areas and main destinations such as the district centre, local centres, schools, employment, open spaces and other services and facilities.

Car and Cycle Parking

- D7.27 It will be important to establish a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for those journeys within the urban quarter and to key destinations in Cambridge it should be the least preferred option. Therefore the road system will be a permeable network of streets which, whilst giving access to the development by car would discourage internal and through movements by car. Residential areas would be designed to Home Zone principles.
- D7.28 In part, this will be influenced by the scale of provision of car parking both in residential areas and at key destinations and by the provision of adequate, quality cycle parking. There will remain a need for a certain level of car parking to enable people to park without causing social or amenity problems and to enable the quarter to function effectively. This will include making adequate and convenient provision for disabled parking.
- D7.29 Car parking standards as set out in Appendix 1 and cycle parking standards as set out in Appendix 2 will apply to the development at Cambridge East. In addition, given that Cambridge East will be served by HQPT, opportunities for reduced levels of car parking will be explored in locations close to facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night-time uses. Businesses and schools in Cambridge East will be required to prepare Travel Plans to show how they intend to ensure that travel by car is not encouraged.
- D7.30 Car parking will be designed to minimise the impact on the urban form, in terms of visual impact and lighting, and should design out crime and the potential for “cruiser” gatherings, which have presented problems in other areas.

- D7.31 To establish a cycle culture throughout the development, it will be crucial to provide adequate, convenient, secure and covered cycle parking both at home and at key destinations. This will include provision of cycle parking to serve the District Centre over and above the minimum required by the cycle parking standards, in the form of an innovative cycle parking facility. This could reflect provision in the City, in an underground cycle park, with associated uses such as a cycle repair service. Businesses and schools required to prepare Travel Plans to demonstrate how they intend to ensure that travel by car is not encouraged may also require higher than minimum provision.

NORTH OF NEWMARKET ROAD

POLICY CE/15 Transport for North of Newmarket Road

- 1. Phase 1 of development north of Newmarket Road will provide:**
 - a. One road access point onto Newmarket Road;**
 - b. A separate public transport only access onto Newmarket Road which could also provide for pedestrians and cyclists linking to a dedicated public transport route through the development enabling all dwellings to be within 400m walking distance from a bus stop and designed to form the first phase of a dedicated busway serving the whole development;**
 - c. An emergency vehicle access which could use the separate public transport access;**
 - d. Improved bus priority along Newmarket Road;**
 - e. Cycle and footpath links into the Fison Estate;**
 - f. A cycle link to the Jubilee Cycleway;**
 - g. Internal design to prioritise internal movements by foot or cycle rather than the car.**
- 2. The design of the development north of Newmarket Road should not prevent the future provision of a public transport only access onto High Ditch Road or the future provision of a new junction and connecting roads onto the A14 between the existing Quay and**

Ditton Lane junctions, as a replacement for the Ditton Lane junction.

- D7.32 The first phase of Cambridge East, north of Newmarket Road, could generate in the order of 8,500 trips into and 8,500 trips out of the site each day (person trips by all modes of transport). Of these around 25% would be likely to occur in the peak hours.
- D7.33 The development's main access road will be onto Newmarket Road. This will be at a point between the existing Park and Ride site and Marshall's Car Showrooms complex and could be in the form of a traffic signalled junction or a roundabout. Consideration will have to be given to whether there would be any conflict with the access into the Park and Ride site or the access to the North Works. The scale and type of the junction will need to be identified in detail as part of future technical work. A second access point will be required to allow limited access for emergency services, public transport, cycling, and pedestrians, if the principal access point is blocked. This is a County requirement and physical mechanisms will be incorporated into the design of the road to ensure access to general traffic is prevented.
- D7.34 For this phase, there is no need to consider any change to the present arrangement of junctions on the A14. However the County Council's Long Term Transport Strategy may show that changes are needed for the development of the urban quarter as a whole, including the possibility of a new junction on the A14. The design of the development north of Newmarket Road should not prevent the provision of a new junction and connecting roads onto the A14 between the existing Quy and Ditton Lane junctions, as a replacement for the Ditton Lane junction.
- D7.35 There will be no road access through into the Fison Estate, which lies to the west of the site and to the north of Newmarket Road and east of Ditton Lane, but wherever possible new foot and cycle links will be established to connect the two developments. The development will be linked to the Jubilee Cycle Route, the Cemetery and allotments.
- D7.36 In order to encourage public transport use along the Newmarket Road corridor, some improvements to bus priority will be needed. These include additional bus priorities, such as at the Newmarket Road / Barnwell Road junction, and extension of the bus lanes, particularly west of Barnwell Road to the railway bridge west of the Abbey Stadium.
- D7.37 The development will be designed to allow for a dedicated public transport access onto High Ditch Road. This will allow for a public transport link in the longer term if the option taken up is to manage Ditton Lane for a public transport connection to the Northern Fringe.

- D7.38 Within the development, design principles will ensure that all internal trips are undertaken by foot or cycle rather than the car. This will be achieved through contemporary design principles being used to design out as fully as possible the impact of vehicular traffic.

APPENDIX 1 CAR PARKING STANDARDS

INTRODUCTION

1. The standards set out in this document define the appropriate levels of car parking for various types of development. These levels should not be exceeded but may be reduced where lower car use can reasonably be expected.
2. Car parking standards are defined for most land uses, however for some land use types whose transport patterns are difficult to generalise (for instance training centres and museums), it is not possible to establish general parking standards. For these very specific uses, car parking provision will be approved on merit, on the basis of a Transport Assessment and negotiation.

Application of the Standards

3. Parking for disabled people will be required for their exclusive use at all sites in accordance with Section 6. It should be noted that under the Disability Discrimination Act it is the responsibility of site occupiers to ensure that adequate provision is made for the needs of disabled people.
4. Levels of car parking below the stated levels, including car-free developments, will be supported where:
 - The site has good access to HQPT bus services, pedestrian and cycle routes; and
 - For residential developments, the site is within close proximity to shops and other local services; and
 - Reduced car ownership / use can be encouraged by provision of car pooling / car share clubs; and
 - Reduced car ownership / use can be enforced by means of a planning condition or obligation, on-street controls, or other methods to ensure that increased on-street parking pressure will not occur.
5. Some developments may have an exceptional need for vehicle parking in addition to that specified in the standards. Where this can be shown to be necessary, either by the applicant or the Local Planning Authority, such parking should be provided in addition to that stated in the following sections. Such additional parking may be necessary where there will be shift-working staff and non-car travel options are not viable, for example. Preliminary discussions and Transport Assessments will play a key role in demonstrating the need for any such additional parking.

6. Where reference is made to staff numbers, this relates to the typical number of staff working at the same time.

RESIDENTIAL USES

Residential Dwellings

7. Table 1 gives the car parking standards for residential uses. In addition to these ratios provision should be made for visitors at the ratio of 1 space for every 4 units, provided that off-street car parking spaces resulting from the development would not be above 1.5 car parking spaces per dwelling, ~~the maximum level permitted by~~ in accordance with PPG3. Visitor parking should be marked appropriately.

Table 1: Residential Development

Dwelling Size	Standard
Up to 2 bedrooms	1 car parking space
3 or more bedrooms	2 car parking spaces

Note: Garages are counted as parking spaces.

Other Residential Developments

8. Table 2 sets out the car parking standards for residents, visitors and staff. In addition, developers will need to demonstrate that their proposal provides for any particular exceptional needs, such as service vehicles.

Table 2: Other Residential Developments

Type of Development	Standard
Guest houses and hotels	2 spaces for every 3 bedrooms and 1 space per resident staff.

	<p>Off-street coach parking to be conveniently located in relation to developments of 40 or more bedrooms.</p> <p>Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.</p>
Nursing homes	1 space for every 8 residents, 1 space for every 2 members of staff
	Provision must be made for ambulance parking.
Retirement homes / sheltered houses	1 space per 4 units, 1 space for every 2 members of staff.
	Provision must be made for ambulance parking. A secure, covered, enclosed area with electricity sockets needs to be provided for electric buggies.
Student residential accommodation where proctorial control or alternative control on car parking exist	1 space per 10 bed spaces or an area for both pick-up/drop-off at the end of term time and visitor parking.
	1 space per resident warden / staff.
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
Student residential accommodation where proctorial control does not exist or where control exists but the development will house conference delegates	1 space per 3 bed spaces.
	1 space per resident warden / staff
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided. Controls will be necessary to limit use of car parking outside conference times.
Residential schools, college or training centre	On merit

	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
Hospitals	On merit

RETAIL, CULTURE, LEISURE AND SPORTS USES

9. Transport Assessments will play a key role in determining the optimal level of car parking, particularly for mixed-use developments and retail parks where linked trips might lead to a level of parking below the standards.
10. A picking up and dropping off point for taxis and mini-buses will need to be provided for uses in Table 4.

Table 3: Retail, Culture, Leisure And Sports Uses

Use	Standard
Food retail	1 space per 50 m ² GFA ¹ up to 1,400 m ² and 1 per 18 m ² thereafter, including disabled.
Non-food retail	1 space per 50 m ² GFA, including disabled.
Financial and professional services	1 space per 40 m ² GFA, including disabled car parking.
Food and drink takeaways	1 space per 20 m ² drinking / dining area, including disabled. 1 space for proprietor when resident.

Table 4: Assembly, Culture, Leisure And Sports Uses

Use	Standards
Museums, Exhibition venues	On merit
Sports & recreational facilities, swimming baths	2 spaces for every 3 staff, plus 1 space for every 4 seats, including disabled.
Cinema	1 space for every 5 seats, including disabled.
Stadia	1 space for every 15 seats, including disabled.

Places of assembly including, theatre, auditoria and concert hall	1 space for every 4 seats, including disabled and staff car parking.
Place of worship	1 space for every 8 seats, including disabled.
Public halls / community centres	1 space per 20 m ² of public space, including disabled

OFFICE USE

11. Access will primarily rely on public transport, cycling and walking.

Table 5: Business And Industrial Uses

Use	Standards
Offices, General Industry	1 space per 40 m ² GFA, including disabled
Storage	1 space per 100 m ² GFA, including disabled

NON-RESIDENTIAL INSTITUTIONS**Table 6: Non-Residential Institutions**

Use	Standards
Clinics and Surgeries	1 space for every professional member of staff plus 2 spaces per consulting room
Non-residential schools	2 spaces for every 3 staff.
Non-residential higher and further education	2 spaces for every 3 staff.
Crèches	2 spaces for every 3 staff.

PROVISION FOR PEOPLE WITH DISABILITIES

12. At least 5% of the total number of car parking spaces should be reserved for disabled people, rounded up to the nearest whole space. Where parking provision is below the Standards the required proportion of spaces reserved for disabled people will therefore be higher than 5%.
13. Higher ratios than the 5% given above may be required in some cases by the Local Planning Authority, for example at medical facilities, residential care homes, community facilities and any other uses where a higher proportion of disabled users / visitors will be expected. It should be noted that provision at the above levels or any required by the Local Planning Authority does not guarantee that the requirements of the Disability Discrimination Act will be met, which is the responsibility of the building occupier or service provider.
14. Spaces for disabled people should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of the Building Regulations. If it is impossible to accommodate car parking spaces within the site, disabled car parking spaces should not be located at a distance more than 100 metres from the site.
15. Disabled car parking spaces should be marked either 'disabled' or with a wheelchair marking.

APPENDIX 2 CYCLE PARKING STANDARDS

INTRODUCTION

1. The standards in the tables below set out minimum requirements in terms of cycle parking for new developments and changes in use.
2. In addition to the application of these standards, new developments will have to comply with the following principles:
 - Cycle racks or stands should conform to the design and dimensions as set out at the end of these standards.
 - For residential purposes cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed or garage. For flats or student accommodation either individual lockers or cycle stands within a lockable, covered enclosure are required. The cycle parking should be easily accessible and convenient to use.
 - Cycle parking for employees should be in a convenient, secure location and where practical covered.
 - Short stay cycle parking, e.g. for visitors or shoppers, should be located as near as possible to the main entrance of buildings and covered by natural surveillance or CCTV. For large developments the cycle parking facility should be covered.
 - Reference to staff should be taken to mean the peak number of staff expected to be on site at any one time.
 - All cycle parking should be located to minimise conflicts between cycles and motor vehicles.
 - Some flexibility will be applied to applications where it can be demonstrated that strict adherence to the standards for a multi-purpose site is likely to result in a duplication of provision.

Table 1: Residential Use

Type of Development	Number of Spaces
Residential dwellings	<ul style="list-style-type: none"> • 1 space per bedroom up to 3 bedroom dwellings • Then 3 spaces for 4 bedroom dwellings, 4 spaces for 5 bedroom dwellings etc. • Some level of visitor cycle parking, in particular for large housing developments
Guest houses and hotels	1 space for every 2 members of staff and 2 spaces for every 10 bedrooms
Nursing homes	1 visitor space for every 10 residents and 1 space for every 2 members of staff
Retirement homes/ sheltered houses	1 space for every 6 residents and 1 space for every 2 members of staff
Student residential accommodation	<ul style="list-style-type: none"> • 2 spaces per 3 bedspaces • 1 visitor space per 5 bedspaces
Residential schools, college or training centre	(as above)
Hospitals	On merit

Table 2: Retail, Culture, Leisure And Sports Uses

Type of Development	Number of Spaces
Food retail	1 space per 25 m ² GFA ¹ up to 1,500 m ² thereafter 1 per 75 m ²
Non-food retail	1 space per 25 m ² GFA up to 1,500 m ² thereafter 1 per 75 m ²
Financial and professional services	1 space per 30 m ² GFA to include some visitor parking

¹ Gross Floor Area

Food and drinks	1 space for every 10 m ² of dining area
Museums, Exhibition venues	1 for every 2 members of staff Visitors: on merit
Sports and recreational facilities and swimming baths	1 space for every 25 m ² net floor area or 1 space for every 10 m ² of pool area and 1 for every 15 seats provided for spectators
Places of assembly including cinema, theatre, stadia, auditoria and concert halls	1 space for every 3 seats
Place of worship, public halls and community centres	1 space per 15 m ² of public floor area

Table 3: Office Uses

Type of Development	Number of Spaces
Offices	1 space for every 30 m ² GFA to include some visitor parking
General industry	1 space for every 40 m ² GFA to include some visitor parking
Storage and other B use classes	On merit

Table 4: Non-Residential Institutions

Type of Development	Number of Spaces
Clinics and surgeries	2 spaces per consulting room and 1 space for every 3 professional members of staff
Non-residential schools	Cycle spaces to be provided for 50% of children between 5 and 12 and 75% of children over 12 years

Non-residential higher and further education	Cycle parking for all students using the site and 1 for every 2 members of staff
Crèches and Nurseries	1 space for every 2 members of staff 1 visitor space per 5 children

CYCLE PARKING DESIGN AND LAYOUT

Design Of Rack

3. A Sheffield Stand is acceptable but a rounded A design is recommended as it provides additional support, particularly for smaller bicycles.

Sheffield Stand:

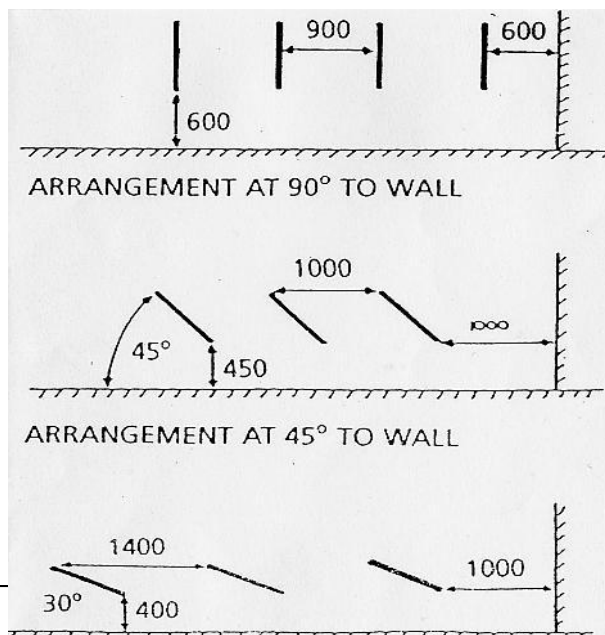


Rounded A Stand:



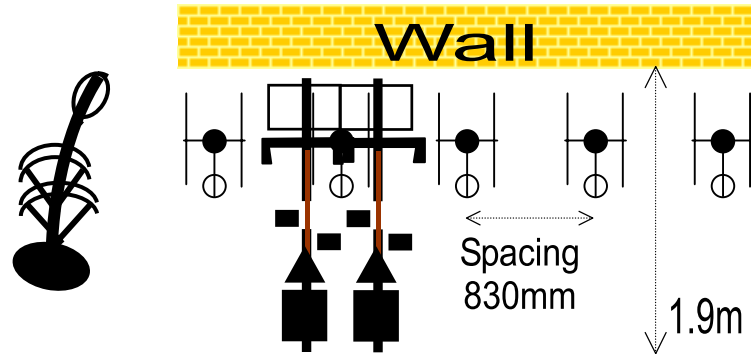
Layout

4. This diagram shows the spacing required for cycle stands. There should be a 1200mm space between a double row of stands. All measurements shown are in millimetres.



High Capacity

5. For increased capacity racks can be arranged at alternative heights with the type of rack that holds the front wheel in place. These racks are only acceptable if a support post is provided between each rack to which the frame for the bicycle can easily be locked. This type of rack also ensures a straight row of bicycles which is useful where space is a premium.



D8 LANDSCAPE**OBJECTIVES**

- D8/a To create within the urban area a pleasant and attractive external environment to contribute to local character and provide legibility to meet the needs of those living, working and visiting the urban quarter.**
- D8/b To ensure a high degree of connectivity between green areas within the urban quarter for wildlife and people.**
- D8/c To create a network of green spaces within the urban quarter which integrate well with the development, contribute to legibility, are pleasant and attractive.**
- D8/d To enable landscape areas to provide an environment suitable for the mitigation of any adverse impact on wildlife and to maximise benefits to wildlife in order to increase biodiversity.**
- D8/e To enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the urban quarter.**
- D8/f To ensure that any alterations to topography within the urban quarter are appropriate to local landscape character.**
- D8/g To make the best use of the existing tree resource on site as a setting for the development.**
- D8/h To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.**

LANDSCAPE PRINCIPLES**POLICY CE/16 Landscape Principles****Landscape Strategy**

- 1. A Landscape Strategy for Cambridge East must be submitted and approved prior to the granting of planning permission. It will be**

implemented as part of the conditions / planning obligations for the development of the new urban quarter. The strategy will:

- a. Create a quality environment within the urban quarter for residents, workers and visitors;
- b. Establish the principles for structural landscaping within and on the countryside edges of the urban quarter;
- c. Ensure a high degree of connectivity between green areas within the urban quarter;
- d. Create a network of green spaces within the urban quarter which are pleasant and attractive and contribute to legibility;
- e. Enable the landscaped areas within the urban quarter to provide an environment suitable to mitigate against any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
- f. Enable the landscaped areas to contribute to the recreational needs of the urban quarter;
- g. Make best use of and enhance existing tree and hedge resources as a setting for the development whilst ensuring that these minimise separation from the existing urban structure of Cambridge;
- h. Ensure that any alterations to topography within the urban quarter are appropriate to local landscape character;
- i. Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas.

Treatment of Construction Spoil

2. A Strategy for Construction Spoil will be required as part of a Design Guide and Masterplan which will need to be approved by the Local Planning Authorities prior to the granting of any planning permission. The Strategy will ensure that spoil is retained on site in a manner appropriate to the local topography and landscape character.

Water as a defining feature in the landscape

3. Water in the form of lakes and watercourses **which take full advantage of the natural characteristics of the site to deliver a low maintenance sustainable urban drainage system** will be a defining characteristic of Cambridge East.

Existing Landscape Features

4. Existing landscape features on the Cambridge East site which are appropriate to the local landscape character will be retained in order to assist the creation of a mature landscape within the urban quarter at an early stage in its development.

Phase 1 North of Newmarket Road

5. The existing tree belt around the edge of the site will be retained and enhanced as strategic landscaping to the development. This could include extensions to the tree belt to vary its width creating a more interesting natural form, with selective additional planting with predominately native species and management of the existing tree belt.

Landscape Strategy

- D8.1 The Landscape Strategy for the areas outside of the built areas of Cambridge East is addressed in Part C: Site and Setting. This chapter considers the landscape within the built areas, including strategic landscaping on the countryside edges of the urban quarter within the identified sites. It will be important for the landscape within the built-up area of Cambridge East to be determined at an early stage in the planning process in order to guide the development of the urban quarter and to allow structural planting and landscaping to be implemented at the earliest opportunity. The Landscape Strategy will assist in delivering a quality environment to meet the needs of residents and visitors. Connections between the landscaped open spaces will add to their overall value for both people and wildlife. Effective maintenance and management is essential to the long term strategy.
- D8.2 The landscaping of the edges of Cambridge East will be addressed through a variety of measures to integrate the urban quarter into its surroundings and also to protect the amenity of existing residents surrounding the site

and the new community of Cambridge East. This will include appropriate structural landscaping along Airport Way and at the outer edge of the built up area north of Newmarket Road.

- D8.3 In general, the structural landscaping areas and Green Fingers should be characteristic of Cambridge in terms of drainage, topography and species and habitats and be robust and require minimum maintenance.

Construction Spoil

- D8.4 There will be significant amounts of construction spoil generated by the removal of the airport runway and development of buildings and roads. The majority of this should be distributed over a wide area within the site to reinforce its flat and gently contoured character. There may be limited opportunities to form higher ground features, but only where this is consistent with the appropriate urban and landscape characters identified in the Strategic Masterplan, Strategic Design Guide and Landscape Strategies and provided that they would not adversely affect visual amenity or the landscape.

Water as a defining feature in the landscape

- D8.5 Water is a key element in the landscape of the fens and fen edges. It is also an important feature in Cambridge. The use of water as an urban feature therefore would be consistent with these characteristics and would enliven and enhance the built environment. Reflecting the special character of Cambridge these could have a variety of treatments including the formality of Hobson's Conduit and along the Backs or more informal lakes and ponds. There is also the opportunity for the Green Fingers to include linear features reflecting the canals, dykes or lodes in the Cambridgeshire fenland tradition. To be effective water features they will need to contain water permanently rather than only in certain seasonal conditions. There will be a variety of treatments for water features depending on their location. Within the urban fabric a more formal approach may be appropriate whilst in other areas such as on the edges of the urban quarter a more informal and naturalistic approach may be appropriate. Essential to the delivery of a Sustainable Urban Drainage System (SUDS) for Cambridge East, design and engineering studies will be needed to test the feasibility of water features and that they will only be implemented if they can be delivered in a sustainable manner, including using natural runoff, groundwater and existing watercourses, and if the features can be easily and economically maintained.

Existing Landscape Features

- D8.6 Within the built-up area there will be opportunities to incorporate existing tree belts, groups, individual trees and hedges where such features can make a significant contribution to the urban environment. The design of the urban quarter should therefore be guided by the need to incorporate this important resource. In the exceptional circumstances where this is not possible, every effort will be made to transplant existing trees to new locations within the development.

Phase 1 North of Newmarket Road

- D8.7 It is crucial that the existing tree belt around the edge of the site is retained and enhanced as part of the development to provide strategic landscaping. This could include, for example, extensions to the tree belt to vary its width creating a more interesting natural form, with selective additional planting of predominately native species and management of the existing tree belt. The tree belt should also be linked to other green areas such as the urban park on the Park & Ride site and Green Fingers through the development to provide a network of green spaces which would enhance their value for amenity, recreation and wildlife.

Management Strategy

- D8.8 The landscaping of Cambridge East will only be effective if it is managed to the highest standards. In order to achieve this, it will be necessary for all landscaped areas to be maintained by the same organisation. This will need to take into account the varying requirements of the different functions which open space has to perform. It will only be successful if the local communities using this open space recognise its needs and are fully involved in its development and maintenance as key stakeholders. There will therefore be the need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

LANDSCAPING WITHIN CAMBRIDGE EAST

POLICY CE/17 Landscaping within Cambridge East

Green Fingers

1. A series of Green Fingers will be created into and through the urban area, which may be based on:
 - a. Drainage infrastructure;
 - b. Existing landscape features;
 - c. New landscape character areas.
2. Water will be a central feature in many of these Green Fingers **as part of the delivery of a natural and low maintenance Sustainable Urban Drainage System.**
3. They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking and cycling.
4. Road and bus crossings through the Green Fingers will be designed to limit any safety implications for people and be low key in character to limit adverse affects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate

Existing Edge of the City

5. Sensitive integration of the urban quarter into the existing urban fabric of Cambridge will be achieved through a variety of appropriate landscape treatments.

The Landscaping of the Built Environment

6. The built environment will be landscaped with high quality design, materials and planting; this will be addressed in the Strategic Design Guide required by the Local Planning Authorities which will need to be approved prior to the granting of any planning permission.

The Urban Park

7. Pursuant to Policy CE/24 (Recreation) the Urban Park will respect and enhance the existing wooded and treed landscape which will help form an amenity focus in this northern part of the urban quarter.

The Landscaping of Open Spaces

8. Open spaces which have a recreational or utility function will be landscaped to the highest quality and be sympathetic to the distinctive character of Cambridge East and local landscape character.

Green Fingers

- D8.9 A number of Green Fingers will penetrate into and through the urban area, drawing upon the character of Cambridge, and based on drainage infrastructure, existing landscape features and the opportunities to create new landscaped character areas. As well as having a visual amenity, these will offer varied recreational opportunities and will also act as wildlife corridors. For all these functions it is important that they connect to other key internal open spaces within the urban quarter and to the Green Corridor, larger 'green' areas on the periphery and the surrounding countryside. Provided that the ground conditions and environmental prove amenable, water will be a central feature of these Green Fingers as part of a Sustainable Urban Drainage system for Cambridge East thus enhancing this aspect of the character of the new urban quarter.
- D8.10 These Green Fingers will offer landscape and biodiversity value as well as recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for the wider areas of the Green Fingers to accommodate some formal sports provision without detracting from their overall landscape and biodiversity role.
- D8.11 The Green Fingers will be accessed from areas of built development by footpaths and cycleways and connect to each other, to the Green Separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a complete network. They will also link to other neighbourhood community facilities, and in particular the primary schools, offering recreational amenity for children and parents

between home and school. In addition they can offer sustainable access links to areas of formal sports pitches and facilities.

- D8.12 In order that the Green Fingers can safely fulfil their landscape, recreational and biodiversity functions for both people and wildlife, the number of road crossings of these will be limited. Any crossings must be well designed and complement the local landscape character.

The Landscaping of the Built Environment

- D8.13 Within the urban area high quality streetscapes should be created through the use of attractive, durable materials which reflect the character of the locality and include sufficient practical space to incorporate green landscape elements, such as avenues and formal ornamental planting primarily in the public areas to create a varied and legible environment.

The Urban Park

- D8.14 Although primarily a recreational resource, the Urban Park will be a crucial element in the design and character of the northern part of the urban quarter. In this high density development provision of a significant area of landscaped open space will be a key attribute and will have an important amenity value for those living or working in this part of the urban quarter which is furthest from the Green Corridor (see also Recreation chapter).

The Landscaping of Open Spaces

- D8.15 All open spaces should be designed and landscaped to a high standard and link to and integrate with other landscaped and amenity areas so that they contribute to the overall quality of the urban fabric of Cambridge.

LINKING CAMBRIDGE EAST TO ITS SURROUNDINGS

POLICY CE/18 Linking Cambridge East to its Surroundings

Access Roads

- 1. New roads linking the urban quarter to the existing network will require landscaping which is consistent with local landscape character and which mitigates against any adverse impact on the landscape. This will need more substantial planted areas in blocks beyond the highway boundary and in association with**

balancing ponds as well as planting trees and hedgerows along the highway boundary.

Connecting to the Wider Landscape

- 2. The landscaped areas and Green Fingers within Cambridge East will be designed to connect to each other and to the green areas on the periphery of the urban quarter including the Green Corridor, the country park and the wider countryside beyond to create a comprehensive green and landscaped network.**

Access Roads

- D8.16 It will be important to minimise any adverse landscape and visual impacts of the highway infrastructure, including any new road link to the A14, and associated drainage areas including balancing lakes by means of appropriate tree and shrub planting and unobtrusive earth shaping. The new roads linking Cambridge East to the existing network should be appropriately landscaped consistent with the existing landscape character so that the roads and their landscaping do not appear as alien features.

Connecting to the Wider Landscape

- D8.17 The value of the landscaped areas and Green Fingers within the urban quarter will be enhanced by their being linked together to form a network with the landscapes created on the periphery of the urban quarter, in the Green Corridor, in the country park and through to the wider countryside. Such landscaping should respect local landscape character.

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D9 BIODIVERSITY**OBJECTIVES**

- D9/a** To achieve and maintain a thorough understanding of the existing biodiversity of the Plan area before, during and after construction.
- D9/b** To minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development.
- D9/c** To maximise the biodiversity value of the green spaces that either remain or are created as a result of development, in balance with other functions for these areas.
- D9/d** To maximise the biodiversity of the urban areas.
- D9/e** To establish awareness within the local population of the biodiversity within and beyond the urban quarter and thus encourage its protection and enhancement.
- D9/f** To establish a high degree of connectivity between 'green' areas associated with the development of the urban quarter and the wider countryside, balanced with a need to minimise the adverse impacts to the surrounding ecology that might arise due to the substantial population increase in the area.
- D9/g** To ensure the maintenance and funding of the resources for biodiversity including the habitats and flora and fauna of merit.
- D9/h** To make use of existing features of ecological value to contribute to the creation and retention of key habitats within the new development.
- D9/i** To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the biodiversity areas.

POLICY CE/19 Biodiversity

- 1. The development of Cambridge East will have regard to the conservation and enhancement of biodiversity, and every**

opportunity should be taken to achieve positive gain to biodiversity through the form and design of development. As appropriate, measures will include creating, enhancing and managing wildlife habitats and natural landscape. Priority for habitat creation should be given to sites which assist in achieving targets in the Biodiversity Action Plans (BAPs).

2. Development will not be permitted if it would have an adverse impact on the population or conservation status of protected species or priority species or habitat¹ unless the impact can be adequately mitigated by measures secured by Section 46 agreements or planning conditions.
3. Where there are grounds to believe that a development proposal may affect a protected species or priority species or habitat, applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and / or compensation measures.
4. Development proposals will take account of the impact, either direct or indirect, on people's opportunity to enjoy and experience nature on a site together with opportunities to improve public access to nature.
5. Exceptionally, where the economic or social benefits of a proposal outweigh harm to an important site or species, the approach will be first to avoid or minimise the harm, then to seek mitigation of the impact, and finally to secure appropriate compensation for any residual impact in order to ensure no net loss of biodiversity. Planning conditions and obligations will be used as appropriate to secure this.

NOTE:

- ¹ 'Priority species or habitats' are those identified in a Biodiversity Action Plan, such as the UK, County or District Biodiversity Action Plans.

D9.1 Cambridge City Council and South Cambridgeshire District Council are both committed to the protection and enhancement of biodiversity and will work with partners to ensure a proactive approach to the protection, enhancement and management of biodiversity in support of the National, County and District Biodiversity Action Plans (BAPs). Whilst the need for development will be carefully considered against its impact on biodiversity, opportunities can arise through sensitively located and carefully designed

developments. Change can bring about new opportunities where the use of conditions and Section 46 agreements can be used to create new habitats and manage existing ones. The integration of biodiversity within new developments is an important measure of sustainable development.

- D9.2 Biodiversity Action Plans provide guidance on targets and actions for habitats and species conservation. Guidance for developers is also set out in the Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (Cambridgeshire County Council, 2001).
- D9.3 'Protected species' are those species of plants and animals that are afforded legal protection, for example, under the European Union Birds Directive and Habitats Directive (these "European Protected Species" are the highest priority for protection), or under Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.
- D9.4 Policy CE/19 is in accordance with species protection legislation and Biodiversity Action Plan targets, and ensures that any harm to a species or its habitat is weighed against the benefit of a development proposal. The judgement will be made on the basis of the expected effect on the species, the local, national or international significance of the population of the species, and its abundance, rate of decline or degree of threat.
- D9.5 In developing such proposals it is important to afford first priority to maintaining and enhancing the existing habitats of species. The translocation of species should only be considered as a measure of last resort. Measures should facilitate the survival of the species' population, reduce disturbance to a minimum and provide adequate habitats to sustain at least the current level of a population.
- D9.6 Mitigation may include the provision of specific measures to reduce disturbance, harm or potential impacts, provision of adequate alternative habitats to sustain, and where possible enhance the affected population, or facilitating the survival of individual members of the species.
- D9.7 Policy CE/19 also applies to the effects of development on people's opportunity to enjoy and experience nature on a site; development on or adjacent to an important site can have an adverse impact upon people's enjoyment of the site's biodiversity and landscape value, for example, through intrusive visual features, restrictions on access or a significant increase in noise levels.

EXISTING BIODIVERSITY FEATURES**POLICY CE/20 Existing Biodiversity Features****Biodiversity Surveys**

1. The developer will be required to undertake a full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing. The surveys should conclude by proposing strategies for the protection and enhancement of biodiversity. These should be submitted to and approved by the Local Planning Authorities before the granting of planning permission.

Management Strategy

2. The developer will be required to develop a management strategy which must be submitted to and approved by the Local Planning Authorities before planning permission is granted to ensure high quality, robust and effective implementation, adoption and maintenance of the biodiversity areas.

Retention of Existing Features

3. Existing features including trees in the Park & Ride site will be retained as biodiversity and landscape features.
4. Development will not be permitted if it will have an adverse impact on a Local Nature Reserve (LNR), a County Wildlife Site (CWS), or a City Wildlife Site (CiWS) unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the substantive nature conservation of the site. Where development is permitted, proposals should include measures to minimise harm, to secure suitable mitigation and/or compensatory measures, and where possible enhance the nature conservation value of the site affected through habitat creation and management.

Biodiversity Surveys

- D9.8 The function of the site as an Airport has resulted in a heavily managed landscape and the biodiversity of the area is perceived as poor. However, the grassland of the airport is likely to be of value to the skylark, brown hare and grey partridge all of which are species included within the

Cambridgeshire Biodiversity Action Plan. Therefore, in order to protect and enhance the biodiversity of the area it will be essential to undertake full programmes for ecological survey and monitoring before, during and after construction

- D9.9 It will be important to draw up strategies for the creation, retention and management of key habitats important for foraging, shelter and mitigation for protected species to ensure and encourage their continued presence within the new development.

Management Strategy

- D9.10 As with landscape, a Biodiversity Management Strategy will be needed to maintain and fund biodiversity (see Phasing and Implementation chapter). The land-ownership structure of public open space should be as simple as possible and subject to a single agreed management strategy in order to be comprehensive and all embracing. It will be important that any biodiversity management strategy receives the full support of the local communities who should be involved in creation and care of habitats. This can be achieved by informing the residents of the town about the biodiversity of the area through community / wildlife groups, on site information boards and local newsletters.

Retention of Existing Features

- D9.11 The only areas currently identified as of notable biodiversity value are the local nature reserve adjacent to Barnwell Road and the Park & Ride site, although there may be small pockets elsewhere on the site, such as fringe habitats along watercourses and on roadside verges. There is also potential to find rare arable plants along field boundaries. The wooded area of the Park and Ride together with the associated open grassland habitats have potential for bat roosts, flight paths and feeding areas. All watercourses and their network of ditches and associated hedges and trees provide important corridors for biodiversity moving through the Action Plan Area. Opportunities for habitat linkage to reverse the historic fragmentation of habitats will be valuable in terms of the wider biodiversity.
- D9.12 Existing biodiversity features will be incorporated into a green network to facilitate the movement of people and wildlife between them and prevent them becoming isolated.

NEW BIODIVERSITY FEATURES**POLICY CE/21 New Biodiversity Features****Green Corridor**

1. **A Green Corridor with water features running through the development from the countryside around Teversham and linking through to Coldham's Common will be created to offer landscape and biodiversity value as well as recreational use.**

The Country Park

2. **A Country Park will be created on land to the north of Teversham linking to the green corridor in order to provide a substantial resource of trees, grassland and other areas of semi-natural vegetation which is sympathetic to local landscape character.**

Green Fingers within the Urban Quarter

3. **Green Fingers will be established through the new urban quarter to provide links to larger scale wildlife habitats such as the Green Corridor and the Country Park.**

Creating Habitats within the Urban Area

4. **Every opportunity will be taken to incorporate features within the urban fabric, through urban design and through the use of sympathetic materials to create wildlife habitats.**

New Biodiversity Features

- D9.13 A landscape strategy will be developed for Cambridge East (see Landscape chapter) which envisages the creation of a Green Corridor running through the development from the countryside around Teversham and linking through to Coldham's Common, a Country Park on land to the north of Teversham and a network of Green Fingers within the urban quarter. This strategy will also address the opportunities landscaping offers to maintain and create new wildlife habitats thus increasing biodiversity.
- D9.14 The landscape strategy suggests that Green Fingers will penetrate into and through the urban area, based on drainage infrastructure, and existing landscape features will also act as wildlife corridors. For biodiversity it is the connectivity between these open areas and the links to the larger green

areas on the periphery and thence into the open countryside which will enable wildlife to spread and flourish.

Creating Habitats within the Urban Area

- D9.15 There are a number of ways in which biodiversity can be maximised within urban areas, such as by incorporating green roofs, the erection of bat bricks and boxes, bird nest boxes, installation of mammal tunnels and other crossing points along severed routes. All of these will need to be designed and installed at appropriate locations to gain maximum net gains. The urban design and landscaping of the town can also contribute through the establishment of a network of open spaces planted with indigenous species which will support a wide range of wildlife.

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D10 ARCHAEOLOGY AND HERITAGE

OBJECTIVES

- D10/a To develop an appropriate archaeological strategy which mitigates against any adverse effects of the new urban quarter on the archaeological resource.**
- D10/b To minimise any adverse impacts on the setting and character of Listed Buildings and Conservation Areas in the surrounding area.**
- D10/c To provide an educational resource which can be used to inform the local population and the wider academic environment on the archaeological significance of the area.**

ARCHAEOLOGY

POLICY CE/22 Archaeology

A detailed, fully analytical assessment of known and suspected sites or features of archaeological importance will be undertaken, and submitted to the local planning authorities as part of any planning application for development, to ensure the archaeological implications are understood and recorded and, as far as possible, any adverse impacts are mitigated. Any important remains will then be protected. The assessment should define the location, extent, character, condition, significance and quality of any remains.

- D10.1 As might be expected of a large site on the fringes of the City there is evidence of continuous development and use from the earliest period. There are no Scheduled Monuments, but there are some 37 sites recorded on and around the airport on the Cambridgeshire Sites and Monuments record. The sequence of occupation was investigated via a desktop assessment in September 2001, by the Cambridge Archaeological Unit, on behalf of Marshall's of Cambridge. This established that there are likely to be further remains on and around the airfield.
- D10.2 The most significant surviving evidence was assessed to be from the Iron Age, Roman, medieval and post-medieval periods. The Iron-age remains are expected to cluster in small locations both north and south of Newmarket Road and over an extensive area around the main runway. The Roman remains were identified to the north of Newmarket Road around

Greenhouse Farm. The most significant medieval remains are expected to be found on the site north of Cherry Hinton, including part of a large inhumation cemetery at Church End. The strongest surviving post-medieval evidence of interest is that resulting from the World War II use of the site.

- D10.3 The site therefore exhibits the potential of a collection of both buried and standing archaeological remains, creating an important and non-renewable heritage resource. It will, therefore, be necessary for the developer to employ suitably qualified persons to undertake a fully analytical, archaeological investigation, prior to any development of the site. This will be necessary to facilitate a detailed understanding of the evolution and significance of the site, based on the assumption that any surviving remains should be preserved in situ, or at least subject to detailed recording, following excavation. The results of the study should be published and available for public examination.

BUILT HERITAGE

POLICY CE/23 Built Heritage

The developer will be required to undertake a comprehensive site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent and character of their settings. The survey should conclude by proposing suitable long-term uses for identified heritage assets. Structures worthy of retention will be protected and maintained as features or points of interest in the landscape.

- D10.4 There are substantial built structures within the Action Plan area, especially north of Newmarket Road and in the north-west sector of the Airport. Those on the North Works site are not important as built heritage for either their architectural quality or their historical associations. Of the Airport buildings the surviving control and terminal building (now airport control and office building) is a fine Art Deco building dating from 1938. It was designed by AGG Marshall for his own firm and is listed Grade II. As the principal building on the site is listed, all other buildings which have a functional and historical relationship to the former terminal will be covered by the listing and may be considered as potentially having local and group value importance.
- D10.5 In particular, the survey should consider whether features such as the tall control tower have a heritage value, and any potential for reuse within the development. Such buildings are distinctive features in the wider Cambridge townscape when the City is viewed from the south and east.

Whatever their architectural merits, these buildings are symbolic of a significant chapter in Cambridge's development and commercial history and their potential future contribution to the development of the site will require careful assessment.

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D11 MEETING RECREATIONAL NEEDS

OBJECTIVES

- D11/a To provide adequate sports facilities.
- D11/b To ensure adequate public open space for play and informal leisure.
- D11/c To create an urban park to serve as a focus for outdoor activities.
- D11/d To provide opportunities to access and enjoy the surrounding countryside.

URBAN RECREATION

POLICY CE/24 Public Open Space and Sports Provision

Public Open Space

1. Provision for outdoor sports facilities, teenagers and children, informal open space and allotments will be made in Cambridge East in accordance with the Open Space and Recreation Standards set out in Appendix 3.

Formal Sports Provision

2. A Strategy for Formal Sports Provision at Cambridge East must be prepared and / or approved by the Local Planning Authorities. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. It will include an audit of existing facilities in the Cambridge Sub-Region and the impact of Cambridge East on those facilities.
3. The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Cambridge East will be funded-met in full by the development.
4. The following is an indicative (but not exclusive) list of facilities to be explored by the Strategy:
 - a. 25 m indoor swimming pool;

- b. 8 court sports hall;
- c. Fitness suite;
- d. Squash courts;
- e. Floodlit artificial turf pitches for hockey and football;
- f. Multi use games areas for training and five-a-side football;
- g. Tennis courts;
- h. Outdoor bowls green;
- i. Indoor bowls facility;
- j. Athletics track;
- k. Grass pitches and ancillary facilities for a range of sports and age groups;
- l. Golf facilities.

Location of Sports Facilities

- 5. The main public indoor sports facility will be based at the secondary school. This will be a dual use facility used by both school and community. Grass pitches required to meet the needs of the secondary and primary schools will not count towards the provision of the required public open space.

Accessibility to Outdoor Sport Pitch Provision

- 6. All homes in Cambridge East will be within 1,000m of Outdoor Sport provision.

Location of Children's Play Areas and Youth Facilities

- 7. A Play Strategy will be required for Cambridge East, prepared and / or approved by the Local Planning Authorities which will include a mixture of formal and informal provision. The requirements of the strategy will be funded in full by the development. Local children and young people must be involved in the design of all play areas. The Strategy will ensure that:

- m. No home will be more than **60m-100m** from a Local Area for Play (LAP).
- n. No home will be more than 240m from a Local Equipped Area for Play (LEAP).
- o. No home should be more than 600m from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).

Urban Park

8. An urban park will be developed utilising the existing Park & Ride site. It will be connected to the residential areas by high quality footpaths and cycle-links. It may include some appropriate Outdoor Sports provision, such as tennis courts and bowling greens, and appropriate ancillary facilities, where this will not adversely affect its amenity and landscape quality.

Water Features

9. Water features at Cambridge East will provide opportunities for non-motorised water-based recreation, although account must be taken of the impact on amenity, wildlife and biodiversity.

Phasing and Delivery of Open Space

10. Recreational facilities and landscaping will be delivered early within the development. Commuted maintenance sums ~~for a minimum of 10 years index linked~~ will be required in accordance with SPD.

- D11.1 Residents of the new Cambridge East urban quarter should be able to find that their sport, leisure and recreational needs are met locally so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time. Whilst the majority of higher order and commercial leisure activities will be met in Cambridge City Centre as the sub-regional centre, every opportunity should be taken to allow people from Cambridge East, adjacent parts of the City and the surrounding villages to meet as many of their needs as nearby as possible without having to travel further afield. There may also be potential for Cambridge East to provide some higher order facilities that are appropriate to be located in Cambridge, but where there is no capacity for them in the City Centre, where this is complementary to and not in conflict with the City Centre.

Public Open Space and Sports Provision

- D11.2 There will need to be a high standard of public open space provision in Cambridge East consistent with its role as an urban quarter of significant size.
- D11.3 The Open Space and Recreation Standards at Appendix 3 will apply at Cambridge East:

Strategy for Formal Sports Provision

- D11.4 A Strategy for Formal Sport will enable comprehensive planning of facilities at Cambridge East, and will also take into account the needs of the Cambridge Sub-Region. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends.

Location of Formal Sport

- D11.5 Cambridgeshire has a well developed network of community colleges and village colleges which provide “Dual Use” sports facilities for both school and community use. This works well in South Cambridgeshire where the existing policy is to base main indoor sports centres and swimming pools at secondary schools managed under a service level agreement with the school. Dual Use Sports Facilities also work well where they are located in the more urban environment of Cambridge City and in neighbouring local authority areas, including Huntingdonshire and East Cambridgeshire.
- D11.6 Dual use offers a good value approach and ensures that all people have access to good quality, local sports facilities. It also encourages greater after school sport for young people and gives priority to community use in the evenings and weekends.
- D11.7 The service level agreements for dual use of sports facilities at schools include all indoor sports facilities plus outdoor tennis courts and multi-use games areas. They do not include grass pitches as this leads to over use of school pitches and regular access cannot always be guaranteed by the schools. Grass pitches located close by can, however, offer some joint usage. As such, grass pitches at schools do not count towards the open space standards.

Accessibility to Outdoor Sport Pitch Provision

- D11.8 Planning Policy Guidance Note 17 Paragraph 7 states that local standards should include consideration of accessibility. A minimum accessibility standard for formal sport is required. 1000m is the equivalent of 10-15 minutes walking time.

Location of Children's Play Areas

- D11.9 A Play Strategy will be produced for Cambridge East which will include a mixture of formal and informal provision. Formal provision will include:
- LAPs - Local Areas for Play;
 - LEAPs - Local Equipped Areas for Play;
 - NEAPs - Neighbourhood Equipped Areas for Play; and
 - SIPs - Spaces for Imaginative Play.
- D11.10 LAPs will not be formally equipped but will provide soft and hard landscaping to provide a natural meeting place and play space for children and adults. The National Playing Fields Association recommends that no home should be more than 60m from a LAP.
- D11.11 LEAPs offer formal equipment for children up to 8 years. They should incorporate at least 8 pieces of equipment including a minimum of 3 pieces suitable for toddlers. The National Playing Fields Association recommends that no home should be will be more than 240m from a LEAP.
- D11.12 NEAPs will cater for unaccompanied 8–14 year olds and will include equipped play areas and youth sports facilities including informal multi-use areas and provision for a range of wheeled sports areas. SIPs are more natural areas using local features. The National Playing Fields Association recommends that no home should be more than 600m from a NEAP.

Urban Park

- D11.13 Given that Cambridge East will be a high density development, it will be important to ensure that those living in, working in and visiting these areas have easy access to high quality open space which provides an outdoor venue for informal entertainment and community events, and acts as a peaceful, yet at times vibrant, area close to where people live, thus

contributing to community development. The Green Corridor will offer the opportunity for these needs to be met for the southern parts of the urban quarter. However, the northern part of the development will be some distance from the corridor and the provision of a formal urban park in the Newmarket Road area will help meet the needs of this part of the area.

- D11.14 The existing Park & Ride site at Greenhouse Farm is approximately 7ha. and has a mature and attractive landscape character and offers the opportunity to create a high quality park in the heart of this northern part of the urban quarter. This would be dependent on the relocation of the Park & Ride facility. Moving this facility which serves people travelling into Cambridge from outside the City to a new location on the edge of the urban quarter has other functional benefits (see Transport section).
- D11.15 It is important that the park is connected to residential areas and the rest of the urban quarter by high quality footpaths and cycle-links, including north of Newmarket Road. It could include some sports provision such as tennis courts and bowls, and could also provide facilities such as picnic areas.

Green Corridor

- D11.16 As explained in the Site and Setting chapter, the development will include a Green Corridor running from the countryside around Teversham and linking through to Coldham's Common. It will primarily be for amenity with a landscape and biodiversity value but will also perform a recreational function for both informal recreation and children's play.

Water Features

- D11.17 As detailed in the Land Drainage chapter, the water features will provide the opportunity for water based recreation, and non-motorised water sports.

Phasing of the Delivery of Open Space

- D11.18 It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing is particularly relevant to the provision of sports pitches as they need to be established for up to 2 years before they can be used. The early implementation of these areas should therefore be conditions of any planning permission.

Management of Public Open Space

- D11.19 With a wide variety of public open space and facilities being planned for Cambridge East, it is important that appropriate long-term management arrangements are planned and implemented at an early stage. This includes ensuring that parcels of land are not fragmented and that it is clear which body is responsible for their maintenance and care. This is particularly the case for incidental open space within housing development and roadside verges. Appropriate management systems will be required to ensure high quality, robust and effective maintenance of open space. This is dealt with in the Phasing and Implementation policies.

Allotments

- D11.20 In a high density urban quarter with many apartments and where garden sizes are likely to be smaller than those provided in the past, it is important that allotments are provided for outdoor recreation, and healthy food production.

COUNTRYSIDE RECREATION**POLICY CE/25 Countryside Recreation****Country Park**

1. A country park will be provided on land north of Teversham linking to the Green Corridor. **Cambridge East will provide strategic open space in accordance with the open space and recreation standards set out in Appendix 3.**

Access to the Countryside

2. A strategy will be developed **with reference to the rights of way improvement plan** to link all parts of the urban quarter to the wider countryside through an enhanced network of footpaths, bridleways and cycleways. Links ~~to the north~~ should be provided to **existing or potential new rights of way adjoining the site to the north, which lead to** the River Cam and to the extension to Wicken Fen proposed in the long-term by the National Trust.

Country Park

- D11.21 As a new urban quarter with a considerable population living at high densities, it will be important that residents have the opportunity to connect with the surrounding countryside. One advantage of Cambridge East being developed in a compact form will be that the countryside will be relatively close to the whole development and should be reachable on foot and certainly by bicycle. However, the intensively farmed nature of the countryside on the eastern side of Cambridge means that the opportunities for informal recreation are currently limited.
- D11.22 ~~The County Council, in partnership with the District and City Councils, has undertaken a study of "Strategic Open Space". This is a higher order facility which serves a wider catchment and has a different purpose to local public open space and is of more than local significance. A standard will be identified for Strategic Open Space, and also the appropriate contribution towards additional Strategic Open Space that should come forward from developments, including Cambridge East. This will be detailed in the Planning Obligations Supplementary Planning Document. The County and District Councils have developed the concept of Strategic Open Space (SOS). SOS provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to village open spaces. A definition of Strategic Open Space is included with the standard in Appendix 3, but in broad terms includes parks, gardens and areas of natural and semi-natural green space that provide opportunities for informal recreation and public access, and which are greater than 25ha in extent. The application of a standard relating to population levels would mean that all phases of development, including Phase 1, would make a contribution towards Strategic Open Space (SOS). The most appropriate form of that contribution and how and when it should come forward is a matter best addressed through discussions on any planning application. Only if any of the areas identified for SOS are found to be in excess of the needs of Cambridge East itself will that part of the country park be funded by means other than developer contributions.~~
- D11.23 It is generally recognised that Cambridgeshire is deficient in this type of open space. As a major new community, Cambridge East will itself create a need for a strategic open space facility and it will be important to ensure that its substantial population has good access to the countryside.
- D11.24 At Cambridge East, this is likely to be translated into a need for areas of open access where people can also find the facilities which would enable them to experience informal countryside leisure activities, with provision of publicly accessible wildlife areas and habitats, and areas solely for nature conservation. Such facilities could include a visitors' centre, areas for picnicking, barbeques, kick about areas, kite flying and so on, as well as

supporting facilities such as car and cycle parking, toilets, etc. Such areas are normally defined as country parks.

- D11.25 The Green Corridor running through the development and linking into Coldham's Common would have potential to contribute towards strategic open space needs. However, this will have a semi-urban character and the creation in addition of a country park adjoining the development will provide this informal countryside recreation function. The site to the north of Teversham will link into the Green Corridor providing a continuous area of greenspace from the countryside to Coldham's Common into the urban fabric of Cambridge, which will help maximise the recreational benefit. A country park in this location will be well related to the main body of the urban extension.

Access to the Countryside

- D11.26 There will also be a need to develop a strategy whereby there would be improved access from Cambridge East into the wider countryside through footpaths, bridleways and cycleways, connecting wherever possible to other areas of Strategic Open Space. This should be developed having regard to the Rights of Way Improvement Plan (ROWIP). This is a statutory plan required by the Countryside and Rights of Way (CROW) Act 2000. The ROWIP will support improvements to the Rights of Way network over the whole county, and it is anticipated that the County Council will work with districts and other partners to achieve this. There may be potential for joint provision of public access routes and wildlife corridors. Although land north of Newmarket Road is not considered appropriate for a country park, it has significant potential to create and improve countryside access radiating out from the new urban quarter to the north. This would have the benefit of linking in to proposals by the National Trust for a major extension to Wicken Fen which would eventually link to Cambridge, associated with the Landscape East project of the "Bridge of Reeds". It would also link to footpath routes along the River Cam to Ely. Other radial routes out into the countryside would also be desirable.

APPENDIX 3 CAMBRIDGE EAST OPEN SPACE AND RECREATION STANDARDS

Type of Open Space	Definition	Standard
<u>Strategic Open Space</u>	<p><u>Parks, gardens and areas of natural and semi-natural green space that provide opportunities for informal recreation and public access, are greater than 25ha in extent (exc. woodland* and open water) and fulfil five or more of the following criteria:</u></p> <ul style="list-style-type: none"> <u>- Meet Structure Plan and/or local development objectives;</u> <u>- Contribute to large-scale public access schemes;</u> <u>- Contain a network of linear access routes;</u> <u>- Provide free and open access across the site;</u> <u>- Are secured for or have a right of public use in perpetuity;</u> <u>- Have a status or an intent to allow public access;</u> <u>- The provision of facilities that assist public access;</u> <u>- Meet local Biodiversity Action Plan targets.</u> <p><u>*Given the nature of Cambridgeshire and the lack of woodland in the County, publicly accessible woodland under 25ha that meets five of the above criteria and which lies within enhancement areas where the total amount of woodland exceeds 25ha should be included as it is strategically and environmentally important.</u></p>	<u>5.1ha. per 1000 people.</u>
Outdoor Sports Facilities	Playing pitches, Courts and Greens	1.2 ha. per 1000 people
Provision for Children	Equipped children's play areas	0.3 ha. per

and Teenagers	and outdoor youth provision	1000 people
Informal Open Space	Recreation grounds, parks and common land excluding water bodies, equipped play areas and pitches and nature conservation sites.	1.8 ha. per 1000 people
Allotments	Allotments.	0.4 ha. per 1000 people

D12 AN INTEGRATED WATER STRATEGY

OBJECTIVES

- D12/a To ensure that the development would not be at risk of flooding either from itself or surrounding watercourses, for up to the 1 in 100 year event including the forecast effects of climate change.**
- D12/b Not to increase the flood risk to surrounding properties and communities.**
- D12/c To maintain where possible, practicable and sustainable the natural catchment areas.**
- D12/d To ensure that landforms and engineering works in any drainage scheme do not compromise the character of the surrounding area by considering the landscape options available for the site.**
- D12/e To suggest an appropriate foul water drainage system and disposal method for the site.**
- D12/f To develop appropriate strategies for the management and maintenance of all water bodies and watercourses.**
- D12/g To determine the scope for water minimisation, conservation and recycling within the development, through layout and building design.**

INTRODUCTION

- D12.1 In Cambridgeshire, with its low lying land, the treatment of surface water run-off is of critical importance in order to avoid flood risk for either any new development or land nearby or downstream.**
- D12.2 Although it appears generally level, the site of Cambridge East lies at between 8.5m and 16 Above Ordnance Datum (AOD) and is a naturally draining site being just above the fen level (0 – 5 OD) where drainage has to be by pumping.**

LAND DRAINAGE, WATER CONSERVATION, FOUL DRAINAGE AND SEWAGE DISPOSAL

POLICY CE/26 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal

Surface Water Drainage

1. Surface water drainage will be controlled by means of a sustainable drainage system to drain the urban quarter. This will comprise a series of underground cells and pipes and surface water channels. These could form a variety of design features through the urban quarter, feeding to water holding features, including a large, permanent lake in the green corridor. **A strategic surface water drainage scheme will be required at an early stage for the Cambridge East area.**

Foul Drainage and Sewage Disposal

2. The foul drainage and sewage disposal system for Cambridge East will be designed to ensure that:
 - a. Sufficient sewage treatment capacity exists or is planned to be provided before the occupation of any phase of development;
 - b. Any receiving sewage treatment works has sufficient capacity to ensure that untreated sewage is not discharged into any new or existing land drains, rivers or other water courses; and
 - c. Treated water leaving any sewage treatment works will not at any time exacerbate flood risk in any receiving watercourse.

Management and Maintenance of Watercourses

3. All water bodies and watercourses **required to serve the development** will be maintained and managed by **a single organisation one or more publicly accountable organisations which will be publicly accountable** to ensure **a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding to ensure** that:
 - d. Flooding does not occur within **the site of** Cambridge East;

- e. No additional discharge is made into surrounding water courses or onto surrounding land than that naturally discharging from the site in its undeveloped form;
 - f. Water quality and levels are maintained within Cambridge East's and receiving surface water drainage systems sufficient to support and encourage natural habitats;
 - g. The managing organisation will be funded in perpetuity at the cost of the development.
4. No development shall be occupied until the written agreement of the Local Planning Authorities has been secured to ensure that ~~a body-organisations~~ with sufficient powers, funding, resources, and expertise and integrated management have been legally committed to maintain and manage surface water drainage systems has legally committed to maintain and manage the all surface water drainage systems for Cambridge East in perpetuity.

Water Conservation

- ~~5. All development in Cambridge East will incorporate water conservation measures including water saving devices, rainwater harvesting and greywater recycling. No dwelling shall be occupied until the local planning authorities have agreed a strategy which will secure at least a 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.~~

Surface Water Drainage

- D12.3 Surface water at the site drains naturally in four directions from a watershed running east-west roughly along Newmarket Road:
- To the **northwest**, the North Works site and Park and Ride facility drain via a small balancing lagoon into culverts and small surface water drain across Ditton Meadows to the River Cam;
 - To the **northeast**, the area north of Newmarket Road and east of the Park & Ride site drains along a privately owned ditch across the A14 into the Internal Drainage Board District and Commissioner's Drain, which discharges into the River Cam at Upware;

- To the **east**, the north and east section of the airfield drains through Public Award Drain 198 on the east side of the airfield, which runs through Teversham to Quy Water, and then into the River Cam via Bottisham Lode;
- To the **west**, the South Works hangars and south-west area of the airfield drain through Barnwell Local Nature Reserve and into the East Cambridge Main Drain and Coldham's Brook, which flows into the River Cam at Stourbridge Common.

- D12.4 The watercourses downstream of the site are all at full capacity at peak flows. Storm water run-off will increase as a result of the development which will create impermeable areas and full attenuation measures will be required for 100 year storms.
- D12.5 Storm water drainage for the site will be designed as far as possible in line with sustainable drainage systems (SuDS) principles. Water storage areas will be designed and integrated into the development as multi-functional features with drainage, recreation, biodiversity and amenity value. The largest part of the site will drain to a new lake in the eastern section of the Green Corridor which is one of the lowest parts of the site. Other water bodies are proposed which will provide permanent water features as well as provision for excess water in times of heavy rainfall. These features will also be designed to enhance biodiversity by providing wetland habitats and reed beds which will also help to improve the water quality from surface water run-off.
- D12.6 The development will require the preparation of a flood risk assessment on a strategic scale for the development as a whole. This will address any potential flood risk, and will identify the types of SuDS drainage facilities proposed and options for future adoption and maintenance arrangements. The site lies some way from the Flood Zones defined by the Environment Agency. A range of sustainable solutions for handling storm water drainage on the site will include:
- Pervious surfacing of minor roads & parking areas;
 - Green roofs where appropriate to the urban design;
 - Underground reservoirs (for example beneath urban squares) upstream of the main open water features, which can store water and release it at a controlled rate into the permanent water features;
 - Two stage open drains in green corridors, which would serve as a public amenity and provide a balancing function during storms;

- A series of linked wetland features in the public open space part of the site, with adjacent land serving as swales or washland for temporary storage of flood run-off.

D12.7 The management of the water systems will be important if they are to be permanent water features able to fulfil an amenity and recreation role as well as a drainage function. It will be important that any underground storage reservoirs in the urban area do not prejudice high quality landscaping of these important urban squares, including trees. Any implications of the surface water drainage treatment proposed for Cambridge East for water quality, water table and watercourses elsewhere will need to be considered and addressed. It is important that there is no adverse effect on Sites of Special Scientific Interest (SSSIs) downstream of the development, in particular Wilbraham SSSI and Stow-cum-Quy SSSI.

Foul Drainage and Sewage Disposal

D12.8 The foul water produced at the site will be directed to Cambridge Sewage Treatment Works (STW) at Milton to take advantage of consolidating existing facilities. Anglian Water is currently considering relocating the STW in connection with potential redevelopment at Cambridge Northern Fringe East. If relocated, it is still anticipated that the foul water from Cambridge East will be directed to the new STW. They are also undertaking an appraisal of sewerage provision for the whole catchment and the outcome of that appraisal will inform the approach to be followed for foul water arising from Cambridge East.

Management and Maintenance of Watercourses

D12.9 It will be important to ensure that surface water drainage will be suitably managed and maintained in perpetuity, beyond the lifetime of construction. The options for this are for maintenance and management to be the responsibility of one of the following:

- The City and / or District Councils;
- A water company such as Anglian Water;
- A publicly accountable trust.

D12.10 It is important to ensure that the body made responsible has adequate expertise and is financially stable in perpetuity. It will be the responsibility of

the developer to secure and fund a suitable management and maintenance body.

Water Conservation

D12.11 East Anglia is the United Kingdom's driest but fastest growing region and the Cambridge Sub-Region will be the fastest growing part of that region. Even allowing for the impact of climate change, careful husbandry of water resources will be crucial if the economic potential of the sub-region is to continue to be realised. The development of the new urban quarter provides an opportunity to design water conservation measures into the infrastructure and buildings in order to reduce the overall demand for water. This important issue should be considered as part of the Cambridge East proposals, although it lies outside the scope of the planning system.

~~D12.12 Domestic water consumption alone offers significant opportunities for water conservation and an overall target of 25% reduction as compared to development for which there are no water conservation measures should be capable of being achieved. (Water metering alone can save up to 20% of domestic water use and water efficiency measures including greywater recycling and rainwater harvesting will make a target of 25% achievable, for example, average domestic water consumption: WC=30%, bath=24%, kitchen sink=12%, kitchen appliances=22%, hand basin=12%. Source: Building Research Establishment, March 2001).~~

~~D12.13 Not all rainwater can be harvested from development otherwise the natural environment will suffer drought conditions and therefore it is necessary to strike an appropriate balance between water conservation and supporting the biodiversity at Cambridge East. A strategy will be prepared and agreed by the local planning authorities which will demonstrate how the dual objectives of water conservation and encouraging biodiversity at Cambridge East will be met.~~

D13 TELECOMMUNICATIONS

OBJECTIVES

D13/a To provide an effective telecommunications infrastructure, including provision for broadband.

D13/b To be capable of responding to changes in technology requirements over the period of the development.

POLICY CE/27 Telecommunications Infrastructure

All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development. Provision for broadband should be designed and installed as an integral part of the development which minimises visual impact and future disturbance during maintenance.

- D13.1 Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel. It is important that infrastructure can respond to changes in technology over the period of the development.
- D13.2 The development of an entirely new urban quarter provides the opportunity to ensure that all telecommunications infrastructure is designed and installed as an integral part of the development. Given the scale of the development and the fact that it will be implemented over a long period, it is important that it is capable of responding to changes in technology requirements over the period of the development.
- D13.3 Underground cables should be provided as part of the development of the urban quarter and located to ensure ease of future maintenance with minimum disruption, including to landscaping.
- D13.4 For surface infrastructure, the scope to share existing telecommunications masts should be maximised and potential to utilise other buildings and structures should also be explored to help minimise visual impact.

D14 NATURAL ENVIRONMENT

OBJECTIVES

D14/a To ensure that new development, activities and uses of land uphold and promote the principles of sustainable development.

D14/b To address climate change mitigation and adaptation issues including the need to ensure that all development is “climate proofed”.

D14/c To minimise energy use in new development and reduce CO₂ and greenhouse gas emissions which contribute to climate change.

D14/d To use energy efficiently.

D14/e To make greater use of renewable energy sources.

D14/f To promote on-site renewable energy generation.

D14/g To protect and improve the ambient noise environment.

D14/h To protect and improve air quality.

INTRODUCTION

D14.1 The need to conserve and protect the Earth’s natural resources underlines the importance of ensuring future development is achieved within known biophysical limits. This now lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to be applied within the context of the Cambridge East.

D14.2 It will therefore be important for a wide range of issues is taken into account. Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change, for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices (greywater, rainwater harvesting systems, water efficient systems and appliances), fitting and / or making future provision for installing heating and power systems that have low or zero carbon dioxide (CO₂) and greenhouse gas (GHG) emissions, constructing buildings that are naturally ventilated and capable of enduring higher diurnal and nocturnal temperatures without the need to install air conditioning

systems, and using materials that have low / zero CO₂ and GHG emissions (i.e. wood rather than concrete etc.).

ENERGY

POLICY CE/28 Energy

Energy Efficiency

1. Cambridge East will be required to demonstrate that it will achieve a high degree of measures to increase the energy efficiency of buildings, for example through location, layout, orientation, aspect, ~~internal~~ and external design, ~~and the use of improved insulation.~~
2. Developers will be encouraged to reduce the amount of CO₂ m³ / year emitted by 10% compared to the minimum Building Regulation requirement when calculated by the Elemental Method in the current Building Regulations for notional buildings of the same size and shape as that proposed.

Renewable Energy Technologies in New Development

3. Cambridge East will include technology for renewable energy to provide at least 10% of its predicted energy requirements.

Energy Efficiency

D14.3 The UK is committed to reducing its CO₂ and GHG gas emissions by 12.5% from 1990 levels by 2012. At the same time there is a target to reduce CO₂ emissions in the UK by 20% by 2010, and the target is 10.4% of electricity to be from renewable sources by 2011.

D14.4 There is a need to seek a high level of energy efficiency and energy conservation measures in all new development. Energy conservation of buildings is an important part of meeting that requirement. The policy requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect, ~~internal~~ and ~~external design~~ ~~and the use of improved insulation.~~ Other measures such as internal design and improved insulation are also important to energy use and are dealt with through the Building Regulations system. It also encourages developers to reduce the amount of CO₂ m³ / year emitted by 10% compared with the minimum Building Regulation requirement. Applying this policy will help ensure that the performance of Cambridge East over the long period of its implementation will always remain challenging and forward thinking. The Building Regulations are proposed to

become more stringent on energy conservation over time, so encouraging energy conservation above the current minimum requirement is appropriate.

Renewable Energy Technologies in New Development

- D14.5 Policy ENV8 of the Draft Regional Spatial Strategy for the East of England (RSS14) requires all Local Development Documents to include policies to promote and encourage energy efficiency and renewable energy. The Government is committed under the 1997 Kyoto Agreement to reduce greenhouse gas emissions.
- D14.6 The recent report “Delivering Renewable Energy in the Cambridge Sub-Region 2004” by Energy for Sustainable Development with Global to Local Ltd for Cambridgeshire County Council, Cambridge City Council, and South Cambridgeshire, East Cambridgeshire and Huntingdonshire District Councils assessed the potential and capacity at the major development locations proposed in the Structure Plan to implement renewable energy systems. In the Cambridge area, with greater than the UK average levels of sunshine, solar power can make a significant contribution.
- D14.7 The scale of development at Cambridge East enhances the potential for a comprehensive approach towards the provision of energy. It offers the opportunity for innovative measures, including the use of renewable energy. This could take various forms including localised wind generators, solar panels and photo-voltaic cells being incorporated into the design of buildings. The provision of these technologies may also be off-site as appropriate.
- D14.8 In terms of electricity generation from renewable resources, the most flexible approach would be for the electricity generated to be directed into the national grid where it could help smooth out fluctuations in supply and demand; it would also not require the developments receiving the electricity to be limited to a single energy supply company.

SUSTAINABLE BUILDING METHODS AND MATERIALS

POLICY CE/29 Sustainable Building Methods and Materials

Development should, where practicable, use sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction.

D14.9 Building methods and the source of building materials are a key way that development impacts on the environment. A sustainable approach to both methods and materials is therefore an important aspect of ensuring a sustainable development. Measures used in the development of this major new urban quarter should wherever practicable include use of recycled materials and include a Travel Plan to address the needs of labour during construction.

NOISE

POLICY CE/30 Noise

1. **Where a planning application for residential development or other noise sensitive development such as hospitals, residential institutions, nursing homes, hotels, guesthouses and schools and other educational establishments is near an existing noise source, the applicant will be required to demonstrate that the proposal would not be subject to an unacceptable noise levels.**
2. **The Councils will seek to ensure that noise from proposed commercial, industrial, recreational or transport use does not cause any significant increase in the background noise level of nearby existing noise sensitive property which includes dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses and schools and other educational establishments.**
3. **The Councils will seek to ensure that noise from proposed development does not cause any significant increase in the background noise level of nearby existing noise sensitive recreational areas or areas of open space.**

D14.10 For Phase 1 north of Newmarket Road a major noise source would be the aircraft engine testing bay for Marshall Aerospace which is currently located immediately to the south of Newmarket Road. Assessment of potential impacts will be required and appropriate mitigation measures identified and provided, including potentially relocating the aircraft testing bay, to ensure that an acceptable residential environment can be created.

D14.11 It may be possible for land north of Cherry Hinton to come forward for development ahead of the relocation of the Airport (see Phasing and Implementation chapter). In order to ensure that an acceptable residential environment could be created, any development which takes place ahead of

the relocation of the Airport will need to take account of aircraft noise because of the proximity to the southern end of the main runway. Any existing grass runways would have to be closed for reasons of noise as well as safety.

AIR QUALITY

POLICY CE/31 Air Quality

1. **Development proposals will need to have regard to any emissions arising from the proposed use and seek to minimise those emissions to control any risks arising and prevent any detriment to the local amenity by locating such development appropriately.**
2. **Proposals will have regard to the impact which any existing emissions in the vicinity of the site would have on the proposed development, particularly where this involves residential use.**

D14.12 Air pollutants (including dust and odour) have been shown to have adverse effects on health and the environment. Emissions arising from development at Cambridge East, including indirect emissions such as those attributable to associated traffic generation, must therefore be considered in determining planning applications.

D14.13 The impact of existing uses in the area on the proposed development, including from the Airport for Phase 1 north of Newmarket Road, but also for development north of Cherry Hinton which could come forward ahead of relocation of the Airport, must be properly assessed as part of any proposals.

CONTAMINATED LAND

POLICY CE/32 Land Contamination

Where development is proposed where there is an issue of land contamination the District Councils will, in consultation with appropriate regulatory authorities, require the following:

1. **The applicant to undertake a detailed investigation of the site and a proper risk assessment study, and submit a report to the District Council; and**

2. That appropriate treatment, monitoring and after-use of the site be agreed and capable of implementation.

- D14.14 In its broadest sense land contamination describes a general spectrum of soil and site conditions. It can include areas with elevated levels of naturally occurring substances, as well as specific sites which have been occupied by former industrial uses which may have left a legacy of contamination from operational activities or from waster disposal. It can also include areas of land where substances have been deposited by direct or indirect events, such as accidents, or spillages or aerial deposition.
- D14.15 Contamination of land may threaten public health and safety, the environment, the built environment and economic activities through its impact on the users of the land, and neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of development plans and the decisions on planning applications. In some cases the carrying out of remediation activities may itself constitute “development” within the definition at Section 55 of the Town and Country Planning Act 1990, and therefore require planning permission.

D15 AN EXEMPLAR IN SUSTAINABILITY**OBJECTIVE**

D15/a To include within Cambridge East projects which are an exemplar in terms of the use of the earth's resources, including energy, water and materials.

POLICY CE/33 An Exemplar in Sustainability

Cambridge East will include within the development exemplar projects in sustainable development, including energy efficient measures. This will involve building a proportion of the development using cutting-edge technologies that fully address sustainability issues and minimise any environmental impact by pushing at the boundaries of the proven technology available at the time each exemplar project comes forward. This requirement could be met, in part, by providing an increased level of sustainability across the development as a whole materially above current requirements. Exemplar projects should be phased throughout the course of the development of Cambridge East so that new technologies coming forward can be incorporated.

Exemplar Projects

- D15.1 A major development of the scale of Cambridge East offers considerable potential for an innovative approach to development. The Area Action Plan requires the provision of exemplar projects to be incorporated in the development at Cambridge East to make the development of this major urban extension as sustainable as possible.
- D15.2 This requirement would be achieved by a proportion of the development being built using cutting edge methods and materials and pushing at the boundaries of technology. In view of the scale of the development at Cambridge East and the long timescale of the development, opportunities should be taken to respond to new technologies coming forward and becoming viable over the course of development. As such, and to maximise the opportunities to showcase examples of excellence, the provision of exemplar projects should be phased over the period of development, rather than in a single one-off development.
- D15.3 It would also be possible to offer the benefits of increased sustainability to a wider number of properties. The policy provides for the requirement to be met in part by an increased level of sustainability above current

requirements could be provided across the whole development. This would need to be at a level that was materially higher than could reasonably be required of the development. This must be in addition to the provision of exemplar projects.

Materials

- D15.4 Where practicable, the use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction should be achieved at Cambridge East (see Natural Environment chapter). In an exemplar project, making these matters integral to the development would contribute towards exemplar projects.

Water Conservation

- D15.5 Policy CE/26 in the Land Drainage and Water chapter seeks at least a 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity. Within Cambridge East there will be exemplar projects in sustainable development in response to the Structure Plan policy. Improvements upon the standards for water conservation would contribute towards such exemplar projects.

D16 WASTE

- D16.1 Waste is a key issue affecting the Cambridge area. The Government has challenging targets for reducing the amount of waste that goes to landfill sites and there is a clear policy approach to first reduce the amount of waste created in both residential and commercial properties, to reuse waste products wherever practical, and then recycle as much as possible of the remaining waste, so that the amount of waste that needs to be disposed of is minimised. As a major development which will inevitably create significant levels of waste material, Cambridge East should be planned for all necessary facilities at all levels to deal with waste, from facilities within homes to store recycling materials and design which aids easy collection, to waste recycling facilities, and potentially waste management facilities, to serve the development and even the wider area.
- D16.2 It is not the role of the Area Action Plan to include policies for waste. Waste policies are contained in the Structure Plan and the Waste Local Plan 2003. These plans form part of the development plan applying to Cambridge East and will need to be read alongside the Area Action Plan for Cambridge East.
- D16.3 The Cambridgeshire Structure Plan 2003 says that proposals for major new developments will be required to make adequate provision for strategic and / or local waste management facilities.
- D16.4 The adopted Waste Local Plan 2003, prepared by Cambridgeshire County Council as the waste planning authority, responds to the need for sustainable waste management to be in place for existing and new communities. It identifies all major new developments as “preferred” locations where “proposals for major waste management facilities (other than landfill) will be considered favourably” (Policy WLP 18). It also states that suitable locations for household waste recycling centres “may include preferred sites identified in policy WLP 18, land identified for general employment uses, and as part of major development proposals” (Policy WLP 20). Developers are advised to talk to the County Council as Waste Planning Authority at an early stage.
- D16.5 The County Council is embarking on the preparation of a Waste and Minerals Local Development Framework, which envisages initial consultation in summer 2005, Preferred Options public participation in spring 2006 and submission to the Secretary of State in early 2007.
- D16.5 The Masterplanning process for Cambridge East will need to take account of all components of the development plan, and will be the vehicle for

bringing together the overall policy framework for the new urban quarter and take forward the provision of waste facilities.

E DELIVERING CAMBRIDGE EAST**E1 ~~PHASING AND~~ IMPLEMENTATION****OBJECTIVES**

- E1/a** To ensure that the impact of the development of Cambridge East is kept to a minimum both in terms of physical impact and duration, and where possible adverse impacts are avoided through the management of the development process.
- E1/b** To ensure the early provision of key aspects of strategic landscaping at the beginning of each major phase of development.
- E1/c** To ensure that Cambridge East is developed using sustainable construction methods and principles.

~~**E1/d** To ensure that the development makes an appropriate contribution to the provision of services, facilities and infrastructure that will be needed for the development of the new urban quarter.~~

INTRODUCTION

~~**E1.1** The new urban quarter of Cambridge East is an important part of the development strategy for the Cambridge Sub-Region. Whilst it is recognised that the Airport is unlikely to come forward for development until the latter part of the plan period to 2016, the Structure Plan identifies it as a high priority for a high density development at an early opportunity. Notwithstanding, the first phase of development north of Newmarket Road and west of the Park & Ride site is not constrained by the Airport relocation and can come forward early in the plan period. This is a high priority in terms of land supply in South Cambridgeshire and also in the Cambridge Sub-Region in view of the aim to increase the annual house building rate in the Sub-Region from 2,000 dwellings per annum to 2,800 dwellings by 2006.~~

CONSTRUCTION STRATEGY

POLICY CE/34 Construction Strategy

1. A comprehensive construction strategy will be required for all phases of development.

Site Accesses and Haul Roads

2. The location of the site accesses for construction vehicles will avoid all residential areas in the City and villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Cambridge East. **They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces.** Traffic flows will be monitored to ensure that the public has a mechanism to feedback any concerns that arise during development.
3. Any haul roads must be agreed with the Local Planning Authorities. They must be located, designed and landscaped in such a way as to avoid any noise, smell, dust, visual or other adverse impact on residents and businesses. At any point where on-site temporary haul routes for construction traffic enter the public highway, provision should be made for the cleaning of vehicle tyres to avoid deposition of mud / debris on the public highway and the generation of dust.

Construction Methods

4. Development at Cambridge East will be required to recycle construction waste within the site during construction and in the long term. Exceptions would include waste having potentially hazardous properties and any other materials where off-site treatment would be more appropriate. A 'Resource Re-use and Recycling Scheme' will be needed to address treatment of all waste arising during the development.
5. Development should maximise the re-use and recycling of any suitable raw materials currently available on the site during construction, such as redundant buildings or infrastructure.

Construction Spoil

6. Use of construction spoil should take account of the landscape character and avoid features alien to the topography, by generally raising ground levels. There will be limited opportunities for mounding to act as noise barriers to protect communities from traffic noise. An agreed programme of earth moving will be required to deliver the agreed landscape strategy.

Earth Moving : North of Newmarket Road

7. The programme of earth moving for the development as a whole must ensure that the approach for Phase 1 of the development north of Newmarket Road is capable of being implemented in a sustainable way without adverse impact on this stage of the development.

Storage Compounds, Plant and Machinery

8. Storage compounds, plant or machinery must be located, designed and used to avoid noise, smell, dust, visual, or other adverse impact on existing residents and businesses. Adequate provision will need to be made for the storage of fuel and vehicles in a way that minimises risk of pollution to surface water or aquifers.

Construction Activities

9. Contractors will be required to be bound by the requirements of the 'Considerate Contractors Scheme'.

Development Starting on Site

10. In the event of development at more than one location, all phases of development will be connected either to each other or the adjoining part of Cambridge as appropriate, and to any services and facilities by public transport, cycle and pedestrian routes through the site.

Site Accesses

- E1.2 Cambridge East will be under construction for a very long period of time and the construction process will need careful management in order that

disruption to the adjacent parts of the City and nearby villages as well as to the parts of Cambridge East that have already been built is avoided. Avoidance of impact will be the objective but, where this is not possible, disruption will be kept to a minimum both in magnitude and duration. Realistically it will not be possible to avoid any impact when development is being undertaken immediately adjoining existing areas but measures should be taken to reduce that impact as far as possible. Forecasts of the development traffic should be taken into account in planning for construction traffic.

- E1.3 Cambridge East will be developed adjacent to the urban area of Cambridge and close to the two villages of Fen Ditton and Teversham. In all cases, it will be necessary to ensure that disruption to existing residents is avoided wherever practicable and otherwise minimised in effect and duration and that main routes which avoid passing through residential areas are used wherever possible. For example, construction vehicle access from the A14 should not be via the Ditton Lane junction, but should use the Quy junction to the east.

Construction Methods

- E1.4 Whilst some of the buildings at Cambridge Airport and North Works may be capable of use within the development, either temporarily or on a more permanent basis, others will not be required. Removal of the runway will also generate significant amounts of material. Much of the material generated could be recycled during construction e.g. providing a local source of hardcore, reducing the amounts of material which will have to be imported onto the site.
- E1.5 A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate e.g. reprocessing of steel from the hangars on the Airport.
- E1.6 A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.
- E1.7 The development process itself can have a significant impact on surrounding residents and businesses. Haul routes, storage compounds, plant and machinery can all be located in such a way as to minimise this impact.

Construction Spoil

- E1.8 Development on the scale and density proposed will lead to a very significant amount of material being dug out which will form construction spoil. Experience has shown that accommodating this material requires a careful strategy if it is not to have an adverse impact on amenity and the landscape. It would not be acceptable to alter the land forms locally by concentrating the spoil into one or more large mounds as this would introduce an alien character into this area of gentle relief.
- E1.9 It would not be appropriate to transport spoil over considerable distances as this would be unsustainable and simply transfer the problem to elsewhere and the general principle should be for construction spoil to be treated and utilised on site.
- E1.10 Any structural landscaping using surplus soils should be limited to clean soil resources arising only from within the development, to prevent the possibility of mixed demolition wastes and soils being used which would cause difficulties for the establishment of landscaping and present a pollution risk.
- E1.11 Construction spoil can be used in the construction of sport and recreation facilities. For example, earth mounds can be used for creating athletics training areas and BMX cycling tracks, provided this is in appropriate locations and will not have adverse implications for landscape character. Such facilities would therefore normally be expected to be located on public open spaces within the built-up area of Cambridge East rather than in the Green Corridor and in other landscape areas.

Earth Moving: North of Newmarket Road

- E1.12 The issue of landscaping and management of spoil will be equally important for the first phase of development north of Newmarket Road. In particular, the strategy for handling spoil in this limited area will need careful consideration and interim solutions may need to be identified pending the relocation of the Airport.

Storage Compounds, Plant and Machinery

- E1.13 As part of an overall strategy to minimise the impact of construction activity, storage compounds, plant and machinery must be located where they will

have least impact on the amenity of existing businesses and residents as well as the new residents and businesses at Cambridge East.

Construction Activities

- E1.14 Cambridge City Council, in association with the Cambridge Forum for the Construction Industry runs a 'Considerate Contractors Scheme' designed to ensure that construction activities do not make life unpleasant for people who live and work nearby.
- E1.15 The 'Considerate Contractors Scheme' requires that all contractors, sub contractors, suppliers and others working on a project:
- Have **consideration** for neighbouring uses to minimise disturbance;
 - Keep **noise** to a minimum and in particular that there are no works that are audible at the site boundary outside permitted working hours;
 - Keep all adjacent areas **clean** including from dust and smoke;
 - Keep each development site **tidy**;
 - Ensure that all activities, vehicle movements etc are carried out **safely** for workers and the general public.
- E1.16 Adopting this scheme will go a long way to minimising disruption from this long-term development project.

Development Starting on Site

- E1.17 In the event that development commences at more than one location, all phases of development will need to be connected from the outset either to the rest of the development and/or the adjoining part of the City by public transport, cycle and pedestrian routes through the site.

STRATEGIC LANDSCAPING

POLICY CE/35 Early Delivery of Strategic Landscaping

The approach to landscaping of the site for the new urban quarter is for the early establishment of woodland, tree and hedgerow planting at the beginning of each major phase of development. The planning conditions / legal agreements covering landscaping should include

provisions for the developers to maintain landscaping and replace dead stock for a period of 10 years and details of long-term management thereafter.

- E1.18 Part of the strategy for minimising impacts of the development will involve the landscaping of the new urban quarter phased early on as each major part of the overall development comes forward. Landscaping will involve both earth moving and could help with the general management of spoil which will be created from digging footings, land drains, surface water attenuation lakes etc.
- E1.19 Woodlands, individual trees and hedgerows will also be planted during the development of Cambridge East. The delivery of an agreed landscape strategy will need to be managed to ensure that each development area is landscaped before much of the development is started and to be completed promptly upon the completion of each phase of development.

MANAGEMENT OF SERVICES, FACILITIES, LANDSCAPE AND INFRASTRUCTURE

POLICY CE/36 Management of Services, Facilities, Landscape and Infrastructure

Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authorities for adoption prior to the granting of outline planning permissions to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:

- 1. The method of funding of implementation, management and maintenance;**
- 2. The body or trust that will be responsible;**
- 3. Monitoring and review requirements.**

Management Strategies will need to demonstrate that they receive the full support of the local communities who must be involved in the development of services, facilities, landscape and infrastructure.

- E1.20 It is important that not only are the services, facilities, landscape and infrastructure needed by the urban quarter provided to a high quality, but that they are properly and effectively implemented, managed and maintained if they are to meet the needs of the community in the long term. There would be advantages in single ownership to avoid fragmentation and assist in effective management. This particularly applies to the open areas for recreation, landscape and biodiversity.
- E1.21 The Area Action Plan is not specific about the number of management strategies. However, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages to ensuring a holistic approach to the management of open spaces, where the respective needs of the various land uses and functions within those spaces can be addressed, and should therefore be investigated.

~~TIMING / ORDER OF SERVICE PROVISION~~

~~POLICY CE/37 Timing / Order of Service Provision~~

~~Any outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Cambridge East together with a timetable for their provision during the development of the new urban quarter. The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise which will be delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by the service / facility / infrastructure providers.~~

- ~~E1.22 The services, facilities and infrastructure at Cambridge East which will be provided by the development are those which are required only and entirely to serve the new urban quarter. The principle that development will fund in full the services, facilities and infrastructure that are required to enable the development to proceed and to meet the needs of its residents and other users is enshrined in planning law and government policy.~~

~~E1.23—The main purpose of the first version of the Area Action Plan will be to bring forward the development of land north of Newmarket Road. The main part of the development cannot come forward until the Airport relocates later in the plan period, and the Area Action Plan will be reviewed early to help with this.~~

CAMBRIDGE AIRPORT SAFETY ZONES

POLICY CE/38 Cambridge Airport Safety Zones

Within the Cambridge Airport Public Safety Zones identified on the Proposals Map, there is a general presumption against new development or changes of use except for a change of use which could not reasonably be expected to increase the numbers of people living, working or congregating on the land.

E1.24 The Annex to Department for Transport (DfT) Circular 1/2002, Control of Development in Airport Public Safety Zones requires such zones to be safeguarded and identified in Development Plans. DfT has now advised that Public Safety Zones have been established for Cambridge Airport. Part of those zones lie within the area of Cambridge East Area Action Plan. The Circular advises that within these Zones development should be restricted in order to minimise the number of people on the ground at risk of death or injury in the event of an aircraft crash on take-off or landing. There are safety benefits from preventing any new development or change of use which would result in a significant increase in the numbers of people within such zones except for uses such as long stay surface car parking, allotments and public open space which is of low intensity use.

~~PHASING OF DEVELOPMENT~~

~~POLICY CE/39 Phasing North of Cherry Hinton~~

- ~~1.—North of Cherry Hinton some limited development adjacent to the operating Airport will only be acceptable subject to environmental and health impact assessments and the closure of the grass runways.~~
- ~~2.—Before the relocation of the Airport is resolved, only limited development can take place both to ensure housing is at sufficient distance from the runway to protect amenity and also so that it is of a scale that can relate to, and be served by,~~

~~existing development to the south. This could be in the order of 800 dwellings.~~

~~3. Once there is certainty over the relocation of the Airport, a larger phase of development could come forward that will relate to, and be served by, the new urban quarter. This could be in the order of 1,700-2,500 dwellings (including any earlier limited development under criterion 2).~~

~~E1.25— The development of a large new urban quarter of the scale of Cambridge East will inevitably be phased over a lengthy period. The issue of relocation of Cambridge Airport is an additional factor influencing a phased approach. The opportunity to bring forward an early first phase of development on land north of Newmarket Road ahead of the relocation of the Airport has been addressed throughout the Area Action Plan.~~

~~E1.26— The Area Action Plan will be reviewed soon after it is adopted, once there is more certainty over the timing of the relocation of the Airport. A further consideration is whether there is scope to bring forward a second phase of development north of Cherry Hinton ahead of the Airport relocating. This would not be prohibited by the operation of the main runway, although all existing grass runways would have to close. Potentially in the order of 1,700-2,500 dwellings could come forward on land that would not be constrained by the Airport.~~

~~E1.27— However, there are wider considerations. The issues of noise and air quality would need to be investigated to ensure that a satisfactory residential environment could be created, and only if that could be achieved would any development be appropriate ahead of the airport relocating. Examination of health impacts should also be carried out for any new development to assess the effect of the ongoing airport operations on the new community. Even if this indicated that some development could take place, regard must be had to the need to create a development of an appropriate scale which will relate to its surroundings.~~

~~E1.28— Ideally, it would be desirable for the heart of the new urban quarter to come forward relatively early in the development to bring forward services and facilities for residents and also provide a critical mass to support early provision of the dedicated public transport routes to help encourage a culture of sustainable living for residents of the new development from the outset. It is much more difficult to change people's habits once they have become established. However, the long term timing of the Airport relocation may justify bringing forward a second phase of development north of Cherry Hinton if this can be satisfactorily achieved. This would also help both Councils in terms of meeting their housing land supply requirements~~

~~contained in the Structure Plan to 2016. The review of the Area Action Plan will address in more detail whether a further phase of development could come forward 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 air quality as key issues to be resolved ahead of any decision on timing of development of this area.~~

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E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVE

E2/a To ensure that the funding and / or provision of the services, facilities and infrastructure that will be needed for the development of Cambridge East is secured through planning obligations and / or conditions as part of the planning permissions for the site.

E2/b **To ensure that the development makes an appropriate contribution to the provision of services, facilities and infrastructure that will be needed for the development of the new urban quarter.**

PLANNING OBLIGATIONS

POLICY CE/40 Infrastructure Provision

Planning permission will only be granted at Cambridge East where there are suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. Contributions will be necessary for some or all of the following:

1. Affordable housing, including for key workers;
2. Education **(including nursery and pre-school care);**
3. Health care;
4. Public open space, **sport** and recreation **facilities** (including strategic open space);
5. **Improvements (including Infrastructure)** for pedestrians, **and** cyclists, **equestrians**, highways and public and community transport;
6. Other community facilities (e.g. community centres, youth facilities, library services, **social care and the provision for faith and public worship of emergency services**);
7. Landscaping and biodiversity;
8. Drainage / flood prevention;
9. Waste management;
10. Arts and cultural provision;
11. Community development workers and youth workers;
12. Other utilities and telecommunications;
13. **Preservation or enhancement of the historic landscape or townscape.**

Depending on the nature of the services and facilities, contributions may also be required to meet ~~running maintenance and/or operating costs either as pump priming or in perpetuity, of services and facilities provided~~ through an obligation.

Standards and formulae for calculating “local” infrastructure requirements and capital and maintenance contributions will be set out in a supplementary planning document. They will take account of and complement strategic infrastructure requirements that use standard charges where appropriate, which will also be detailed in a supplementary planning document.

The appropriate level of contributions sought from the development will take into account costs which fall to the development, including the relocation of the airport and associated activities and elements of the North Works site.

- E2.1 The development of Cambridge East will create additional demands for physical infrastructure and social facilities, as well as having impacts on the environment. As such, planning obligations / conditions will be required to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created. These will take account of the wider needs of the Cambridge Sub-Region, in order to achieve wider planning objectives, with contributions pooled where appropriate to meet strategic requirements. The nature and scale of contributions sought will be related to the size of the development and the extent to which it places additional demands upon the area.
- E2.2 Policy CE/38 requires that development proposals make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, related to the form of the development and its potential impact upon the surrounding area. The policy includes a list of potential requirements, including affordable housing, education, health care, public open space and recreation, transport infrastructure.
- E2.3 Cambridge East will not exist in isolation. Its development will be part of an overall development strategy for the whole of the Cambridge Sub-Region. Services, facilities and infrastructure will be provided elsewhere in the Sub-Region which will be required by the development at Cambridge East.
- E2.4 In order to ensure that this sub-regional infrastructure is provided when it is needed, that appropriate levels of funding are secured from new development and that a consistent approach is taken to securing contributions from individual development to the service, facilities and

infrastructure that will be provided at each development, the planning authorities, service and infrastructure providers have established a delivery vehicle called Cambridgeshire Horizons. This partnership organisation is developing a Planning Obligation Strategy for sub-regional infrastructure which will be incorporated into the planning obligation and planning conditions strategy for Cambridge East.

- E2.5 The Area Action Plan includes policies requiring the provision of services, facilities, infrastructure and other uses such as affordable housing which will be delivered in full or in part by the developers of Cambridge East. The objective is to ensure that development of Phase 1 north of Newmarket Road starts on site early in the plan period. Having regard to the scale and magnitude of the proposal, the phased timetable for its implementation, and the large number of organisations involved, means that the full list of services, facilities and infrastructure for Cambridge East will not be known until after the Area Action Plan has been submitted to the Secretary of State, and even for Phase 1 there will be areas requiring further assessment and the development of strategies.
- E2.6 Where the Local Planning Authorities are aware of planning obligation requirements they have been included in the Area Action Plan. Otherwise the Policy CE/38 provides a framework for gathering contributions for services, facilities and infrastructure which have not yet been determined, including contributions to sub-regional services, facilities and infrastructure which will be provided elsewhere in the Cambridge Sub-Region but which will be in part needed to serve Cambridge East.
- E2.7 The following is an indicative (but not exclusive) list of obligations required for the development as a whole, and separately for Phase 1 north of Newmarket Road, which will be the subject of a Section 46 agreement and / or planning conditions. In considering the scope of necessary obligations, reference must also be had to each chapter of the Area Action Plan. In view of the intention to review the Area Action Plan in order to bring forward the later phases of development, the list for the development as a whole is inevitably fairly general in some areas. For all elements and phases of development, the agreement / conditions will also need to include an appropriate set of trigger points for delivery, with details of the long term management and maintenance together including the body or trust that will be responsible.

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
Strategic Masterplan and Strategic Design Guide	A Strategic Masterplan and Strategic Design Guide for the whole development will be required prior to the grant of outline planning permission for Phase 1 north of Newmarket Road, to set out the vision and guiding principles for the creation of a quality environment.	Any review of the Strategic Masterplan and Strategic Design Guide for the whole development will be considered prior to the grant of outline planning permission for later phases of development, to set out the vision and guiding principles for the creation of a quality environment.
Local Masterplans, Design Guides and Design Codes	Local Masterplans, Design Guides and Design Codes will be required for Phase 1.	For each phase of development, Local Masterplans, Design Guides and Design Codes will be required.
Landscape Strategies	<ol style="list-style-type: none"> 1. Landscape Strategy for the countryside adjoining Cambridge East, including the Green Separation with Fen Ditton village. 2. Landscape Strategy for strategic and other planting within Phase 1, setting out principles to guide landscaping the development of the neighbourhood, and enhancement of the tree belt providing part of the Green Separation from Fen Ditton. Should provide for additional structural planting and landscaping to be implemented at the earliest opportunity. 	<ol style="list-style-type: none"> 1. Landscape Strategy for the countryside adjoining Cambridge East, including the Green Corridor and Green Separation with Teversham village. 2. Landscape Strategy for strategic and other planting within the urban quarter, setting out principles to guide landscaping the development of neighbourhoods. Should provide for additional structural planting and landscaping to be implemented at the earliest opportunity. Developers will be required to maintain landscaping and replace dead stock for a period of 10 years.

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	Developers will be required to maintain landscaping and replace dead stock for a period of 10 years.	
District Centre Strategy		To include detailed guidance on the overall size, mix of uses, urban design and measures required to provide early support for the development of the District Centre, as well as mechanisms for tying the development of key retail, services and other facilities in the District Centre to stages in the development of the housing at Cambridge East. Development of the District Centre will begin no later than 3 years after the commencement of the development of the Airport area.
Local Centres Strategy	To include detailed guidance on the appropriate level of local shopping provision and other supporting and community services at Phase 1, including a primary school, and address the need for flexibility to enable the neighbourhood to function on its own for some years ahead of the rest of the urban quarter. Measures will be required to provide early support for the development of the Local	To include detailed guidance on the number of Local Centres required to serve the urban quarter and their location, and assess the appropriate level of local shopping provision and other supporting and community services, including a primary school. The appropriate location for the secondary school at a "Local Plus" Centre should be included. Measures will be required to provide early support for the development of the District

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	Centre, as well as mechanisms for tying the development of key retail, services and other facilities in the Local Centre to stages in the development of the housing at Phase 1.	Centres, as well as mechanisms for tying the development of key retail, services and other facilities in the Local Centres to stages in the development of the housing at Cambridge East.
Affordable Housing	A target of 50% of affordable housing with a likely tenure mix of approximately 30% social rented, and approximately 20% intermediate housing, including for Key Workers.	A target of 50% of affordable housing with a likely tenure mix of approximately 30% social rented; and approximately 20% intermediate housing, including for Key Workers. Employment development likely to have an impact on the demand for affordable housing to make financial contribution towards provision off-site or make provision on-site.
Community Facilities	The needs of Phase 1 and its catchment, comprising the immediately adjoining parts of Cambridge and Fen Ditton, will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders in order that deficiencies and priorities can be identified, which complement existing facilities. An indicative but not exclusive list of services and facilities to be explored is included at Table D6 in	The needs of Cambridge East and its catchment, comprising the immediately adjoining parts of Cambridge and nearby villages, will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders in order that deficiencies and priorities can be identified, which complement existing facilities. An indicative but not exclusive list of services and facilities to be explored is included at Table D6 in the Community

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	the Community Services chapter.	Services chapter.
Public Art	Provision for public art in Cambridge East with the preparation of a strategy for public art to be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development of Phase 1.	Provision for public art in Cambridge East with the preparation of a strategy for public art is to be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development.
Transport & Travel for Work	<p><u>Road Infrastructure</u></p> <p>Phase 1 of development north of Newmarket Road will provide:</p> <ol style="list-style-type: none"> 1. One road access point onto Newmarket Road; 2. A separate public transport only access onto Newmarket Road which could also provide for pedestrians and cyclists linking to a dedicated public transport route through the development enabling all dwellings to be within 400m walking distance from a bus stop and designed to form the first phase of a dedicated busway serving the whole development; 3. An emergency vehicle access which could use the separate public transport access; 	<p><u>Road Infrastructure</u></p> <p>Planning permission for Cambridge East will include a condition which will link the start and subsequent phases of development of land south of Newmarket Road to the provision of improvements and satisfactory access arrangements to the A14, such that it will be capable of accommodating the additional traffic from a new urban quarter of 10,000 to 12,000 dwellings.</p> <p>Cambridge East will be accessed by the following all purpose junctions onto:</p> <ol style="list-style-type: none"> 1. Newmarket Road at two points both north and south of the road; 2. Airport Way / Cherry Hinton Road at the Gazelle Way Roundabout; 3. Coldham's Lane; and

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	<p>4. Improved bus priority along Newmarket Road;</p> <p>5. Cycle and footpath links into the Fison Estate;</p> <p>6. A cycle link to the Jubilee Cycleway;</p> <p>7. Internal design to prioritise internal movements by foot or cycle rather than the car.</p> <p>A detailed Transport Assessment will be required alongside the planning application including the environmental impact, such as noise, pollution and impact on amenity and health.</p> <p>Traffic management measures will be funded by the development to minimise traffic impacts on nearby residents.</p> <p>The developers will be required to make a contribution towards improving the capacity of existing orbital routes in Cambridge related to the forecast percentage volume of traffic generated by Cambridge East on those routes.</p> <p><u>Alternative Modes</u></p> <p>High Quality Public Transport (HQPT) services will be provided with associated quality</p>	<p>4. Barnwell Road avoiding the Local Nature Reserve.</p> <p>A detailed Transport Assessment will be required alongside the planning application including the environmental impact, such as noise, pollution and impact on amenity and health.</p> <p>Traffic management measures will be funded by the development to minimise traffic impacts on nearby residents.</p> <p>The developers will be required to make a contribution towards improving the capacity of existing orbital routes in Cambridge related to the forecast percentage volume of traffic generated by Cambridge East on those routes.</p> <p>Planning permission for Cambridge East will include a condition which will link the start and subsequent phases of development of land north of Newmarket Road and east of the Park & Ride site to the relocation of the Park & Ride site.</p> <p><u>Alternative Modes</u></p> <p>High Quality Public Transport (HQPT) services will be</p>

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	<p>infrastructure.</p> <p>Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage.</p> <p>A network of highly accessible, dedicated, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, both within Phase 1, connecting with the rest of Cambridge, Fen Ditton, and the wider rights of way network.</p> <p>Appropriate Travel Plans will be required.</p>	<p>provided with associated quality infrastructure.</p> <p>Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage.</p> <p>A network of highly accessible, dedicated, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, both within Cambridge East, connecting with the rest of Cambridge, surrounding villages, and the wider rights of way network.</p> <p>Appropriate Travel Plans will be required.</p>
Strategy for Construction Spoil	A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.	A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.
Biodiversity	A full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing, and strategies for doing so.	A full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing, and strategies for doing so.
Archaeology and	1. A comprehensive site	1. A comprehensive site

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
Heritage	<p>survey to identify and record the location, extent, character, condition, significance and quality of any sites, features or remains of known or suspected archaeological importance together with proposed treatment.</p> <p>2. A comprehensive site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent and character of their settings, together with details of suitable long-term uses for identified heritage assets.</p>	<p>survey to identify and record the location, extent, character, condition, significance and quality of any sites, features or remains of known or suspected archaeological importance together with proposed treatment.</p> <p>2. A comprehensive site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent and character of their settings, together with details of suitable long-term uses for identified heritage assets.</p>
Recreation	<p>Strategies for:</p> <ol style="list-style-type: none"> 1. Formal Sports Provision; 2. Play; 3. Linking the urban quarter to the wider countryside; <p>required for the development as a whole must be prepared and/or approved by the Local Planning Authorities where they are relevant to the provision of an appropriate range of recreation facilities to serve Phase 1. An indicative but not exhaustive list is likely to include the following:</p> <ul style="list-style-type: none"> • Dedicated Children's 	<p>Strategies for:</p> <ol style="list-style-type: none"> 1. Formal Sports Provision; 2. Play; 3. Linking the urban quarter to the wider countryside; <p>must be prepared and/or approved by the Local Planning Authorities. The Formal Sports Strategy will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. The Play Strategy will include a mixture of formal and informal provision. An indicative but not exhaustive list is likely to include the following:</p>

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	Play Areas; <ul style="list-style-type: none"> • Outdoor sports facilities, including grass pitches, tennis courts, bowls greens, artificial turf pitches and ancillary facilities; • Other sports as identified for Phase 1 in the Strategic Sports Facilities Strategy; • Informal youth facilities (e.g. multi use games area, youth shelter). 	<ul style="list-style-type: none"> • 25 m indoor swimming pool; • 8 court sports hall; • Fitness suite; • Squash courts; • Floodlit artificial turf pitches for hockey and football; • Multi use games areas for training and five-a-side football; • Tennis courts; • Outdoor bowls green; • Indoor bowls facility; • Athletics track; • Grass pitches and ancillary facilities for a range of sports and age groups; • Golf facilities; • Urban Park and Green Fingers; • Children's Play Areas and Informal youth facilities. (e.g. skate park, shelters); • Country Park.
Surface Water Drainage	<p><u>A strategic surface water drainage scheme will be required.</u></p> <p>A strategy for a positive surface and grey-water system, using sustainable drainage systems, foul drainage and sewage disposal systems.</p> <p>A strategy for water conservation to secure at least 25% reduction in use of piped water compared to</p>	<p><u>A strategic surface water drainage scheme will be required.</u></p> <p>A strategy for a positive surface and grey-water system, using sustainable drainage systems, foul drainage and sewage disposal systems.</p> <p>A strategy for water conservation to secure at least 25% reduction in use of piped water compared to</p>

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	average water consumption for development which does not have water conservation measures, whilst ensuring no adverse impact on water environment and biodiversity.	average water consumption for development which does not have water conservation measures, whilst ensuring no adverse impact on water environment and biodiversity.
Energy	The provision of renewable energy to provide at least 10% of predicted energy requirements of Phase 1 of Cambridge East.	The provision of renewable energy to provide at least 10% of predicted energy requirements of Cambridge East as a whole.
Sustainable Building Methods and Materials	The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction.	The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction.
Noise and Air Quality	Assessments to identify implications of proximity to Airport and engine testing bay and measures to mitigate impacts to ensure no unacceptable noise levels or air quality issues for Phase 1.	If any development proposed north of Cherry Hinton before relocation of Airport, assessments to identify implications of proximity to Airport and measures to mitigate impacts to ensure no unacceptable noise levels or air quality issues.
An Exemplar In Sustainability	Provision of exemplar developments in sustainability, including energy efficient measures.	Provision of exemplar developments in sustainability, including energy efficient measures, phased throughout the course of development.
Waste		Any waste provision pursuant to policies in the

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
		Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003.
Construction Strategy	Strategy for site access, construction methods, including recycling and reuse of construction waste on site, storage compounds, plant and machinery.	Strategy for site access, construction methods, including recycling and reuse of construction waste on site, storage compounds, plant and machinery, phasing of development and connections between different parts of the site.
Considerate Contractors Scheme	A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration to neighbouring uses to minimise disturbance; to keep noise to a minimum; to keep all areas adjacent clean including from dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.	A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration to neighbouring uses to minimise disturbance; to keep noise to a minimum; to keep all areas adjacent clean including from dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.
Timing / Order of Service Provision	A schedule of services, facilities and infrastructure to be funded by the master developer / consortium of builders at Cambridge East together with a timetable for their provision, and trigger points tied to the number of dwellings completed or such other stage of the	A schedule of services, facilities and infrastructure to be funded by the master developer / consortium of builders at Cambridge East together with a timetable for their provision, and trigger points tied to the number of dwellings completed or such other stage of the

Planning Obligation/condition	Phase 1 north of Newmarket Road	Cambridge East as a whole
	development as advised by the service / facility / infrastructure providers.	development as advised by the service / facility / infrastructure providers.
Management strategies for services, facilities, landscape and infrastructure	<p>Management strategies for services, facilities, landscape and infrastructure will be submitted to the Local Planning Authorities for adoption prior to the granting of outline planning permissions. These uses should preferably be in a single ownership to avoid fragmentation. There should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:</p> <ol style="list-style-type: none"> 1. The method of funding of implementation, management and maintenance; 2. The body or trust that will be responsible; 3. Monitoring and review requirements. 	<p>Management strategies for services, facilities, landscape and infrastructure will be submitted to the Local Planning Authorities for adoption prior to the granting of outline planning permissions. These uses should preferably be in a single ownership to avoid fragmentation. There should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:</p> <ol style="list-style-type: none"> 1. The method of funding of implementation, management and maintenance; 2. The body or trust that will be responsible; 3. Monitoring and review requirements.

TIMING / ORDER OF SERVICE PROVISION

POLICY CE/37 Timing / Order of Service Provision

Any outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Cambridge East together with a timetable for their provision during the development of the new urban quarter. The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise which will be delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by the service / facility / infrastructure providers.

E1.22 The services, facilities and infrastructure at Cambridge East which will be provided by the development are those which are required only and entirely to serve the new urban quarter. The principle that development will fund in full the services, facilities and infrastructure that are required to enable the development to proceed and to meet the needs of its residents and other users is enshrined in planning law and government policy.

E1.23 The main purpose of the first version of the Area Action Plan will be to bring forward the development of land north of Newmarket Road. The main part of the development cannot come forward until the Airport relocates later in the plan period, and the Area Action Plan will be reviewed early to help with this.

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E3 PHASING AND DELIVERY

OBJECTIVES

E3/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of Cambridge East.

E3/b To set out phasing policies for the delivery of Cambridge East having regard to the implications of Airport relocation.

E3/c To consider the rate and timing of delivery of housing and associated development at Cambridge East

INTRODUCTION

E3.1 The new urban quarter of Cambridge East is an important part of the development strategy for the Cambridge Sub-Region. Whilst the Airport is unlikely to come forward for development until the latter part of the plan period to 2016, the Structure Plan identifies it as a high priority for a high density development at an early opportunity. The first phase of development north of Newmarket Road and west of the Park & Ride site is not constrained by the Airport relocation and can come forward early in the plan period. This is a high priority in terms of land supply in South Cambridgeshire and also in the Cambridge Sub-Region in view of the aim to increase the annual housebuilding rate in the Sub-Region from 2,000 dwellings per annum to 2,800 dwellings by 2006. (This objective must however be subject to market conditions).

DELIVERY MECHANISMS

E3.2 The Area Action Plan has been prepared in consultation with stakeholders at three stages of consultation. The Councils are also involved in the preparation of other key strategies and plans such as their respective Community Strategies and strategies being prepared by others such as the Cambridgeshire Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Councils are involved, looking at issues such as formal sports, and green infrastructure.

E3.3 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments. Given the urgency to ensure that plans are in place to bring

forward the major developments to meet the needs of the Cambridge Area, the Area Action Plan is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already known, and identifies where strategies are required to identify all the specific requirements of the development. A Steering Group chaired by Horizons was established in 2003 and as of the date of this plan, a series of topic groups either had or were in the process of being established to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This will help the landowner/developer to develop the plans and strategies required by the Area Action Plan with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.

E3.4 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of Cambridge East as work on a planning application for Phase 1 progresses and in facilitating discussions on a planning obligation agreement. This independent input will assist partnership working between the local authorities and the landowner/developer and ensure a realistic approach to negotiations.

PHASING OF DEVELOPMENT

POLICY CE/38 Phasing North of Cherry Hinton

- 1. North of Cherry Hinton some limited development adjacent to the operating Airport will only be acceptable, subject to environmental and health impact assessments, and the closure of the grass runways.**
- 2. Before the relocation of the Airport is resolved, only limited development can take place both to ensure housing is at sufficient distance from the runway to protect amenity and also so that it is of a scale that can relate to, and be served by, existing development to the south. This could be in the order of 800 dwellings.**
- 3. Once there is certainty over the relocation of the Airport, a larger phase of development could come forward that will relate to, and be served by, the new urban quarter. This could be in the order of 1,700-2,500 dwellings (including any earlier limited development under criterion 2).**

E3.5 The development of a large new urban quarter of the scale of Cambridge East will inevitably be phased over a lengthy period. The issue of relocation

of Cambridge Airport is an additional factor influencing a phased approach. The local planning authorities are not relying on any development on Cambridge Airport itself to meet housing needs to 2016. However, it will form an important part of the development strategy for the period beyond 2016. The opportunity to bring forward an early first phase of development on land north of Newmarket Road ahead of the relocation of the Airport has been addressed throughout the Area Action Plan.

E3.6 The Area Action Plan will be reviewed soon after it is adopted, once there is more certainty over the timing of the relocation of the Airport and also to work up proposals for a second phase of development north of Cherry Hinton ahead of the Airport relocating. This would not be prohibited by the operation of the main runway, although all existing grass runways would have to close.

E3.7 Subject to detailed assessments, the Councils consider that in the order of 800 dwellings could come forward as a rounding off of Cherry Hinton, notwithstanding firm plans for the relocation of the Airport. However, once a firm decision on Airport relocation is reached, potentially in the order of 1,700-2,500 dwellings (including the 800 dwellings) could come forward on land that would not be constrained by the Airport, for a limited period before the Airport operations cease at the site. Depending on final capacity of the site and the build rate, all or the majority of these could come forward by 2016.

E3.8 There are wider considerations that need to be investigated as part of planning for this second phase, which could be addressed through the early review of the Area Action Plan. The issues of noise and air quality would need to be investigated to ensure that a satisfactory residential environment could be created, and only if that could be achieved would any development be appropriate ahead of the airport relocating. The health impacts should also be carried out for any new development to assess the effect of the ongoing airport operations on the new community. Even if this indicated that some development could take place, regard must be had to the need to create a development of an appropriate scale which will relate well to its surroundings.

E3.9 Ideally, it would be desirable for the heart of the new urban quarter to come forward relatively early in the development to bring forward services and facilities for residents and also provide a critical mass to support early provision of the dedicated public transport routes to help encourage a culture of sustainable living for residents of the new development from the outset. It is much more difficult to change people's habits once they have become established. However, the long term timing of the Airport relocation may justify bringing forward a second phase of development north of Cherry Hinton if this can be satisfactorily achieved. This would also help both Councils in terms of meeting their housing land supply requirements

contained in the Structure Plan to 2016. The review of the Area Action Plan will address in more detail what scale of development could come forward north of Cherry Hinton before the Airport relocates, having particular regard to the issues of health impact, noise and air quality as key issues to be resolved ahead of any decision on timing of development of this area.

DELIVERING HOUSES AT CAMBRIDGE EAST

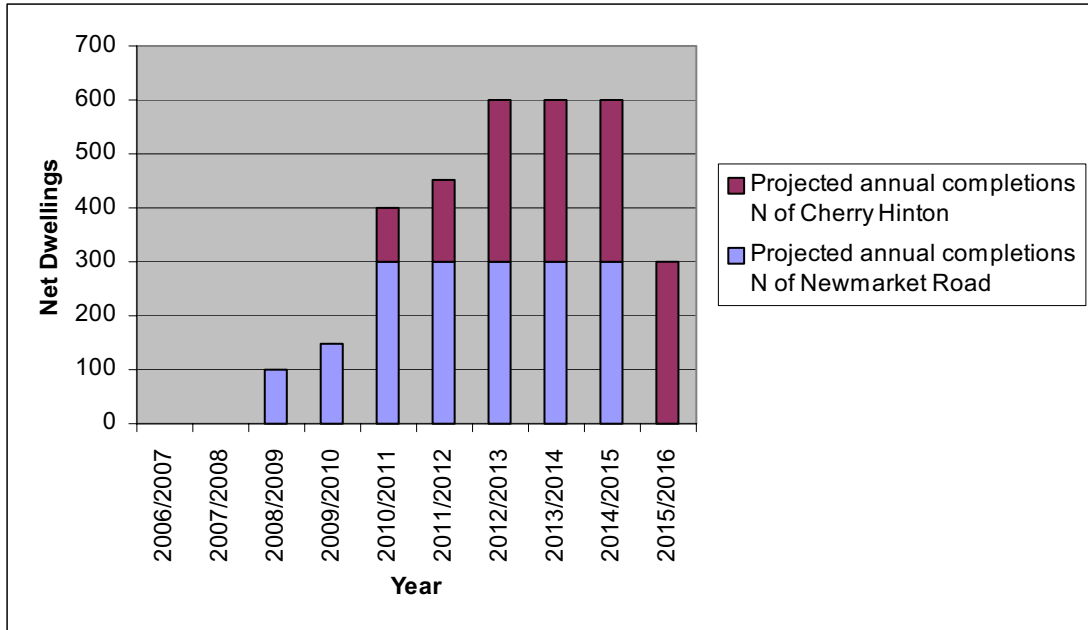
E3.10 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the ground and the build rate per year to test how reasonable it is to rely on polices to deliver the identified housing requirement.

E3.11 In the case of this plan, the 'saved' policies of the Cambridgeshire Structure Plan 2003 provide the detailed housing guidelines for Cambridge City and South Cambridgeshire. The statutory requirement is for the districts' plans to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district Local Plans / LDFs that form the development plan. In practice for Cambridge City and South Cambridgeshire District Councils, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are 'saved' under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. At the time of writing, there is no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the Area Action Plan to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6.

E3.12 In preparing the housing trajectory for Cambridge East, the Councils have had regard to a number of factors:

- the anticipated date of adoption of the Area Action Plan, before which no planning permissions could be granted for development
- the landowners stated intentions in terms of submitting planning applications
- a reasonable build rate for the development, agreed with the landowner/developer, based on current expectations of the housing market and the capacity and intensions of the housebuilding industry.

E3.13 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authorities or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy for Cambridge East is set out in section E4.



Note: No completions are projected to take place on Cambridge Airport itself by 2016, although it remains a priority for development should it become available within that period.

<u>PROJECTIONS</u>											
<u>Period 2006 - 2016</u>	<u>2007/2008</u>	<u>2008/2009</u>	<u>2009/2010</u>	<u>2010/2011</u>	<u>2011/2012</u>	<u>2012/2013</u>	<u>2013/2014</u>	<u>2014/2015</u>	<u>2015/2016</u>	<u>Total up to 2016</u>	<u>Post 2016 Total</u>
<u>Projected annual completions N of Newmarket Road</u>	0	100	150	300	300	300	300	300	0	1750	
<u>Projected annual completions N of Cherry Hinton</u>	0	0	0	100	150	300	300	300	300	1450	2100
<u>Projected annual completions Airport</u>	0	0	0	0	0	0	0	0	0	0	7150
<u>Total projected annual completions</u>	0	100	150	400	450	600	600	600	300	3200	7800
<u>Data</u>	-	-	-	-	-	-	-	-	-	-	-
<u>Source</u>	-	-	-	-	-	-	-	-	-	-	-

Projected Completions Estimating Projected Housing Completions for GO-East Return - 21 October 2005

E4 MONITORING

OBJECTIVES

E4/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of Cambridge East.

INTRODUCTION

E4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authorities to assess whether their plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

ANNUAL MONITORING REPORTS

E4.2 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district. South Cambridgeshire District Council and Cambridge City Council will each have to produce their own AMR, which will deal with the part of the Cambridge East development that is within their administrative areas, as part of the overall provision of different land uses within each district, eg. district wide housing land supply. However, it is also important to look holistically at the Cambridge East development and test how it is performing overall against key policy requirements of the Area Action Plan.

E4.3 The district wide indicators for each Council's area will provide for monitoring of certain aspects of development at Cambridge East. For example, each Council will identify the number of houses completed annually in its area as part of the monitoring of housing district wide. Each Council will include their own contextual indicators based on the specific circumstances of each district and also significant effect indicators which are drawn from each Council's Sustainability Scoping Report.

MONITORING CAMBRIDGE EAST

E4.4 A common set of indicators has been developed specifically for monitoring the Cambridge East Area Action Plan. These include core indicators similar to those applying within each district but drawing together monitoring of the development as a whole across both districts. For example, this will provide for monitoring of housing completions against the policy requirements for the development as a whole as set out in the Area Action Plan. A number of specific local indicators are also included to enable monitoring of those policies in the Area Action Plan that set specific requirements for the development at Cambridge East, eg. housing density and accessibility to public transport. Each Council's AMR will include a section monitoring the Cambridge East development as a whole against the site specific indicators. These are included at Table E4 at the end of this chapter.

HOUSING TRAJECTORY

E4.5 A housing trajectory for Cambridge East is included in section E3 Phasing and Delivery which sets out a policy based assessment of the potential start date and build rate for Cambridge East. A separate housing trajectory will be prepared as one of the core output indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table E4.

E4.6 The role of the housing trajectory is to integrate the "plan, monitor, manage" approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for Cambridge East will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Area Action Plan. This build rate will then need to be looked at together with other sites across each district as part of their overall housing trajectories.

RESPONDING TO DELIVERY ISSUES

E4.7 In the event that the AMR identifies delivery issues at Cambridge East, where key policy targets are not being met, these would need to be assessed as part of each Council's AMR process and a joint decision reached on whether any change was required to the Area Action Plan or through other mechanisms.

E4.8 A key aspect of monitoring Cambridge East will be the number of homes being built. The number of homes coming forward in each district, at the highest stages in the development sequence, that is within the built up area of Cambridge or on the edge of Cambridge through Green Belt review, will need

to be assessed overall in the AMRs, as the Structure Plan brackets those stages in the sequence together. If there is a significant shortfall or surplus in the provision in those stages of the sequence, it may be necessary to review the housing policies of both Councils for Cambridge East to seek to make the necessary adjustment in build rates or provide elsewhere.

E4.9 Whilst it is not anticipated, if the situation were to arise where this could not meet the housing needs of the area, there would be a need to review the development strategy for the Cambridge Sub Region to identify the next most sustainable location for the shortfall in development. This is in the context of a Structure Plan hierarchy which has the new town of Northstowe next in the locational sequence for development, followed by sites within, and then on the edge of, market towns. Villages are at the bottom of the sequence and there should be no automatic assumption that any shortfall within or on the edge of Cambridge should be made up in villages in South Cambridgeshire.

Table E4: Cambridge East Core and Local Output Indicators

Objective B/a: To create a new and distinctive sustainable community on the eastern edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.						
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Policies</u>	<u>Targets</u>	<u>Data Source</u>
<u>CE01</u>	<u>Total Housing Completions / Annual Rate</u>	<u>Core</u>	<u>D4/a</u>	<u>CE/10 Cambridge East Housing</u>	<u>To provide an adequate and continuous supply of land for housing development for (1) approximately 10,000-12,000 dwellings at the Cambridge East site as a whole before 2016, and (2) approximately 1,500-2,000 dwellings by 2016. The total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>
<u>CE02</u>	<u>Housing Density</u>	<u>Core</u>	<u>D4/b</u>	<u>CE/10 Cambridge East Housing</u>	<u>At least 50 dwellings per hectare</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>
<u>CE03</u>	<u>Housing Mix</u>	<u>Core</u>	<u>D4/c</u>	<u>CE/10 Cambridge East Housing</u>	<u>No specific target - Cambridge East should provide a mix of housing sizes that address the level of need for smaller 1 and 2 bedroom homes in the Cambridge area whilst at the same time creating a balanced community for the long term.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>
<u>CE04</u>	<u>Employment Land Supply by type</u>	<u>Core</u>	<u>D5/a, D5/b</u>	<u>CE/11 Cambridge East Employment</u>	<u>Equivalent of 20-25 hectares of employment land.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>
<u>CE05</u>	<u>Distance to Public Transport</u>	<u>Local</u>	<u>D7/d, D7/i</u>	<u>CE/14 Alternative Modes and Parking</u>	<u>All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The Total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.</u>	<u>Cambridgeshire County Council Annual Monitoring Survey</u>

Table E4 (continued): Cambridge East Core and Local Output Indicators

Objective B/a: To create a new and distinctive sustainable community on the eastern edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.						
Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related Policies	Targets	Data Source
CE06	Distance to public Open Space	Local	D11/b	CE/24 Public Open Space and Sports Provision	Formal sports pitches within 1000m; No home more than 60m from a LAP; No Home more than 240m from a LEAP; No home more than 600m from a NEAP or SIP.	DEVCON/ South Cambs GIS
CE07	Renewable energy installed by type	Core	D14/e	CE/28 Energy	Renewable energy to provide at least 10% of predicted energy requirements	DTI/OFGEM
CE08	Investment secured for infrastructure and community facilities through developer contributions.	Core	E2/a, D6/c	CE/40 Infrastructure Provision, CE/12 Community Services, Facilities, Leisure, Arts and Culture	Targets to be detailed through s.46 agreement or planning obligations.	South Cambs DC

GLOSSARY OF TERMS

AAP	Area Action Plan	Provides a statutory planning framework for an area of change
AH	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market
AOD	Above Ordnance Datum	The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps.
B1(c)	Use Class B1(c)	Light Industry
B2	Use Class B2	General Industry
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories
BAP	Biodiversity Action Plan	Encouraging a wide range of fauna and flora in a locality
BIS	Bus Information Strategy	Part of the Local Transport Plan
	Cambridgeshire and Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council)
	Car Pooling	Shared use of a car(s) by a group of people
CHP	Combined Heat and Power	Using waste heat from power stations to heat nearby houses
	Country Park	An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre
CPZ	Controlled Parking Zone	An area in which special parking controls are applied
	Community Strategy	Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development
CS	Core Strategy	An element of planning policy within the LDF
CSR	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns
DPD	Development Plan Document	Statutory document having been through Independent Examination
dph	Dwellings per hectare	At least 30 in most circumstances, as required by PPG3: Housing, RPG 6 and Structure Plan
EA	Environment Agency	
EEDA	East of England Development Agency	
EERA	East of England Regional Assembly	
EIA	Environmental Impact Assessment	Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences

EiP	Examination in Public	Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs
GADG	Growth Area Delivery Grant	Infrastructure funding
GHG	Greenhouse Gases	Carbon Dioxide and other emissions, causing global warming
GO-East	Government Office for the Eastern Region	
GPDO	General Permitted Development Order	Provides permitted development rights which allow certain types of development to proceed without the need for a planning application
GQPT	Good Quality Public Transport	A bus or train at least every 30 minutes
	Green Corridor	Areas of open land which penetrate into an urban area for amenity and recreation
	Green Separation	The area of open land required to keep apart two separate communities and maintain their individual identities
	Greywater	The mildly polluted wastewater from shower / bath, washbasin and washing machine
HNS	Housing Needs Survey	Assessment of housing needs across the whole district
HQPT	High Quality Public Transport	Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality buses, information and infrastructure.
	Infrastructure Partnership	Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region
	Key Worker Housing	Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market.
LAP	Local Area for Play	
LAPC	Local Authority Pollution Control	
LAPPC	Local Authority Pollution Prevention and Control	
LCA	Landscape Character Assessment	Assessment of the landscapes, wildlife and natural features into distinct character areas
LDD	Local Development Document	Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)
LDF	Local Development Framework	A “folder” containing LDDs, LDS, SCI etc.
LDS	Local Development Scheme	Sets out the LDDs to be produced over the next 3 years

LEAP	Local Equipped Area for Play	
LPA	Local Planning Authority	e.g. South Cambridgeshire District Council
LSP	Local Strategic Partnership	Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration
LTP	Local Transport Plan Masterplan	Sets out transport strategy for Cambridgeshire Strategic & Local Masterplans
MOD	Ministry of Defence	
MUGA	Multi-Use Games Area	
NEAP	Neighbourhood Equipped Area for Play	
NNR	National Nature Reserve	Protect the important areas of wildlife habitat and geological formations
PENs	Previously Established New Settlements	e.g. Bar Hill
	Parish Plan	A vision of how a town or village should be, addressing social, economic or environmental issues
PPC	Pollution Prevention Control	
PPG	Planning Policy Guidance	National planning guidance
PPS	Planning Policy Statement	New form of national planning guidance replacing PPGs
PV	Photovoltaic Energy	Solar energy from photovoltaic cells
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village
RPG	Regional Planning Guidance	Planning guidance for the region (See RSS)
RSS	Regional Spatial Strategy	New name for RPG
RTBI	Real Time Bus Information	A display in the bus shelter showing how long until the next bus arrives
RWH	Rainwater Harvesting	Using rainwater for flushing toilets, etc.
SA	Sustainability Appraisal	An appraisal against sustainability criteria of proposals for LDDs by independent consultants
SAP	Standard Assessment Procedure	Assessment procedure for energy rating of dwellings
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders are to be involved in the process of producing a LDF
	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs
SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development
	Section 106 and Section 46 (S46 is the new name for S106 in the new Planning Act)	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments
SIP	Space for Imaginative Play	
SOS	Strategic Open Space	Public Open Space of more than local significance such as Country Parks

SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name for SPG)
SPG	Supplementary Planning Guidance	See SPD
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and/or geology
STW	Sewage Treatment Works	
SUDS	Sustainable Urban Drainage Systems	May take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds
TA	Transport Assessment	Assessment of the expected additional traffic generation (all modes) for new development
TP	Travel Plan	Plan setting out a series of measures to encourage the use of modes other than the private car
UCS	Urban Capacity Study	Assessment of vacant land within built-up areas which could be developed
VDS	Village Design Statement	Produced by communities to show what kind of development they want as part of their settlement

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Appendix C

South Cambridgeshire Local Development Framework

Pre-Submission Cambridge East Area Action Plan & Cambridge East Sustainability Appraisal / Strategic Environment Assessment

Index of Representors

Special Council 22 November 2005

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Representation List

Draft Cambridge East Area Action Plan

REPRESENTATION RESPONDENT**AGENT**

7798	The camToo Project (Mr Richard Moseley) [2344]	
7799	The camToo Project (Mr Richard Moseley) [2344]	
7800	The camToo Project (Mr Richard Moseley) [2344]	
7801	The camToo Project (Mr Richard Moseley) [2344]	
7802	The camToo Project (Mr Richard Moseley) [2344]	
7803	The camToo Project (Mr Richard Moseley) [2344]	
7812	Miss Diana Gristwood [2352]	
7920	Mr Christopher Healy [2436]	
7921	Mr Christopher Healy [2436]	
7924	Cambridgeshire Police (Mr Simon Marriott) [1299]	
7946	Ms Kristine Vaaler [783]	
7947	Ms Kristine Vaaler [783]	
7960	Care and Education Partnership (Mrs Theresa Bateman) [2449]	
8023	The National Trust (Mr Michael Halls) [464]	
8024	The National Trust (Mr Michael Halls) [464]	
8025	The National Trust (Mr Michael Halls) [464]	
8026	The National Trust (Mr Michael Halls) [464]	
8027	The National Trust (Mr Michael Halls) [464]	
8028	The National Trust (Mr Michael Halls) [464]	
8029	The National Trust (Mr Michael Halls) [464]	
8030	The National Trust (Mr Michael Halls) [464]	
8055	The National Trust (Mr Michael Halls) [464]	
8056	The National Trust (Mr Michael Halls) [464]	
8057	The National Trust (Mr Michael Halls) [464]	
8058	The National Trust (Mr Michael Halls) [464]	
8059	The National Trust (Mr Michael Halls) [464]	
8060	The National Trust (Mr Michael Halls) [464]	
8061	The National Trust (Mr Michael Halls) [464]	

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8062	The National Trust (Mr Michael Halls) [464]	
8063	The National Trust (Mr Michael Halls) [464]	
8066	The National Trust (Mr Michael Halls) [464]	
8067	The National Trust (Mr Michael Halls) [464]	
8068	The National Trust (Mr Michael Halls) [464]	
8069	The National Trust (Mr Michael Halls) [464]	
8070	The National Trust (Mr Michael Halls) [464]	
8071	The National Trust (Mr Michael Halls) [464]	
8072	The National Trust (Mr Michael Halls) [464]	
8073	The National Trust (Mr Michael Halls) [464]	
8074	The National Trust (Mr Michael Halls) [464]	
8090	Mrs. J.J. Conroy [2477]	
8120	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8122	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8123	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8124	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8125	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8130	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8132	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8133	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8134	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8135	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8136	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8138	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8139	Cambridge City Council Labour Group (Cllr Ben Bradnack) [1635]	
8188	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8189	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8192	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8193	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8194	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8196	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8197	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8199	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8200	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8201	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8202	Prudential Assurance Company Limited [2500]	Miss Kate Espezel [2499]
8203	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8204	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
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8208	Prudential Assurance Company Limited [2500]	Miss Kate Espezel [2499]
8209	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8210	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8211	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8212	Prudential Assurance Company Limited [2500]	Miss Kate Espezel [2499]
8213	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8214	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8215	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8216	Prudential Assurance Company Limited [2500]	Miss Kate Espezel [2499]
8217	Prudential Assurance Company Limited [2500]	Miss Kate Espezel [2499]

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8218	Prudential Assurance Company Limited [2500]	Miss Kate Espezel [2499]
8219	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8220	Prudential Assurance Company Limited [2500]	Miss Kate Espezel [2499]
8236	Mr Christopher Hills [883]	
8237	Mr Christopher Hills [883]	
8238	Mr Christopher Hills [883]	
8239	Mr Christopher Hills [883]	
8240	Mr Christopher Hills [883]	
8241	Mr Christopher Hills [883]	
8242	Mr Christopher Hills [883]	
8245	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8246	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
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8260	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8261	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8262	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8263	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8264	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8265	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
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8280	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8282	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
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8291	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
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8300	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8301	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8364	Mr Christopher Hills [883]	
8365	Mr Christopher Hills [883]	
8371	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8372	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8373	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8374	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8433	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8434	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
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8439	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8440	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8441	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8442	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8443	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8457	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8465	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8466	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8483	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
8485	English Heritage (Ms Katharine Fletcher) [874]	
8487	English Heritage (Ms Katharine Fletcher) [874]	
8488	English Heritage (Ms Katharine Fletcher) [874]	
8489	English Heritage (Ms Katharine Fletcher) [874]	
8490	English Heritage (Ms Katharine Fletcher) [874]	
8491	English Heritage (Ms Katharine Fletcher) [874]	
8571	Mr Andrew Swaine [2557]	
8576	Mr Andrew Swaine [2557]	
8580	Mr Andrew Swaine [2557]	
8583	Mr Andrew Swaine [2557]	
8591	Mr Andrew Swaine [2557]	
8639	Mr Andrew Swaine [2557]	
8650	Mr Andrew Swaine [2557]	
8654	Mr Andrew Swaine [2557]	
8676	RAVE (Mr ROGER FLETCHER) [799]	
8682	RAVE (Mr ROGER FLETCHER) [799]	
8689	RAVE (Mr ROGER FLETCHER) [799]	
8693	RAVE (Mr ROGER FLETCHER) [799]	
8695	Mr Andrew Swaine [2557]	
8700	Mr Andrew Swaine [2557]	
8710	Mr Andrew Swaine [2557]	
8711	Mr Andrew Swaine [2557]	

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
8712	Mr Andrew Swaine [2557]	
8723	Mr Andrew Swaine [2557]	
8725	Mr Andrew Swaine [2557]	
8726	Mr Andrew Swaine [2557]	
8728	Mr Andrew Swaine [2557]	
8733	RAVE (Mr ROGER FLETCHER) [799]	
8736	Mr Andrew Swaine [2557]	
8743	Mr Andrew Swaine [2557]	
8745	Mr Andrew Swaine [2557]	
8803	RAVE (Mr ROGER FLETCHER) [799]	
8811	RAVE (Mr ROGER FLETCHER) [799]	
8815	RAVE (Mr ROGER FLETCHER) [799]	
8821	RAVE (Mr ROGER FLETCHER) [799]	
8830	RAVE (Mr ROGER FLETCHER) [799]	
8838	RAVE (Mr ROGER FLETCHER) [799]	
8848	RAVE (Mr ROGER FLETCHER) [799]	
8856	RAVE (Mr ROGER FLETCHER) [799]	
9103	Addenbrooke's Hospital (Mr Roger Cutting) [668]	
9153	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9155	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9156	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
9159	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9164	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
9167	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9169	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
9173	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Mr Martin Baker) [992]	
9178	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	

Draft Cambridge East Area Action Plan

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9184	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9189	Addenbrooke's Hospital (Mr Roger Cutting) [668]	
9191	Cambridgeshire Local Access Forum (Mrs Gail Stoehr) [2617]	
9221	Mr Jonathan Larmour [649]	
9228	Mr Jonathan Larmour [649]	
9247	Mr Jonathan Larmour [649]	
9256	Mr Jonathan Larmour [649]	
9261	Mr Jonathan Larmour [649]	
9265	Mr Jonathan Larmour [649]	
9276	Mr Jonathan Larmour [649]	
9281	Mr Jonathan Larmour [649]	
9283	Defence Land Agent - East (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9286	Defence Land Agent - East (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9289	Ely Group of Internal Drainage Boards (Mr Ross Chilvers) [1114]	
9293	Ely Group of Internal Drainage Boards (Mr Ross Chilvers) [1114]	
9299	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Mr James Rawlings [2623]
9301	Mr Jonathan Larmour [649]	
9304	Defence Land Agent - East (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9309	Mr Jonathan Larmour [649]	
9311	Mr Jonathan Larmour [649]	
9315	Mr Jonathan Larmour [649]	
9317	Mr Jonathan Larmour [649]	
9318	Defence Land Agent - East (Mr. J. Newman) [2646]	W A Fairhurst & Partners (Mr Miles Walker) [850]
9320	Mr Jonathan Larmour [649]	
9324	Mr Jonathan Larmour [649]	
9325	Mr Jonathan Larmour [649]	
9329	Mr Jonathan Larmour [649]	
9330	Mr Jonathan Larmour [649]	

Draft Cambridge East Area Action Plan

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9331	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Mr James Rawlings [2623]
9332	Mr Jonathan Larmour [649]	
9334	Mr Jonathan Larmour [649]	
9337	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Mr James Rawlings [2623]
9340	Mr Jonathan Larmour [649]	
9343	Mr Jonathan Larmour [649]	
9344	Mr Jonathan Larmour [649]	
9345	Mr Jonathan Larmour [649]	
9356	Sport England East (Mr Roy Warren) [1246]	
9362	Sport England East (Mr Roy Warren) [1246]	
9385	GO-East (Mr John Williamson) [1204]	
9387	GO-East (Mr John Williamson) [1204]	
9388	GO-East (Mr John Williamson) [1204]	
9389	GO-East (Mr John Williamson) [1204]	
9390	GO-East (Mr John Williamson) [1204]	
9391	GO-East (Mr John Williamson) [1204]	
9392	GO-East (Mr John Williamson) [1204]	
9394	GO-East (Mr John Williamson) [1204]	
9395	GO-East (Mr John Williamson) [1204]	
9396	GO-East (Mr John Williamson) [1204]	
9398	GO-East (Mr John Williamson) [1204]	
9399	GO-East (Mr John Williamson) [1204]	
9400	GO-East (Mr John Williamson) [1204]	
9497	J Cooper [2649]	
9499	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
9502	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9504	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9511	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9512	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9513	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9516	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
9517	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9521	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9523	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]
9536	Mr D Birtchnell [2651]	
9537	Mr D Birtchnell [2651]	
9538	Mr D Birtchnell [2651]	
9541	Mr D Birtchnell [2651]	
9544	Dr E Gayton [2654]	
9547	Dr E Gayton [2654]	
9550	Dr E Gayton [2654]	
9551	Dr E Gayton [2654]	
9588	Dr A J Maguire [2656]	
9594	Dr A J Maguire [2656]	
9689	Sainsbury's Supermarkets Limited (C/O Agent) [2659]	Indigo Planning Limited (Mr Andrew Fido) [2661]
9732	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9734	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9741	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9746	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9747	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9762	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9767	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9790	Fen Ditton Parish Council (Ms Sara Scrivener) [1458]	
9802	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9804	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9807	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9808	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9809	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	

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9810	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9811	Haslingfield Parish Council (Mrs Janet Hendy) [1744]	
9834	Care and Education Partnership (Mrs Theresa Bateman) [2449]	
9835	Care and Education Partnership (Annina Human) [2664]	
9838	Mr Andrew Swaine [2557]	
9839	Mr Andrew Swaine [2557]	
9841	Mr Andrew Swaine [2557]	
9845	Mr Jonathan Larmour [649]	
9891	Cambridge Preservation Society (The Manager) [2125]	
9892	Cambridge Preservation Society (The Manager) [2125]	
9894	Cambridge Preservation Society (The Manager) [2125]	
9895	Cambridge Preservation Society (The Manager) [2125]	
9896	Cambridge Preservation Society (The Manager) [2125]	
10063	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10104	Bayer CropScience Ltd (c/o Agent) [1734]	GVA Grimley (Mr Richard Newsome) [842]
10183	East of England Regional Assembly (Mr Adrian Cannard) [2650]	
10328	Highways Agency (Mr Colin Banbury) [1105]	
10333	Highways Agency (Mr Colin Banbury) [1105]	
10335	Highways Agency (Mr Colin Banbury) [1105]	
10352	Teversham Parish Council (Mrs Christine Hinch) [1967]	
10353	Teversham Parish Council (Mrs Christine Hinch) [1967]	
10354	Teversham Parish Council (Mrs Christine Hinch) [1967]	
10355	Teversham Parish Council (Mrs Christine Hinch) [1967]	
10356	Teversham Parish Council (Mrs Christine Hinch) [1967]	
10358	Teversham Parish Council (Mrs Christine Hinch) [1967]	
10360	Teversham Parish Council (Mrs Christine Hinch) [1967]	

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
10365	Teversham Parish Council (Mrs Christine Hinch) [1967]	
10437	Martin Grant Homes Ltd (c/o Agent) [1736]	Woolf Bond Planning (Mr J Woolf) [1274]
10438	Harcourt Developments Ltd. (c/o Agent) [1735]	Woolf Bond Planning (Mr J Woolf) [1274]
10648	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10675	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10677	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10842	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10844	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10850	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10859	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10861	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10862	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10863	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10865	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10866	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10908	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10909	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10914	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
10919	House Builders Federation (Mr Paul Cronk) [135]	
10921	House Builders Federation (Mr Paul Cronk) [135]	
10925	House Builders Federation (Mr Paul Cronk) [135]	
10930	House Builders Federation (Mr Paul Cronk) [135]	
10941	House Builders Federation (Mr Paul Cronk) [135]	
10942	House Builders Federation (Mr Paul Cronk) [135]	

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10943	House Builders Federation (Mr Paul Cronk) [135]
10944	House Builders Federation (Mr Paul Cronk) [135]
10948	House Builders Federation (Mr Paul Cronk) [135]
10951	House Builders Federation (Mr Paul Cronk) [135]
10957	House Builders Federation (Mr Paul Cronk) [135]
10962	House Builders Federation (Mr Paul Cronk) [135]
10965	House Builders Federation (Mr Paul Cronk) [135]
11094	Environment Agency (Mr. Adam Ireland) [1315]
11096	Environment Agency (Mr. Adam Ireland) [1315]
11097	Environment Agency (Mr. Adam Ireland) [1315]
11098	Environment Agency (Mr. Adam Ireland) [1315]
11099	Environment Agency (Mr. Adam Ireland) [1315]
11101	Environment Agency (Mr. Adam Ireland) [1315]
11103	Environment Agency (Mr. Adam Ireland) [1315]
11237	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11238	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11239	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11240	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11241	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11243	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11244	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11245	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11247	Cambridgeshire County Council (Ms Kathy Baldwin) [163]
11248	Cambridgeshire County Council (Ms Kathy Baldwin) [163]

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REPRESENTATION RESPONDENT***AGENT***

<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
11249	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11250	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11251	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11252	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11253	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11254	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11255	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11256	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11257	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11258	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11259	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11261	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11263	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11264	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11278	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11279	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11280	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11281	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11282	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11283	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11284	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11285	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11286	Cambridgeshire County Council (Ms Kathy Baldwin) [163]	
11292	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wachter) [2471]

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
11293	Fairview New Homes (c/o Agent) [1628]	RPS (Mr John Wacher) [2471]
11325	Helen Warnock [2747]	
11326	Helen Warnock [2747]	
11327	Helen Warnock [2747]	
11328	Helen Warnock [2747]	
11347	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Mr James Rawlings [2623]
11348	Taylor Woodrow Developments Ltd (c/o Agent) [2665]	Mr James Rawlings [2623]
11391	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11392	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11393	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11394	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11395	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11396	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11397	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11398	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11399	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11400	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11401	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11402	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11403	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11404	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11405	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11406	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11407	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11408	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]

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<i>REPRESENTATION</i>	<i>RESPONDENT</i>	<i>AGENT</i>
11409	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11411	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11412	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11413	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11414	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11415	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11416	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11417	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11418	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11419	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11420	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11421	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11422	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11423	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11424	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11425	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11426	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11427	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11428	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11429	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11430	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11431	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11432	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11433	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]

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11434	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11435	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11436	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11437	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11438	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11439	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11440	The Marshall Group (Mr Jonathan Barker) [2096]	Bidwells Property Consultants (Mr Stephen Sillery) [664]
11474	GO-East (Mr John Williamson) [1204]	
11475	GO-East (Mr John Williamson) [1204]	