

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Council held on
Thursday, 24 September 2009 at 2.00 p.m.

PRESENT: Councillor Charles Nightingale – Chairman
Councillor Tony Orgee – Vice-Chairman

Councillors: Frances Amrani, David Bard, Richard Barrett, Val Barrett, John Batchelor, Trisha Bear, Nigel Bolitho, Francis Burkitt, Brian Burling, Tom Bygott, Nigel Cathcart, Jonathan Chatfield, Neil Davies, Douglas de Lacey, Jaime Dipple, Simon Edwards, Sue Ellington, Janice Guest, Steve Harangozo, Sally Hatton, Liz Heazell, James Hockney, Mark Howell, Sebastian Kindersley, Janet Lockwood, Mervyn Loynes, Ray Manning, Robin Martlew, Mike Mason, Raymond Matthews, David McCraith, David Morgan, Lorraine Morgan, Cicely Murfitt, Alex Riley, Neil Scarr, Bridget Smith, Hazel Smith, Julia Squier, Jim Stewart, Richard Summerfield, Peter Topping, Robert Turner, Susan van de Ven, Bunty Waters, John Williams, Tim Wotherspoon and Nick Wright

Officers:	Alex Colyer	Executive Director, Corporate Services
	Steve Hampson	Executive Director, Operational Services
	Greg Harlock	Chief Executive
	Fiona McMillan	Senior Lawyer
	Richard May	Democratic Services Manager

Apologies for absence were received from Councillors Anthony Berent, David Bird, Sandra Doggett, Roger Hall, Peter Johnson and Deborah Roberts.

PRESENTATIONS

Presentation of badges to past Chairman of the Council

The Chairman of Council presented a Past Chairman's Badge to former Councillor Mr. Ken Collett, Chairman of the Council between 1983-1985.

Smoke-free Gold Award

Councillor SM Edwards, Finance and Staffing Portfolio Holder, presented the Gold National Clean Air Award to the Chairman of the Council. The award recognised the Council's outstanding commitment in providing a tobacco smoke-free environment to protect the health, safety and well-being of all who entered Council premises. Council was advised that a similar award would be presented at the Waterbeach Depot.

40. DECLARATIONS OF INTEREST

Councillors Dr DR Bard, D de Lacey, SGM Kindersley, DC McCraith and AG Orgee declared personal non-prejudicial interests in Agenda item 9 (North West Cambridge Area Action Plan) as Members of the Cambridge Fringes Joint Development Control Committee. Given that the interests were not prejudicial, and in accordance with the Council's Code of Conduct for Councillors, they remained in the meeting and took part in the discussions and voting. Councillor TJ Wotherspoon declared a similar interest as an alternative (substitute) member of this committee.

The following Councillors also declared personal non-prejudicial interests in Agenda item

9 (North West Cambridge Area Action Plan):

- Councillor Mrs FAR Amrani, whose husband was a member of the Cambridge University.
- Councillor Mrs SA Hatton, whose son was a Researcher at the Cambridge University.
- Councillor Dr D de Lacey, as a member of the Cambridge University
- Councillor TD Bygott, as a member of the Cambridge University.

Given that the interests were not prejudicial, and in accordance with the Council's Code of Conduct for Councillors, they remained in the meeting and took part in the discussions and voting.

Councillor SGM Kindersley declared a personal non-prejudicial interest in Agenda item 7(a) (Barrington: Review of Community Governance Arrangements) as an elected Cambridgeshire County Councillor whose division covered Barrington. Given that the interest was not prejudicial, and in accordance with the Council's Code of Conduct for Councillors, he remained in the meeting and took part in the discussions and voting.

41. MINUTES

Council **RESOLVED** that the Minutes of the Meeting held on 16 July 2009 be approved as a correct record and signed by the Chairman, subject to the inclusion of Councillor FWM Burkitt within the list of Councillors whose apologies for absence had been submitted, an amendment to Minute 28(a) to state that, in his absence, the Chairman had put the question standing in Councillor Burkitt's name, and an amendment to Minute 28(f) (Question by Councillor SGM Kindersley to the Housing Portfolio Holder) to refer to an 'elected tenant participation management board', deleting reference to Elected Member representation.

42. ANNOUNCEMENTS

The Chairman made the following announcements:

- Thanking Councillors who had attended his Reception.
- Doubling the fine levied on Councillors whose mobile telephones sounded during Council meetings to £10, to be paid as a donation to the Chairman's Charity.
- Advising that a dedicated Chairman's page on the Council's public website had been launched ([link to www.scamb.gov.uk](http://www.scamb.gov.uk))
- Collection boxes were available to raise funds for the Chairman's charity; the Councillor who returned the heaviest box would receive a bottle of champagne. Lapel badges were also available at £3 each, proceeds from which would be given to the Chairman's charity.

43. QUESTIONS FROM COUNCILLORS AND THE PUBLIC

43 (a) From Councillor Mrs CAED Murfitt to the Leader of the Council

Councillor Mrs CAED Murfitt asked the Leader of the Council the following question:

In the recent IDeA Members' Guide 'Top tips for making savings through better procurement in professional services', Members are told it is their role to ask three

fundamental questions. The questions are as follows:

- What are we spending on temporary agency staff and consultancy?
- Do we have a co-ordinated corporate approach to procuring and managing these contracts?
- Are we collaborating with others, regionally and nationally, to gain efficiencies and implement best practice?

Please can the Leader of the Council advise whether answers are available for these questions and, if not, when Members can expect to receive satisfactory answers?

Councillor RMA Manning, Leader of the Council, advised that he had read the same article. Before providing figures, he requested clarification on the time period over which the information was required, and the level of detail sought. For example, should the definition of temporary agency staff include refuse loaders providing Christmas cover and staff covering maternity leave, and should 'consultancy' include work such as that undertaken by the Environment Agency in respect of Covell's Drain, or that reimbursed partly or wholly by outside organisations such as Cambridgeshire Horizons? It was likely that the detailed scoping of such a report would entail a substantial time commitment. The Leader requested that Councillor Murfitt and other Councillors should focus their attention on providing ongoing challenge to the Council's approach to agency and consultancy costs through their contributions to debates at Cabinet, Portfolio Holders' meetings and Scrutiny and Overview Committee. Councillors' suggestions for alternative courses of action would be welcomed and considered.

In terms of regional collaboration, the Leader advised that the Making Cambridgeshire Count project had commenced, under the terms of which all relevant service providers in the county would examine how the £1.85 billion annual funding was allocated, to enable them to work together to ensure it was spent most efficiently and effectively.

By way of a Supplementary Question, Councillor Mrs. Murfitt requested relevant information relating to the current financial year. The Leader of the Council responded that he was happy to provide this information, and would discuss details with Councillor Murfitt outside of the meeting.

43 (b) From Councillor Mrs FAR Amrani to the Leader of the Council

Councillor Mrs FAR Amrani asked the Leader of the Council the following question:

'With all the discussion of cutbacks we are hearing about in various Council meetings and the local press, everyone is aware that the Council is facing a huge financial crisis. Most householders know, when faced with debts, you can address the problem by reducing spending and increasing income. Can the Leader expand on what sustainable revenue raising measures the Council is planning to adopt to counterbalance the current spending-cut strategy?'

Councillor RMA Manning, Leader of the Council, advised that the option for the Council to increase income and reduce spending was restricted by its requirement to provide services. Its biggest sources of income, for example those from planning fees, had reduced significantly as a result of the current economic downturn, whilst the Council owned no assets such as car parks from which additional income could be generated. In these circumstances, the Council sought to seek efficiencies in the ways it provided services, a process which included ongoing investigation of potential shared services with other local authorities.

By way of a Supplementary question, Councillor Amrani requested that the Leader and Portfolio Holder establish a task group to explore innovative methods of raising income which might be gained from initiatives such as web advertising or sponsorship. The Leader of the Council thanked Councillor Amrani for her suggestions and advised that he and the Finance Staffing Portfolio Holder had noted her request to establish such a group.

43 (c) From Councillor RE Barrett to the New Communities Portfolio Holder

Councillor RE Barrett asked the New Communities Portfolio Holder the following question:

Please could the Portfolio Holder comment on the progress in obtaining off-site contributions towards recreation and public open space since the Public Open Space Supplementary Planning Document was adopted in January 2009?

Councillor Dr DR Bard, New Communities Portfolio Holder, advised that contributions of £168,649 had been received since the adoption of the Supplementary Planning Document (SPD) in January 2009. Developer contributions were sought at a typical level of £3,000 per three-bedroom dwelling, and were available to parish councils to fund specific local projects. The Portfolio Holder stated that he did not consider that parish councils were sufficiently aware of the scheme to have secured maximum benefit from it, before advising that he had undertaken to address this through regular updates to parish councils, the inclusion of a fact sheet within parish planning packs and an information item which he hoped to place on the agenda for the next meeting of the local association of parish councils.

Councillor Barrett thanked the Portfolio Holder for his answer, stating that he welcomed proposals to provide additional information on the scheme.

43 (d) From Councillor Dr SEK van de Ven to the Planning Portfolio Holder and the Chairman of the Planning Committee

Councillor Dr SEK van de Ven asked the Planning Portfolio Holder the following question:

The Planning Portfolio Holder would agree, I am sure, that changes to Chairman's Delegation would affect all parishes and, consequently, all Members. Given that there has been no offer of a member workshop to discuss concerns or any new proposals, please would he and the Chairman of the Planning Committee therefore guarantee that all members' opinions will be heard either in person (or failing that in writing) at the Planning Committee meeting on 7 October 2009?

Councillor van de Ven thanked the Portfolio Holder for allowing a full debate at his meeting on 1 September.

Councillor NIC Wright thanked Councillor van de Ven for her question and positive feedback. He had intended a full debate at the meeting on 1 September, but had been disappointed that more parish than district councillors had attended. Councillor Wright advised that the Chairman's Delegation Meeting was very unpopular with parish councils for a number of reasons. A report, summarising the key arguments, would be submitted to the Planning Committee on 7 October, at which the Committee would take a decision on the future of such meetings. In essence, the two principal options involved abolition or significant revisions to the format to increase transparency. Councillor Wright understood that opportunities for all Members to contribute to the discussion would be given at the

Planning Committee meeting.

43 (e) From Councillor Dr SA Harangozo to the Leader of the Council

Councillor Dr SA Harangozo asked the Leader of the Council the following question:

Does the Leader intend writing to the Minister for Energy and Climate Change to support substantial and binding cuts in international CO2 emissions at the Copenhagen Climate Change summit and, if not, please could he explain why?

Councillor RMA Manning, Leader of the Council, stated that he considered local actions to be the key to combating climate change; however, in the apparent absence of co-ordinated international action, it was important for the Council to lobby government as best it could. The Leader suggested that Councillor Harangozo discuss the issue with the Climate Change, Sustainability and Procurement Portfolio Holder, with a view to drafting a joint letter from all three councillors.

Councillor Dr Harangozo thanked the Leader for his positive response. He reiterated that, without a binding international agreement in respect of cuts in CO2 emissions, the Council would be in a harder position in its attempts to tackle climate change.

Councillor TD Bygott, Climate Change, Sustainability and Procurement Portfolio Holder, stated that he was happy to discuss the issue and sign the letter as suggested by the Leader. He advised that the threat posed by climate change could not be ignored, especially given Cambridgeshire's particular vulnerability to rising sea levels.

43 (f) From Councillor JD Batchelor to the Housing Portfolio Holder

Councillor JD Batchelor asked the Housing Portfolio Holder the following question:

In view of local concerns over the decision to sell-off Council property at Frog End, Shepreth, has consideration been given to including an "up-lift" clause in any sales contract allowing the Council Tax payers of SCDC to benefit from the sale of any subsequent development?

Councillor MP Howell, Housing Portfolio Holder, advised that, having taken advice from legal services and the Council's Valuers, an up-lift clause would only be required in respect of the Frog End property in the event of the land being sold below market value.

By way of a supplementary question, Councillor Batchelor requested the Portfolio Holder revisit the matter, as his understanding from similar transactions involving the county council was that up-lifts could be applied in situations such as Frog End in which a future developer could achieve huge net profit.

The Portfolio Holder replied the ultimate benefit from such clauses on commercial land was negated through a short-term drop in value; however, he undertook to liaise with colleagues at the county council with a view to clarifying the matter further.

43 (g) From Councillor DH Morgan to the New Communities Portfolio Holder

Councillor DH Morgan asked the New Communities Portfolio Holder the following question:

Why has the recently-adopted Open Space Supplementary Planning Document (SPD) not made any reference to a requirement for a minimum separation distance between

play areas and housing despite representations during the consultation on the draft policy that play areas were being built far too close to homes in new communities, in particular Cambourne, leading to numerous complaints received by the Parish Council, Housing Associations and Police from residents about the noise of children screaming and anti-social behaviour?

Councillor Dr DR Bard, New Communities Portfolio Holder, advised that page 23 of the adopted Supplementary Planning Document set out a schedule of separation distances. Councillor Bard was aware of the issue in Cambourne, advising that staff were working with the parish council to address local concerns. He advised that, in all developments, a balance needed to be struck between the noise and disturbance caused to neighbouring properties by play areas in close proximity, and the dangers of bullying and other anti-social which were more likely to be undetected in isolated locations; in each case, however, consultation took place with the parish council and residents in order to resolve such issues at the planning stage.

By way of a supplementary question, Councillor Morgan requested that the Portfolio Holder ensure the Council maintained a robust position in negotiations with developers to ensure that minimum distances were complied with in respect of playgrounds. Referring to the Upper Cambourne site, Councillor Morgan reported that the anti-social behaviour taking place at the playground in question, located 30 metres from nearby houses, might have to be dealt with by measures such as the employment of security staff to lock it each night. Such measures carried substantial cost implications.

The Portfolio Holder reminded Councillor Morgan that the location of the play area referred to had not been imposed on the local area but agreed following consultation, which had included a meeting in Cambourne held on 15 August 2009.

43 (h) From Councillor Mrs LA Morgan to the New Communities Portfolio Holder

Councillor Mrs LA Morgan asked the New Communities Portfolio Holder the following question:

Would the responsible Portfolio Holder please explain why Cambourne was included in the options to be consulted on for the provision of a Gypsy and Traveller site but without a specific location being identified?

Councillor Dr DR Bard, New Communities Portfolio Holder, advised that new communities had to be considered as possible sites to provide Gypsy and Traveller sites; however, the identification of specific locations pre-empted the master-planning process as it could constrain other potential land uses. In normal circumstances, this work would be completed prior to the first development of new sites. The consultation process was causing particular concern in Cambourne as it was an established new community.

43 (i) From Councillor FWM Burkitt to the Leader of the Council

Councillor FWM Burkitt asked the Leader of the Council the following question:

Would the Leader of the Council agree that South Cambridgeshire District Council should play as active a role as possible in the current debate about traffic management in and around Cambridge?

Councillor RMA Manning, Leader of the Council, advised that the Council was already taking an active role in the debate of traffic management issue, and would be proactive

in contributing to future discussions. The Leader reported that the Council supported the Chesterton Sidings rail initiative, and the provision of major improvements in traffic infrastructure through funding from the Transport Innovation Fund for measures short of a congestion charging scheme. The Leader requested that the Planning Portfolio Holder and Member Champion for Transport consider the establish of a task group with the specific remit of contributing to the county-wide debate on traffic management issues.

43 (j) From Councillor PW Topping to the Housing Portfolio Holder

Councillor PW Topping asked the Housing Portfolio Holder the following question:

Could the Portfolio holder for housing set out his assessment of the pressures faced by the Council's sheltered housing scheme, and its warden service in particular?

Councillor MP Howell, Housing Portfolio Holder, advised that pressures on the sheltered housing service arose from two sources:

1. The need to make savings within the Housing Revenue Account (HRA)
2. The need to respond to changes within the Supporting People regime.

In respect of the the HRA, income from service charges and Supported People was not sufficient to cover the current level of expenditure on the sheltered housing service. A cross subsidy from HRA rental income was required to balance the books, currently running at around £600K per year. The retention by the Council of its council homes required a saving on the HRA of around £500K to be in place by 2011/12. Cuts across all service areas were being considered, but a significant proportion of the £500K savings would have to come from the cross subsidy to sheltered housing services.

With regard to Supporting People, Councillor Howell advised that the budget managed by the County Council would be subject to cuts over the next three years. In addition there was a proposed shift of resources from services to older people to services for others with housing needs. There was also a steer from Supporting People that there would be a shift of resources from residential based services to floating support style services.

The contract to provide housing support services to the elderly was due to be competitively tendered in around 3 years time. In order to prepare the service at the Council to be able to win such a tender, work was underway now to redesign the service as a floating support model. This was intended to ensure that the resources available were targeted at those that most needed support, and were not spent on providing visits to those that did not need them.

The Council had already moved away from providing resident wardens some years ago. The current set up involved three teams of sheltered housing officers providing a semi floating service to the sheltered housing schemes. The developing proposals would see a shift away form a scheme based service to an individually tailored support service. The role of the sheltered housing staff would therefore change, with some staff providing the support services to individual people whilst others focussed on working with groups of residents to assist with social activities in the common rooms.

Councillor Topping thanked the Portfolio Holder for his answer and stated that he had intended to invite Councillor Howell to visit the Sheltered Housing Scheme in Whittlesford; however, he would delay that invitation given the more immediate urgency of work to develop solutions to the severe challenges facing the sheltered housing service.

The Portfolio Holder stated that he had visited the Sheltered Housing scheme at Gamlingay to hear residents' concerns expressed directly, and advised that he would be happy to do similar at any scheme. He stated that the nature of the sheltered housing service, particularly the distinction between care and support, was complicated, and that he had asked for an explanatory leaflet to be prepared which would help Members explain the key issues to tenants and residents.

Councillor NJ Scarr requested that a full written answer be circulated to all Members as it had been of great assistance in outlining the key issues.

44. PETITIONS

No petitions had been submitted since the last meeting.

45. TO CONSIDER THE FOLLOWING RECOMMENDATION:

45 (a) BARRINGTON: Review of Community Governance Arrangements (Electoral Arrangements Committee, 17 September 2009)

Councillor RJ Turner proposed, Councillor SGM Kindersley seconded and Council **RESOLVED** that, having conducted a community governance review, the number of Parish Councillors on Barrington Parish Council be increased from 7 to 9.

46. CLIMATE CHANGE WORKING GROUP ANNUAL REPORT

Council received the annual report of the Climate Change Working Group.

Councillor Dr SA Harangozo, Chairman of the Climate Change Working Group, introduced the report, explaining that it sought to go beyond a mere outline of work over the previous year to set out the Council's evolving approach as a key agent in enabling climate change to be addressed, and its severest effects mitigated against, through effective partnership work with residents and businesses in the district, and with other councils and public bodies to establish and achieve a shared vision for Cambridgeshire. Dr Harangozo drew Council's attention to a forthcoming example of such an initiative, encouraging Councillors to attend a Village Energy Show at Impington Village College on Saturday 24 October, at which practical advice would be given to assist householders in saving money through cutting energy bills.

During the discussion which followed, Members thanked Councillor Harangozo and the Council's Strategic Sustainability Officer for their work and for producing a clear and comprehensive report. The Sustainability, Procurement and Efficiency Portfolio Holder stated that he would ensure that the Council and Cabinet continued to demonstrate strong local leadership, and that he looked forward to the submission of new ideas from all Members. It was considered that a key area of focus in which the Council could have direct influence involved enforcement of stringent minimum sustainability standards on new developments, so that developers who were reluctant to implement sustainable methods of design and construction so should be obliged to do so. This could be achieved through the adoption of Supplementary Planning Guidance in respect of energy use as part of the Council's Local Development Framework.

47. LOCAL DEVELOPMENT FRAMEWORK (LDF) - NORTH WEST CAMBRIDGE AREA ACTION PLAN (JOINT PLAN WITH CAMBRIDGE CITY COUNCIL)

Council considered a report recommending adoption of the North West Cambridge Area Action Plan following receipt of the Inspector's binding report. Councillor Dr DR Bard moved and Councillor RMA Manning seconded the recommendations set out at paragraph 37, stating that the Council had little choice but to adopt the plan once the Inspector's binding conclusions had been received. During debate of this item, Councillors expressed concern and dismay that key elements of the Council's work in developing a plan which maximised protection of the Green Belt and preserved the identity of the village of Girton had been overturned by the Government's Inspector who, in so doing, was acting contrary to the wishes and needs of the local community.

Council **RESOLVED** to:

- (a) **ADOPT** the North West Cambridge Area Action Plan, as contained in Appendix 2, on 22 October 2009, subject to Cambridge City Council adopting the AAP on that day, and proceed in accordance with Regulations 35 and 36.
- (b) **ADOPT** the revisions to the adopted Proposals Map, as contained in Appendix 3; and
- (c) **NOTE** the Sustainability Appraisal Adoption Statement as contained in Appendix 4.

Councillor TD Bygott requested to be recorded as voting against the Motion.

48. APPOINTMENT TO STANDARDS COMMITTEE OF A PARISH COUNCIL MEMBER 2009-2013

Council **NOTED** that, all parish and community councils and meetings in South Cambridgeshire having been invited to submit nominations for a representative to serve on the Standards Committee for the next four years, Stapleford Parish Council had nominated Mr Michael Farrar, who was returned unopposed to serve a four-year term until 7 August 2013.

49. CAMBRIDGE CITY FRINGES (SECTION 29) JOINT COMMITTEE - APPOINTMENT AND CONFIRMATION OF SUBSTITUTES

Council **RESOLVED** that Councillor NIC Wright be appointed to the Cambridge City Fringes (Section 29) Joint Committee as substitute for Councillor Dr DR Bard, and that Councillor SM Edwards be confirmed as substitute for Councillor RMA Manning on this Committee.

50. UPDATES FROM MEMBERS APPOINTED TO OUTSIDE BODIES

Councillor Mrs BZD Smith introduced a report relating to her work as the Council's representative on the Children and Young People's Partnership. In response to a question, Councillor Mrs Smith explained that the 'Big Plan' was a statutory document setting out the county council and its key partners' vision for children and young people. The two priorities of particular relevance to South Cambridgeshire District Council were to help children and young people feel safe and happy within their communities, and to meet their needs in areas experiencing growth and demographic change. The plan contained a 'Participation Ladder', the objective of which was to achieve shared decision-making with children and young people themselves. Councillor Smith advised that the Scrutiny and Overview Committee would be reviewing children and young people's issues as part of its agreed work programme.

51. NOTICES OF MOTION

51 (a) Standing in the names of Councillor Mrs EM Heazell and SGM Kindersley

Councillor Mrs EM Heazell moved and Councillor SGM Kindersley seconded a Motion in the following terms:

‘Concern is mounting particularly amongst our sheltered housing residents and their families regarding our services provided for the vulnerable elderly. There is also rising public concern on this issue.

While many Council sheltered residents have found the emergency cover very satisfactory, and realise that service charges are very much lower than in the private sheltered sector, there are many apprehensions being voiced about the prospect of more change, less staff on-site hours together with increased charges / rents.

Council agrees to subject all services for the vulnerable elderly, whether provided by us or partners across the district, to a review. Such a review could be conducted by our own Scrutiny and Overview Committee, or as a pilot study by the county-wide Joint Accountability Committee.’

Councillor Mrs SM Ellington moved and Councillor JA Hockney seconded an amendment in the following terms (alterations marked in ***bold italics***):

‘Concern is mounting particularly amongst our sheltered housing residents and their families regarding our services provided for the vulnerable elderly. There is also rising public concern on this issue.

While many Council sheltered residents have found the emergency cover very satisfactory, and realise that service charges are very much lower than in the private sheltered sector, there are many apprehensions being voiced about the prospect of more change, less staff on-site hours together with increased charges / rents.

Council agrees to subject all services for ***sheltered housing residents***, provided by us or by partners across the district, to a review, ***which will be conducted by a Task and Finish Group set up by the Portfolio Holder.***’

The mover and seconded of the original Motion agreed, in accordance with Standing Order 14.6(b), to accept the amendment through its incorporation into their Motion. With the consent of the mover of the amendment, the original Motion stood altered accordingly, the amendment was deemed withdrawn and debate proceeded on the Substantive Motion.

Councillor NN Cathcart moved and Councillor JH Stewart seconded an amendment in the following terms (alterations marked in ***bold italics***):

‘Concern is mounting particularly amongst our sheltered housing residents and their families regarding our services provided for the vulnerable elderly. There is also rising public concern on this issue.

While many Council sheltered residents have found the emergency cover very satisfactory, and realise that service charges are very much lower than in the private sheltered sector, there are many apprehensions being voiced about the prospect of more change, less staff on-site hours together with increased charges / rents.

Council agrees to subject all services for sheltered housing residents, provided by us or by partners across the district, to a review, ***with the objective of achieving the best possible standard of service provision***, which will be conducted by a Task and Finish Group set up by the Portfolio Holder.'

Councillor NS Davies moved, Councillor D de Lacey seconded and Council **RESOLVED**, with 40 votes in favour and 9 against, in accordance with Standing Order 14.11(a)(iii), to adjourn the debate to the next meeting.

52. CHAIRMAN'S ENGAGEMENTS

Council noted the Chairman's engagements since the last meeting, being advised that the event on 8 August had been a charity match, not march, and that the event on 7 September at the Cambridge Preservation Society had been intended to mark this organisation's relaunch as Cambridge Past, Present and Future.

The Meeting ended at 4.52 p.m.

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**Report to Cambridge City Council and South
Cambridgeshire District Council**

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by **Cliff Hughes** BA(Hons) Dip TP MRTPI
and **Terry Kemmann-Lane** JP DipTP FRTPI MCFI

**Inspectors appointed by the Secretary of
State for Communities and Local
Government**

Date 24
August 2009

PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

**REPORT ON THE EXAMINATION INTO THE NORTH WEST CAMBRIDGE AREA
ACTION PLAN**

DEVELOPMENT PLAN DOCUMENT

Document submitted for examination on 19 May 2008

Examination hearings held between 25 November 2008 and 9 June 2009

File Ref: PINS/Q0505/429/5

Contents

	Page
1 Introduction and Overall Conclusion	3
2 Legal Requirements	4
3 Main Matter 1 – The Need for the Development by Cambridge University	5
<i>Needs for Academic and Research and Development Uses</i>	6
<i>Housing Needs</i>	10
<i>Overall Conclusions</i>	12
<i>Absence of justification in the submitted AAP</i>	12
<i>Justification of need in individual applications</i>	12
<i>Other Matters</i>	13
<i>Action Needed to Achieve Soundness</i>	13
4 Main Matter 2 – The Viability of the Development and the Mix of Uses	15
5 Main Matter 3 – Green Belt, Footprint, Strategic Open Space	18
<i>The Green Belt Value of the Proposed Development Site as a Whole</i>	18
<i>The Balance between Green Belt Purposes and Need</i>	19
<i>What Should be the Westerly Extent of the Major Development Site?</i>	19
<i>What Should be the Southerly Extent of the Major Development Site?</i>	20
<i>Should the Major Development Site be Divided in Two by a Central Green</i>	

	<i>Corridor/Open Space?</i>	21
	<i>Should the Open Land Outside the Major Development Site be Green Belt?</i>	23
	<i>Overall Conclusions Regarding the the Development Footprint</i>	24
	<i>Safeguarding</i>	24
	<i>Action Needed to Achieve Soundness</i>	25
6	Main Matter 4 – Housing Trajectory and Phasing	25
	<i>Action Needed to Achieve Soundness</i>	26
7	Main Matter 5 – Monitoring	27
	<i>Action Needed to Achieve Soundness</i>	28
8	Main Matter 6 – Traveller’s Rest Pit SSSI	28
	<i>Action Needed to Achieve Soundness</i>	29
9	Main Matter 7 – Climate Change and Sustainable Design	30
	<i>Should Higher Standards be required of this development than would be required by National Provisions?</i>	30
	<i>Decentralised Energy Provision</i>	32
	<i>Action Needed to Achieve Soundness</i>	33
10	Main Matter 8 – Travel	34
	<i>Can a Modal Share of No More Than 40% of Trips by Car be Achieved?</i>	34
	<i>Would the Development Result in Unacceptable Levels of Congestion?</i>	35
	<i>Action Needed to Achieve Soundness</i>	37
11	Other Matters	37
	<i>Action Needed to Achieve Soundness</i>	39
12	Minor Changes	40

	<i>Action Needed to Achieve Soundness</i>	40
13	Overall Conclusions	41

1 Introduction and Overall Conclusion

- 1.1 Under the terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004, the purpose of the independent examination of a development plan document (DPD) is to determine:
- whether it satisfies the requirements of s19 and s24(1) of the 2004 Act, the regulations under s17(7), and any regulations under s36 relating to the preparation of the document
 - whether it is sound.
- 1.2 This report contains our assessment of the North West Cambridge Area Action Plan DPD in terms of the above matters, along with our recommendations and the reasons for them, as required by s20(7) of the 2004 Act.
- 1.3 We are satisfied that the North West Cambridge Area Action Plan (AAP) meets the requirements of the Act and Regulations. Our role is to consider the soundness of the submitted DPD against the tests of soundness set out in Planning Policy Statement PPS12. When the DPD was submitted, PPS12 (2004): *Local Development Frameworks* was in force, but in June 2008, it was replaced by PPS12 (2008): *Local Spatial Planning*, which is a material consideration. Although the tests of soundness are now presented in a different and simpler way, they cover the same matters as before. The revised PPS12 requires that to be sound, a DPD should be justified, effective and consistent with national policy, along with a continuing requirement for the DPD to satisfy the legal/procedural requirements and be in conformity with regional planning policy. Justified means that a DPD should be founded on a robust and credible evidence base, and the most appropriate strategy when considered against the reasonable alternatives. Effective means that the submitted DPD should be deliverable, flexible and able to be monitored.
- 1.4 The Government intends that spatial planning objectives for local areas, as set out in the LDF, should be aligned not only with national and regional plans, but also with shared local priorities set out in Sustainable Community Strategies where these are consistent with national and regional policy. National policy emphasises the importance of spatial planning. It requires local planning authorities to produce a Statement of Community Involvement and follow its approach, and to undertake proportionate sustainability appraisal. PPS12 (2008) also confirms that the rigour of the examination process remains unchanged and Inspectors will be looking for the same quality of evidence and content as before. Consequently, the publication of the new PPS12 does not materially affect the procedure or matters to be examined in terms of this DPD.

- 1.5 In line with national policy, the starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The changes we have specified in this binding report are made only where there is a clear need to amend the document in the light of the legal requirements and/or the tests of soundness in PPS12. These changes include a larger development footprint than that in the submitted AAP. This is the result of our consideration of further work carried out by the Councils at our request. This work included public consultation and sustainability appraisal. The remaining changes we recommend do not materially alter the substance of the overall plan and its policies, or undermine the sustainability appraisal and participatory processes.
- 1.6 Our report firstly considers the legal requirements, and then deals with the relevant matters and issues considered during the examination in terms of testing justification, effectiveness and consistency with national policy. Our overall conclusion is that the AAP is sound, provided it is changed in the ways specified. The principal changes which are required are, in summary:
- a) *The addition of an explanation of the establishment of need by the University.*
 - b) *Clarification of the requirement to establish need for individual applications*
 - c) *Enlargement of the Major Development Site to the west and by reducing the extent of the central open area.*

The report sets out all the detailed changes required, including those suggested by the Council, to ensure that the plan meets the legal requirements and the three tests of soundness.

2 Legal Requirements

- 2.1 The North West Cambridge Area Action Plan is contained within the South Cambridgeshire District Council's Local Development Scheme, the updated version being submitted in March 2009, and in the 2008 Cambridge City Local Development Scheme, shown as having a submission date of June 2008. South Cambridgeshire District Council has yet to produce a Statement of Community Involvement, but the Statement produced by Cambridge City Council has been found sound by the Secretary of State and was formally adopted on 13 September 2007. It is evident from the documents submitted by the Councils, including the Regulation 28 Statement, Regulation 31 submissions, and the Self Assessment, that the Councils have met the requirements as set out in the Regulations. Test i of paragraph 4.50 of PPS12 is met.
- 2.2 Alongside the preparation of the DPD it is evident that the Councils have carried out a parallel process of sustainability appraisal.
- 2.3 In accordance with the Habitats Directive, we are satisfied that an Appropriate Assessment has been undertaken and that there would

be no significant harm to the conservation of any European sites as a result of the policies and proposals within this DPD.

- 2.4 We are satisfied that the DPD has had regard to national policy.
- 2.5 The East of England Regional Assembly has indicated that the DPD is in general conformity with the approved Regional Spatial Strategy, and maintained that view in relation to the larger site option. We are satisfied that it is in general conformity.
- 2.6 We are satisfied that the DPD has had regard to the sustainable community strategies for the area.
- 2.7 We are satisfied that the DPD complies with the specific requirements of the 2004 Regulations including the requirements in relation to publication of the prescribed documents; availability of them for inspection and local advertisement; notification of DPD bodies and provision of a list of superseded saved policies.
- 2.8 Accordingly, we conclude that the legal requirements have all been satisfied.
- 2.9 We go on to assess the AAP against the tests of justification, effectiveness, and consistency with national policy, organising the material on the basis of the main matters for consideration of soundness which we identified early in the examination.

3 Main Matter 1 – The Need for the Development by Cambridge University

- 3.1 Saved Policy P9/2b of the Cambridgeshire and Peterborough Structure Plan 2003 requires Local Planning Authorities to carry out a review of the Green Belt in their areas to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in the locations set out in Policy P9/2c. This latter saved Policy names land between Madingley Road and Huntingdon Road (effectively the area covered by this AAP) as one of the areas where land is to be released from the Green Belt. The land should be reserved for predominantly University-related uses and only brought forward when the University can show a clear need for the land to be released. This AAP is designed to bring forward this land, for predominantly University-related uses.
- 3.2 Although the Panel which carried out the Examination in Public of the Structure Plan was satisfied there was a need for development by the University, the Policy P9/2c test of need was nevertheless included in the Structure Plan. The Cambridge Local Plan 2006 was also adopted on the basis that need had been shown. However, a substantial part of the area allocated for development in this AAP falls within South Cambridgeshire and is not covered by the Local Plan. Furthermore, the development area proposed in the AAP involves a significant section of the Cambridge Green Belt, a section of the Green Belt

which is significant in terms of the purposes of the Cambridge Green Belt (see 5.3 et seq below). Finally, a new development plan system has been put in place since the Structure Plan and Local Plan were prepared. In order to meet the test of justification imposed by this new system, a clear need, on behalf of Cambridge University, must be shown for the land to be released.

- 3.3 We consider need of 2 main types, firstly for academic and research and development uses, and secondly housing need.

Needs for Academic and Research and Development Uses

- 3.4 Teaching and research are primary reasons for the University's existence. In world rankings, Cambridge University is one of the group of 5 leading universities, this group being headed by Harvard. This position is a key element in attracting major commercial companies to the Cambridge locality.

The Economic Importance of the University

- 3.5 A measure of the considerable importance of the University to the national and regional economies is provided in a report by Library House¹, produced in 2006 in association with the University and others, and entitled 'The Impact of the University of Cambridge on the UK Economy and Society'. This report estimated that, if the University did not exist, the impact of the loss of its expenditure and employment over the next 10 years would require the replacement of a net present value of £21.2bn and 77,000 new jobs regionally and £4.8bn and 10,800 new jobs nationally. These figures do not take into account the 'spin-off' benefits the University has brought in the form of businesses. The number of companies which had 'spun-out' directly from the University was 51. In addition 250 companies still in existence had been started based on knowledge transfer from the University.
- 3.6 The University is an important part of the local economy of the Cambridge sub-region, employing 8722 staff in 2006. Nationally, it has the highest score of any university as assessed by the recent Research Assessment Exercise. In 2004 8% of all European venture capital was attracted to Cambridge. There is an international significance to the University's research and the work of commercial companies and non-profit research institutions collaborating with the University. The world faces a number of serious problems: research involving the University offers a chance of finding solutions.
- 3.7 Government policy recognises the importance of education and research, the innovation which stems from them and from their relationships with the commercial world, and their potential contribution to the national economy. Government policy therefore gives strong encouragement to research: it aims to increase funding for research and development (R&D) to 2.5% of GDP by 2014, and

¹ A Cambridge-based business providing information on private high-growth companies in the UK.

to increase public sector R&D funding available to universities in real terms year on year during the current spending review period 2004-2008. There has been an 8% rise per annum in science funding to 2007/8. Public spending of institutions and support for students was set to grow by an average of 2.5% each year over the 3 year Comprehensive Spending Review period, although savings on staff and teaching because of the recession will reduce this.

- 3.8 Cambridge receives the largest amount of research grant funding from the Research Council of any UK university. It is the UK's leading research university and is normally placed first in league tables of all European universities.
- 3.9 Its importance is increased by the 'cluster effect' brought about by the relationship between research excellence and commercial investment in innovative developments arising from the research. Researchers in different fields and companies benefit from the interchange of ideas. The results include the identification and delivery of solutions to problems, the commercialisation of scientific ideas and research, and the invention and manufacture of new products. Physical proximity is a key factor in all this. The phenomenon is encouraged by government policy, and specifically for the Cambridge Sub-Region in Policy CSR2 of The East of England Plan. The University takes a pro-active role in encouraging the co-location of academic departments, academic research institutions, and commercial businesses.

Land Availability and Requirements

- 3.10 Land for academic and R&D purposes operated by, or associated with, the University, is needed to ensure the continuing health of the hi-tech cluster of uses in Cambridge. The University's sites in central Cambridge are densely developed, in some cases with buildings which are outmoded, and certain sites would benefit from redevelopment. This would enable departments working in related areas of research to locate together, bringing its own opportunities for new thinking. The University is currently developing a large site in West Cambridge to provide for such co-location and for the continuing demands for new development, including private sector development. Hence the need for the release of land in North West Cambridge for these uses is not immediate.
- 3.11 The University has a need itself for higher education uses, including academic faculty development, and research institutes. The principal force behind the physical growth of the University is research growth. The 8% annual growth in research funding has driven a 2% annual growth in the University estate. These levels of growth are averaged over a 25 year period of varying economic circumstances, which provides a degree of confidence, in the light of the current recession, that they are reliable for forecasting purposes.
- 3.12 The University estate has about 100,000m² of space remaining for development, including land at West Cambridge. Continued growth of

the estate as a whole at past rates would see this land used up by about 2015, and the proposed North West Cambridge land would then last until 2019. The development of the West Cambridge site has continued during the period of the examination, and preparation for further developments there, including the provision of infrastructure, is ongoing.

- 3.13 Before 2015, and on the North West Cambridge site itself, a conservation campus is planned. This is proposed to take advantage of the presence on the site of the World Conservation Monitoring Centre. Benefits such as this should be taken into account, as well as needs, in assessing the justification for bringing the site forward for development.
- 3.14 Commercial concerns seeking co-location with academic departments and research institutes also need to be provided for on the basis that collaboration and interactions, resulting from the integration of these uses, provide the benefits set out in 3.9 above. Business start ups sparked off by the development of ideas in the University should also be accommodated.
- 3.15 A measure of the scale and rate of development of land for these purposes is given by examining the speed of development at the Cambridge Science Park and at West Cambridge. The former has been built at an average annual rate of about 5,000m², the latter at a markedly slower rate. However West Cambridge got off to a slow start and has not been the subject of significant marketing to businesses.
- 3.16 Forecasting on the basis of past rates of development at West Cambridge alone suggests that site itself could last until 2020 or later. On the other hand, 3 of the 6 principal businesses currently located at West Cambridge were seeking to expand on site, at the time of the commencement of the hearings into this AAP. This could have taken up a substantial part of the remaining commercial land available, leaving only about 15,000 m² of such land, which might represent only 3 years of supply. The level of interest in expansion has reduced during the recession, but these figures indicate that an improvement in the economic climate could result in the fairly rapid development of the remaining land at West Cambridge.
- 3.17 There is also evidence of pent-up demand from private investors for collaborative projects with the University, a demand which the availability of serviced land at West Cambridge will help to meet.
- 3.18 Other sites in the City have been provided, or are allocated, for hi-tech uses. Those currently available have limited areas of land remaining. Those located near Addenbrooke's Hospital are required for research and development associated with the Hospital and other medical uses. Land is allocated at Cambridge East but this land does not offer the same co-location advantages for Cambridge University as sites on the west side of the City. It seems to us that there are no

substantial relevant alternative sites the availability of which reduces the need for academic and R&D land at North West Cambridge.

- 3.19 Development of the proposed conservation campus and some expansion based on the existing University development in the vicinity of Madingley Rise (south of the eastern part of the AAP area) could be appropriate in the near future. However, on the basis of the evidence discussed above, it may be several years before the University needs to commence large-scale non-residential development at North West Cambridge. Nevertheless it is desirable to secure the allocation of the land in time to allow the necessary masterplanning and other planning procedures to be accomplished in good time so that research organisations and companies potentially locating on the AAP land can be assured of the availability of serviced land. In addition, research foundations and commercial companies seeking locations near the University will be easier to attract if there is the assurance of readily available serviced land and buildings for occupation at the time required, perhaps with the possibility of expansion. Given the importance of the University nationally (see 3.4 - 3.7 above) we consider that there are distinct benefits in bringing the land forward, as a development plan allocation, at this time.
- 3.20 During the examination into this AAP the recessionary effects of the credit crunch became apparent. The University is not dependent on bank loans for funding: resources are dominated by government funding. The savings being sought from the University's research budget are less than 1%, and the Research Council science budget is the only public sector fund which is ring-fenced. The University's own endowment fund has been reduced but provides a small proportion of the University's income. The amount the University draws from it has not been reduced. The amount of private investment in R&D is difficult to forecast, although major companies continue to work closely with the University. The University will not be insulated against the effects of the recession, but planning should be for the long term and the constraints of pessimism should be avoided, lest they themselves limit beneficial growth which might otherwise take place.
- 3.21 Policy NW10 of the AAP intends to provide 100,000m² of floorspace for academic and R&D uses. This would provide for some years of development needs (see 3.11-3.16 above) and the release of smaller quantities would be less worthwhile. The wording of the Policy in relation to the subdivision of the floorspace total is, however, rather inflexible. It allows (only) for up to 60,000m² of Class D1 uses and up to 40,000m² of research uses. If one of these 2 categories falls short of its permitted amount then the development would fail to provide the 100,000m² sought overall. A more flexible wording of the Policy would pass the test of effectiveness, whilst at the same time recognising the educational purpose of the University and the sub-regional policy to balance housing and employment. Reasoned justification changes would be necessary to accompany the Policy rewording and to remove the suggestion that the evidence for

development comes from the Cambridge Local Plan rather than from this examination.

Housing Needs

- 3.22 There are 3 forms of housing need which are relevant to the release of this site for development: University staff/key worker housing shortages arising from affordability difficulties; needs for student accommodation; and the need for the development to include a substantial quantity of market housing to make the development as a whole viable.
- 3.23 The University has undertaken a survey of housing conditions amongst its staff. Many University members of staff are living in poor accommodation, because of the high costs of housing in Cambridge, especially relative to salaries. The problem particularly affects staff recruited in recent years.
- 3.24 There is a significant turnover of staff. Contract research staff are typically in post for about 2.5 years. Over 2000 staff are recruited annually, and this number will be significantly higher by 2021, bearing in mind the increase in research. Many new recruits come from outside the Cambridge area. The proportion from outside the area is likely to rise with the increase in research activity and the lower rate of increase in the numbers of postgraduate students. Staff numbers have continued to increase despite the recession, as they are driven largely by research needs.
- 3.25 There are therefore substantial numbers of newly recruited staff seeking housing in Cambridge's relatively expensive market each year. By 2021 the University might be recruiting annually 100 academic staff, 630 contract research staff and 300 support staff from outside the Cambridge area, assuming continued growth in research needs. About three-quarters of staff in these groups seek rented accommodation. Hence by 2021 about 760 households annually could be seeking affordable rented accommodation.
- 3.26 If staff spend 30% of their incomes on housing, single income households could afford to rent only a bedsit in a shared house, and dual income households could afford to rent only one bedroom accommodation. House purchase is unaffordable from income alone. These findings are for the average household and pre-date the recent fall in property prices. In Cambridge these falls have levelled out. There would need to be further substantial falls for staff to be able to afford to buy a house. Any improvement would be unlikely to survive a return of the housing market to, or close to, its pre-recession position.
- 3.27 In fact, of those moving into the Cambridge postcode area in the year before the housing survey, 38% were occupying shared bedsit accommodation, and a further 28% were living in self-contained one bedroom flats. Thus new members of staff in their mid-late twenties

might find themselves spending a considerable amount of their limited contract period searching for housing, and then be forced to continue living in conditions they experienced as students, perhaps sharing a flat above a shop. The prospect of the continuation of such conditions affects recruitment and also the retention rates of more permanent staff. Furthermore, key senior staff will not choose to work for the University if the University cannot recruit good quality research staff.

- 3.28 The land proposed in the AAP for development is owned by the University. It offers the opportunity for the University to provide University and College staff with housing of satisfactory quality. Rents would be set at levels which would be affordable by the groups of staff at which the housing provision would be aimed. It would also take some of the pressure off the housing market in the City by accommodating annually some hundreds of households which would otherwise be seeking dwellings from the remainder of the City's housing stock.
- 3.29 The submitted proposal for about 1250 affordable dwellings would provide about 435 lettings each year if all the dwellings were to be rented. This is equivalent to about 57% of those in these staff groups in 2021 (760 households – see 3.22 above) who would be seeking rented accommodation. Thus the proposed development (even with increased numbers of affordable dwellings on an enlarged site – see below) would by no means meet all the forecast needs for affordable key worker housing. However, it would be a very valuable addition to the resources of housing for University staff.
- 3.30 There is an existing level of need for housing represented by the present levels of recruitment, coupled with the desirability of providing housing of a satisfactory standard which new University staff could afford. Although teaching and research are the *raison d'être* of the University, staff of the right calibre are required. There is competition from other leading universities in the world for the best staff. In view of the importance of Cambridge University in national, regional and local terms, the best staff ought to be recruited, and this would be increasingly difficult without satisfactory housing.
- 3.31 Market housing is needed to make the University's development of the AAP proposal a viable proposition (see Main Matter 2 below).
- 3.32 Market housing will also contribute to meeting the overall housing requirements of South Cambridgeshire and Cambridge itself. However it is not the general housing needs of the area which are the key to releasing the land, but the University's particular needs. This is true even taking into account the status of the land as a site on the edge of Cambridge, the second choice category for the release of land to meet the sub-region's housing requirement.

- 3.33 Unmet student housing needs are for postgraduate students. 99% of undergraduate housing need is met by Colleges. A survey of student housing needs conducted in May 2008 reveals that the current unmet need is for 1049 units, almost all for postgraduates. Colleges do not have sufficient housing for this group of students. Many therefore have to live in poor quality and expensive private sector accommodation.
- 3.34 Recessions increase participation rates in education, and student numbers grew faster than anticipated in 2008/9, but projection of student numbers to 2026/7 at a cautious low growth rate (1.07% per annum, compared with the actual rate of 1.52% pa over the last 12 years), and allowing for a continuation of past rates of new build and conversions providing student housing on other sites, results in a conclusion that 2303 additional units of accommodation for students would be required by 2026/7. This figure includes the current unmet need set out above. The equivalent figures for 2016/7 and 2021/2 are 1443 and 1835.
- 3.35 Several Colleges have fundraising campaigns under way, in the context of the University's 800th Anniversary Campaign, with the aim of providing postgraduate housing.
- 3.36 The AAP intends to provide about 2000 units of student accommodation, sufficient to provide for needs into the 2020s. A failure to provide satisfactory accommodation for students, particularly postgraduate students, could render the University less attractive to the best students. This could harm the international position of the University and its ability to contribute to research and to the national, regional and local economy.

Overall Conclusions

- 3.37 We conclude that the University's need for the land to be released for development is a very weighty consideration in assessing whether the AAP passes the test of justification. The need for affordable key worker housing is both immediate and urgent. The need for academic and research uses is longer term but of great significance in view of the University's educational and economic importance.

Absence of justification in the submitted AAP

- 3.38 However, there is an absence of any justification for the release of the land in the submitted North West Cambridge Area Action Plan. In order to justify land release, specific wording should be included in the AAP. Various forms of wording were discussed during the examination and provide the basis for that which we use below.

Justification of Need in individual applications

- 3.39 The phasing Policy (NW30) could be interpreted to mean that the overall need investigation must be repeated for every planning

application for development on this site. The AAP contains material that clearly accepts the University's need for the development, hence it would be unreasonable if effectively that need had to be demonstrated again for each individual element of development. The wording we recommend makes clear that the strategic need has been accepted and that need is only to be demonstrated for specific uses as applications come forward to ensure effective use of this limited resource.

Other Matters

3.40 Both the South Cambridgeshire Core Strategy and the Cambridge Local Plan include housing requirements for the period to 2016. The principal housing Policy in the AAP should indicate how much housing should be provided by 2016. This would also improve consistency with other AAPs proposing land release around the City. Our inclusion in the AAP of a safeguarding policy adds a further argument for the reference to 2016 in Policy NW5. These arguments are of greater strength than the fact that the AAP has a housing trajectory. The wording change is detailed below, following our overall conclusions as to the scale of development and Policy NW5.

Action Needed to Achieve Soundness

3.41 **The following changes are required to make the document sound:**

- i) **Delete the first line and part a of Policy NW10 and replace with:
"Employment and academic development at North West Cambridge will constitute 100,000m² of floorspace as follows:
Approximately 60,000m² of higher education uses, including academic faculty development and a University Conference Centre within Use Class D1: and"**
- ii) **Delete paragraph 5.5 and replace with: "Evidence from the University indicates that the University has a need for 100,000m² of Use Class D1 higher education uses, University-related research institutes, and commercial research uses at North West Cambridge. If the floorspace guide limit stated in part a of the Policy is exceeded, a requisite reduction would be required in the floorspace for uses under part b of the Policy. This is to ensure the scale of overall development does not undermine the strategy for the development of the sub-region and to ensure that emphasis is given to meeting the higher education uses proposed for the site."**
- iii) **Delete the last sentence of paragraph 2.1 and replace with: "The Structure Plan 2003 accepted that the AAP location should be released from the Green Belt for development following a boundary review, and that once released it should be reserved for predominantly**

University-related uses and only brought forward for development when the University could show a clear need for the land to be developed. The evidence base produced for the examination of the soundness of this AAP, and specifically the evidence produced by the University, identifies a clear need for the land to be brought forward for development, with a current need for University key worker affordable housing."

iv) Add after paragraph 2.1: "The University's development needs arise from its requirement to:

- Continue to fulfil its mission to contribute to society through the pursuit of education, learning and research at the highest international levels of excellence;**
- Respond positively to Government policy for growth in the higher education sector; and**
- Work actively to support the expansion of the knowledge-based economy.**

To achieve its objectives the University will remain a collegiate organisation, primarily residentially based. To this end it seeks additional student housing to reflect the rising student population and to reduce the proportion of postgraduate students relying on the commercial housing sector. Given the longstanding difficulties in the local housing market the University needs to achieve a fourfold increase in its provision of housing available to staff. This need is to deal with recruitment and retention problems arising from local house prices and rental levels.

The University's development needs relate not only to academic buildings. The University's research activities are increasingly carried out collaboratively with public and charitable sector research institutes, and industry. It needs to be able to provide a range of opportunities for such collaborations from small embedded units within academic departments to sites for major research facilities proximate to related University activities. Above all the University needs to be able to respond rapidly to opportunities arising from breakthroughs in research, technological advances and new funding sources."

v) Replace Policy NW30 and paragraph 10.8 as submitted to read:

Policy NW30: Phasing & Need

1. A Needs Statement must be submitted with any planning application to demonstrate that the University has a need for the land to be released for the specific development the subject of the application;

2. Phasing of the development will be determined through masterplanning and as the needs of the University are proven.

10.8 The overall strategic need for University development at North West Cambridge has been accepted. The site is likely to be developed in a number of phases in the period to 2021 and beyond. As land is only being released from the Green Belt to meet the long term development needs of the University and is a limited resource, it is important to ensure effective use of the land and that evidence of need is demonstrated as applications come forward for different uses over time. It is anticipated that the University's Housing Needs Study forming part of the evidence base for the Area Action Plan, updated as necessary, will form a key part of the Needs Statement of planning applications that include residential development. The site is in proximity to the University's existing West Cambridge site, south of Madingley Road, which is the current focus for the growth of the University, where capacity will last for some time yet. Other sites in the City are allocated for University and student housing uses in the Cambridge Local Plan. Accordingly, a Needs Statement is required to support planning applications for built development to satisfactorily demonstrate the need for the development and that it cannot reasonably be met elsewhere. This would take into account factors such as viability, the demand for various uses, land availability, ownership, location, accessibility and suitability.

4 Main Matter 2 – The Viability of the Development and the Mix of Uses

- 4.1 Our report on Main Matter 1 above makes clear the needs of the University for academic and research purposes as well as for University staff/key worker housing, student accommodation and enabling market housing. The AAP has been produced, insofar as housing numbers are concerned, on the basis that the University was seeking between 2,000 and 2,500 dwellings in this area. On the other hand, currently the University asserts that a minimum of 2,500 dwellings are required. Both these figures are based on a 50/50 split between market and affordable housing. We do not comment on the figures that were put forward by the University up to the preparation of the Submission Draft of the AAP. What is important is that an assessment of the University's current needs is based upon a sound evidence base.
- 4.2 As far as housing is concerned, it will be seen from our conclusions on Main Matter 1 that 1250 affordable dwellings would not meet all the forecast needs for affordable key worker housing, and should be regarded as a minimum to aim for. In addition, there will be a need

for market housing which is the enabling development for the affordable housing. We turn to viability and the market housing shortly. In addition, there is no controversy about the number of student housing units required at 2,000 units, where a cautious low growth rate shows a need for 2300 additional units by 2026/7: 2,000 units would provide for needs up to some time in the 2020s.

- 4.3 In addition to the very urgent affordable housing requirement and the student accommodation, we are satisfied that it is prudent for the University to provide for 100,000m² of academic and R&D floorspace. As can be seen from Paragraph 3.12 above, 100,000m² might last until about 2019. Since this is the last land resource of any size which will be available for development in close proximity to the established University focus, it is important to utilise it to the full. It would be wrong to plan for anything less than the 100,000 m² academic and commercial research floorspace.
- 4.4 We refer in paragraph 4.2 above to the requirement for market housing to provide enabling funding for the affordable key worker housing. The University's intention is to obtain a planning permission and approval for the Masterplan, and then seek a private sector partner to carry out the housing development. The current state of the national economy, and the housing market in particular, means that this is not the most propitious time to rely on such plans. It is, however, clear that the University must seek a cautious approach to the funding of the development of its lands in North West Cambridge. We accept that this method of funding the affordable housing development is the only one available to the University; the question being more one of the timing of the development than the means of achieving it. We deal with the question of viability below, but we accept the basis on which this Area Action Plan has proceeded so far: that the affordable key worker housing must be matched in number of units by the enabling private housing. With the University's ownership of the land, this 50/50 split arrangement should be workable, but it would not be prudent to proceed on any lesser proportion for the enabling element. Therefore the total housing requirement for key worker and private housing is a minimum of 2,500 units, although this would by no means meet all of the need (see 3.29 above).
- 4.5 With 2,500 dwellings or more, and 2,000 units of student accommodation, plus the academic and research floorspace, there is clearly a need for a local centre together with provision of educational and other social facilities.
- 4.6 The University's Land Budget figures are derived from masterplanning work, based on a rigorous site analysis and a detailed knowledge of the site. We consider that this provides a sound evidence base on which to proceed. This masterplanning work has given rise to a larger development footprint than the AAP footprint, because the AAP footprint would not provide for the full housing requirement now demonstrated and would not allow for the

full 40,000 m² of University-related research institutes. We go on to consider the extent of the development footprint in the next main matter, but here we conclude that, for the AAP proposals to provide for a viable development, in the sense of meeting the University's demonstrated needs, it must be capable of supporting the various elements of development we have identified: a minimum of 2,500 dwellings, 2,000 units student accommodation, 100,000 m² academic and commercial research floorspace, and a local centre with retail, educational and other social facilities.

- 4.7 Turning to development economics and financial viability, we have been provided with details of the modelling which has been carried out to appraise the University's approach, using residual land values. Such models are highly sensitive to the various assumptions which underlay the inputs, but this is the most effective way of comparing options and seeking to understand the financial viability of the development. We accept that it is necessary for the University to proceed on a 'minimum risk' basis.
- 4.8 The modelling uses the assumption that the housing would start first, being put out to tender after planning permission has been granted. The developer would not have to put money up-front for land purchase, and the market housing would fund the key worker housing. Infrastructure would be put in on a phased basis, maximising the value of the market housing, being funded by the University's own finance or by borrowing. As far as the commercial research development is concerned, the model assumes land sales to a commercial developer. The collegiate and academic research space has been assumed to be cost neutral. The modelling, which of course has to take into account such matters as the need to enhance transport infrastructure and public utility services, demonstrates that the University's Masterplan would result in a relatively low Net Present Value, showing that the scheme is viable, but only just.
- 4.9 As a result of these considerations, it is clear that the development of the land identified in this Area Action Plan will only come forward if the economics can be made to work, particularly in relation to the funding of the infrastructure, and in terms of securing a satisfactory partnership with a housing developer. Nevertheless, it is of critical importance for the future development of the University that the planning system should enable the development to take place. With enabling policies in place, it will then be for the University to carry the project forward. If it cannot do so, or if it can only do so in the long term, the land will remain as a resource and in the meantime will continue to fulfil its role in providing a setting for the City.
- 4.10 This conclusion, highlighting that, as far as can be judged at present, the development will be viable but recognising that relatively small changes in a number of variables could reverse the position, means that the AAP must go as far as it can towards meeting the needs of the University, particularly in terms of key worker housing and the enabling residential development. Under the next main matter we

examine the scope for making changes to the AAP which would provide a better fit between the needs of the University and the necessary constraints that must be weighed in altering the Green Belt to facilitate the development.

5 Main Matter 3 – Green Belt, Footprint, Strategic Open Space

- 5.1 Paragraph 3.1 above sets out the Structure Plan Policies governing the release of land from the Green Belt in this area. At the time of the approval of the Structure Plan the great majority of the AAP land was included in the Cambridge Green Belt. That part of the land which falls within South Cambridgeshire District is still Green Belt. Most of the site lying within Cambridge City was removed from the Green Belt when the Cambridge Local Plan was adopted in July 2006. However the Inspector's report on the Local Plan makes it clear that the removal of the Green Belt notation was to give the necessary freedom to devise a Masterplan. Following the completion of the Masterplan suitable land could be added back into the Green Belt via the AAP. A Masterplan has not been completed, but this AAP is the vehicle for determining which land should be allocated as the major development site, and which land should be released from the Green Belt, retained in the Green Belt, or, if appropriate, returned to the Green Belt.
- 5.2 The Structure Plan Policies provide the strategic base for reviewing the Green Belt in this locality.

The Green Belt Value of the Proposed Development Site as a Whole

- 5.3 In addition to national Green Belt purposes, the Cambridge Green Belt serves other particular purposes. The second such purpose, defined in the Cambridge Local Plan, in the Core Strategy for South Cambridgeshire, and in the East of England Plan, is to maintain and enhance the quality of the City's setting.
- 5.4 The majority of the land is well seen from the M11, which gives views of the eastern slopes of the Washpit Brook valley, the crest of the slope, and, to an extent, of the plateau above. The M11 is an important source of views because of the numbers of vehicles using the motorway, which links Stansted Airport with the North, and is one of the routes from London to the North. The AAP land is an attractive feature when seen from the motorway, because of its open nature and its topography, the eastern valley side appearing as a forward slope.
- 5.5 The M11 past the site does not provide views of the historic centre of Cambridge, or views in which substantial areas of the City are seen, although the tower of Girton College is visible. However, the motorway south of the AAP area offers good views of the historic centre. The site is adjacent to the City, and is seen prior to, or soon

after (depending on the direction of travel) a viewing corridor from which historic features are appreciated.

- 5.6 It is our judgement that the area included within the AAP is of substantial value to the setting of the City. This is because of its prominence viewed by many people travelling on the M11, its relationship to the City, and its attractive qualities.
- 5.7 The site comprises a large area of open countryside. In terms of the purposes of including land in the Green Belt set out in national policy (PPG2), the AAP area generally checks the unrestricted sprawl of the large built-up area of Cambridge and assists in safeguarding the countryside from encroachment. Finally, having regard to the Cambridge Green Belt purposes, part of the site prevents the settlement of Girton, just outside Cambridge's built-up area, from merging with the City.

The Balance Between Green Belt Purposes and Need

- 5.8 The AAP area performs several Green Belt functions. These are especially valuable in the context of Cambridge, and Cambridge is a City with a noteworthy character because of its world-class, and therefore widely-known, historic University. However it is the need to retain and, if possible, increase the educational, intellectual, and economic roles of the University which has led to the proposal to release for development the major part of the area contained within the AAP boundaries. In our judgement the needs shown by the evidence submitted to the examination are of greater weight than the Green Belt functions of the land. In our opinion the University has shown a clear need for the land between Madingley Road and Huntingdon Road, considered generally, to be released, and in this respect the submitted AAP is founded on a robust and credible evidence base. There are exceptional circumstances for removing land from the Green Belt to accommodate the development. It remains to consider how much land, and which land, between the 2 roads should be released for development.

What Should be the Westerly Extent of the Major Development Site?

- 5.9 The area intended in the AAP for built development is referred to in the AAP as the major development site. It was also referred to in the examination as the development footprint, or footprint.
- 5.10 The eastern part of the AAP area is not seen from the M11, and is relatively enclosed by existing development to the north, south and east. Building only on this section of the site would meet a relatively small proportion of the University's needs. The major development site should extend considerably further west to provide a worthwhile contribution to meeting needs. It is the western extent of the proposal which is most sensitive in visual and character terms.

- 5.11 The release of land in this area for large scale University-related development would expose a lengthy urban edge to view from the M11 and other viewpoints west of the motorway. Although the effects of the new built-up area on the character of the locality could be softened by design and landscaping, some of the individual buildings could be expected to be large in scale.
- 5.12 The overall effects of this type of development would be harmful to the setting of the City regardless of whether development was restricted to the plateau area above the valley slope of the Washpit Brook, or was allowed to spill down the eastern slope towards the motorway to the extent proposed either in the AAP or by the University. For the reasons given in the preceding paragraph, building the type and size of development necessary to meet a substantial part of the University's needs would damage the setting of the City in any case. The AAP proposal to limit the footprint to a particular line part of the way down the eastern valley slope does not limit the harm in any meaningful way. It is the loss of a major part of the extensive sweep of open land which causes the harm, and such a loss is common to the AAP and the University's suggested footprints.
- 5.13 In the extreme north-west, the major development site stops short of the M11/A14 intersection. However the development here would be so close to the intersection, and so open to view from it, that no material purpose is served by retaining open land between the development and the road system.
- 5.14 The AAP as submitted is unsound because the western extent of the major development site is not supported by robust and credible evidence. In view of the scale of the University's need, especially for affordable housing, the development footprint as submitted is not the most appropriate strategy for meeting those needs. Nor is the footprint as submitted effective, as it would meet less of the need than could be met by extending the footprint further down the western slope.
- 5.15 The development boundary suggested by the University would not result in a material increase in the harm to the setting of Cambridge, and would enable the development to make a greater contribution to meeting important needs. The AAP would be sound if altered to include the western development boundary proposed by the University.
- 5.16 The proposed development boundary retains an area of open land between the M11 and the major development site. The M11 at present runs through the open countryside, and the corridor of land to be retained would retain an open foreground in views from the motorway. This would soften the urban edge and prevent an oppressive urban character from being created alongside the motorway (see also 5.29 below).

What Should be the Southerly Extent of the Major Development Site?

- 5.17 Structure Plan Policy P9/2b provides for the protection of green corridors running from the countryside into the urban area as generally indicated on the Key Diagram. That Diagram indicates a green corridor along the north side of Madingley Road. The land north of Madingley Road provides a relatively green and open approach to the City from the west. The Structure Plan proposal is reflected in the AAP, which excludes a substantial corridor north of Madingley Road from the major development site. This corridor includes fields of pasture land and also the Madingley Road park and ride site, which contains a good deal of open land and landscaping, and which is well screened.
- 5.18 One of the purposes of the Cambridge Green Belt, as most recently expressed in the East of England Plan, is to preserve the character of Cambridge as a dynamic City with a thriving historic centre. Corridors of open land penetrating into the urban area from the countryside are characteristic of the City. Reference to this characteristic is made in both the Cambridge Local Plan and the South Cambridgeshire Core Strategy. In terms of national Green Belt policy, Cambridge is a historic City and green corridors are part of its special character.
- 5.19 The footprint as submitted extends as far south as the northern boundary of the Madingley Road park and ride site. The pond on the northern part of the park and ride site was found in 2001 to contain great crested newts, but 3 subsequent surveys have failed to find these creatures in the pond, although they are present in a pond in the residential area south-east of the AAP area. An open buffer is proposed between that residential area and the major development site in the AAP.
- 5.20 The newts have not been found on the AAP land. There is no evidence that the proposed development would harm the status of the newts. On the other hand, there is evidence that the proposal could incorporate features which would enhance that status. Such features could include an open corridor of land along the southern edge of the developed area: such an open area would also allow recreational access to undeveloped areas to the west. Drawing the boundary of the major development area along the northern edge of the park and ride site would also be likely to make a greater contribution to meeting the needs of the University than a boundary drawn back to the north.
- 5.21 The AAP is sound in respect of the southerly extent of the proposed area for development. There is robust and credible evidence to support the inclusion of land in the southern part of the area, and the inclusion of this land for development is the most appropriate strategy.

Should the Major Development Site be Divided in Two by a Central Green Corridor/Open Space?

- 5.22 The northern edge of the AAP area has a frontage to Huntingdon Road. This open land separates Girton from the built-up area of the City and fulfils an important Green Belt purpose (see 5.7 above). The separating open land should remain undeveloped in order to prevent Girton from merging with the City.
- 5.23 South of the land separating Girton from the City is the Traveller's Rest Pit Site of Special Scientific Interest. This too should be kept open because of its national geological interest (see 8.2 below).
- 5.24 The SSSI would form the basis for a central open space area within the proposed development footprint. An open space within the scheme would give the opportunity for some recreational uses to be sited away from the noise of the M11. It also enables a link to be formed with the open land separating Girton from the City, and beyond that to the corresponding open land on the north side of Huntingdon Road. South of the SSSI, there is, again, the opportunity for an open link to be retained within the site, leading to the green corridor along the north side of Madingley Road. Thus an open corridor through the development, as found elsewhere in Cambridge, could be created, and is proposed as part of the AAP.
- 5.25 The SSSI and the links from it towards Huntingdon Road and Madingley Road would provide a substantial central open space. Bearing in mind the scale of the need, and the inability of the AAP (or any rival scheme) to meet all of the need, the scale of the central open space should not be too great. In the face of the need, the Councils do not provide sufficient robust and credible evidence for the width of the open space west of the SSSI and for the spur of open land north of the SSSI. In these respects the AAP is unsound, but can be made sound by using the major development site boundaries in this area proposed by the University.
- 5.26 This would result in a central open area about 300m wide, which would have a considerable visual and environmental impact. Large space users, such as sports pitches, could be located within it and north of the park and ride site. A substantial area of open space would also be available between the footprint and the M11, and other open space provision could be made throughout the developed area, as well as in the central open space. It is possible that the western fringes of the development might offer opportunities for sports uses, dependent on investigations into air quality. These are matters for further detailed work. Multiple use of various open spaces would be possible. Masterplanning could cater for ecological considerations by providing open space within and on the edge of development areas.
- 5.27 There is no value in incorporating in the AAP another, or different, green corridor south of Girton. Relatively little of the settlement of Girton is located south of Huntingdon Road – mostly ribbon development facing the road, with a little backland development. The width of the separation between Girton and the City is determined by

the extent of existing development along each side of the corridor. The separating function of open land south of Huntingdon Road diminishes with distance from the road. The new development would not be an extension to Girton as its functional relationships at the local level would be largely internal and not with Girton. Introducing additional green corridors would materially reduce the amount of land available upon which to meet the needs of the University.

Should the Open Land Outside the Major Development Site be Green Belt?

- 5.28 The preceding sections of this report determine what land should be released from the Green Belt to constitute the major development site. It remains to be decided how the land outside that site should be treated - in particular, should it be part of the Green Belt or protected as open land by some policy other than Green Belt policy?
- 5.29 Structure Plan Policy P9/2b identifies why land is to be released from the Green Belt, namely to serve the long-term development needs of Cambridge. No more land should be released than is necessary to serve those needs, and the effect of Structure Plan policy is to keep in the Green Belt the land between the development edge and the M11. A substantial area of open land would remain between the M11 and the western limit of the built-up area. The open area would be of sufficient scale to retain its Green Belt functions of safeguarding the countryside from encroachment and checking the unrestricted sprawl of the built-up area of Cambridge.
- 5.30 Policy P9/2b says that, in determining the boundaries of the areas to be released from the Green Belt, Local Planning Authorities will ensure the protection of green corridors running from open countryside into the urban area. For this reason, and for those reasons given in 5.17 *et seq* above, the green corridor north of Maddingley Road should be included within the Green Belt.
- 5.31 Because of its separating function, land fronting Huntingdon Road, referred to in paragraph 5.22 above, should be retained in the Green Belt. This land connects to the north with an open corridor running alongside the settlement of Girton and connecting with the countryside to the north. The network of linear open spaces formed by the AAP proposals and their links to other open land would echo the characteristic Cambridge pattern of green corridors referred to earlier.
- 5.32 The edges of the major development site against the Green Belt have not yet been built or designed. This is a similar situation to that experienced in the case of the major development site at East Cambridge. The solution adopted at East Cambridge could be used here, with adjustments to the detailed Green Belt boundary via a review of the development plan following detailed design or construction of development. Alternatively the boundary used in the AAP could be marked by landscaping and other features to be introduced by way of masterplanning and more detailed work.

5.33 The submitted AAP has a robust and credible evidence base for its designation as Green Belt of the green corridors which would run through the plan area. The strategy of Green Belt designation is the most appropriate strategy. This designation would give long term protection to the green corridors. In the light of the Structure Plan Policy and of the contribution of green corridors to the character of Cambridge, application of a non-Green Belt protective open space policy would not be appropriate.

Overall Conclusions Regarding the Development Footprint

5.34 Our conclusions following from the above analysis are that an area larger than the submitted major development site should be allocated in the AAP for the University and related development. This conclusion also takes account of the strength of the University's need, and the benefits of meeting that need as fully as possible, especially in terms of key worker housing and enabling residential development.

5.35 The principal differences between our recommended major development site and that allocated in the submitted AAP is the additional land we include on the western side of the development footprint, and the narrower (but still extensive) central open corridor. This corridor, and the open land south and west of the major development site, should be Green Belt.

5.36 Our conclusions have repercussions for policy wording. Most importantly, the major development site we have decided upon would have a dwelling capacity of approximately 3000, which would provide for 1500 affordable dwellings and a similar amount of market housing.

Safeguarding

5.37 In contrast to other Area Action Plans covering major development areas near Cambridge, this AAP has no policy to safeguard land for longer term development. Structure Plan Policy P9/2c, too, and the Cambridge Local Plan Policy for the City part of this area, have clauses to safeguard land not required for development until after 2016.

5.38 There is a stronger case for a safeguarding policy applying to the major development site in this AAP because of the particular circumstances of the land release. The land is valuable as Green Belt. It is being released from the Green Belt only because of the special circumstances of the University's needs. It is being released to provide for those needs and not to be developed for other purposes.

5.39 There is a weakness in the evidence supporting the absence of a safeguarding policy in the AAP, and the omission of such a policy is not the most appropriate strategy in view of the reasons for releasing

the land and the use of safeguarding policies in comparable AAPs. The plan is unsound without a policy of this type, and satisfactory wording was discussed during the examination.

Action Needed to Achieve Soundness

5.40 The following changes are required to make the document sound:

- i) In Policy NW4, replace the figure of 73ha with that of 91ha.**
- ii) Add the following to the end of Policy NW4: "Any land not required for development by 2016 will be safeguarded for predominantly University-related development for the period post-2016 to meet the longer-term development needs of Cambridge University."**
- iii) Add at the end of paragraph 3.1 "The Structure Plan calls for any land that is not required for development by 2016 to be designated as safeguarded land to meet longer-term development needs. This site is the last major land resource of the University and should be safeguarded for University purposes over the long term."**
- iv) In Policy NW5, replace the first sentence with "Approximately 3,000 dwellings will be provided (about 1050 by 2016), with a priority on providing for University needs".**
- v) Delete the third sentence of paragraph 4.1.**
- vi) Delete the major development site as defined on the Submission Proposals Map, and on the Concept Diagram (where it is shown as "Indicative Built Environment"), and replace with the major development site as defined in the Council's consultation on the Inspectors' Larger Site Option.**

6 Main Matter 4 – Housing Trajectory and Phasing

- 6.1 At the hearing into this matter we examined the likely start date for housing development, bearing in mind the effects of the current recession in the housing market and the University's need to secure a housing developer partner, the inevitable complexity of negotiating a masterplan and legal obligation, and recent experience of other large sites being promoted in Cambridge and nearby. We conclude, and there did not appear to be substantial opinion at the hearing which differed, that a 3¹/₂ year lead-in to the first construction of houses would be likely. Taking a mid 2009 starting point, this would mean that the first houses would be built late in year 2012/2013 and would be few in number. Thereafter the build-up in annual numbers would follow something like that shown in the Housing Trajectory in the Plan. It is extremely difficult in present circumstances to be

particularly confident about these annual numbers, but annual monitoring by the Councils will enable the situation to be kept under review.

- 6.2 Another variable which cannot be determined at present is the phasing of housing development and where development would start. The enlarged development footprint has implications for this, with the possibility that the first phase might be around and include development of the local centre. This would clearly bring advantages in terms of providing necessary community facilities from the outset, but cannot be a policy requirement at present because the detailed evidence is not yet available which will enable a determination of this. There would be an additional implication of a start around the local centre in that it would probably bring development into the South Cambridgeshire part of the site at an earlier stage. Since this cannot be determined, we recommend a form of words in the reasoned justification to explain the assumption used as an addition to paragraph 10.21. This has been agreed between the Councils and the University.
- 6.3 We conclude that the Housing Trajectory in the Plan is unsound because it is not deliverable. We set out in our recommendation a revised trajectory which follows from our assessment in paragraph 6.1 above, with 50 dwellings in the Cambridge part of the site in the year 2012/13. Our best estimate at present for the timing of the first housing in the South Cambridgeshire part of the site is 75 dwelling in 2014/15. In order to assess the split in housing numbers between the City and the District we have used the ratio given in the information from the University's Masterplan framework as being the best guide at present since it is based on an assessment of development plots. We have necessarily adjusted the total number of dwellings to 3,000. Inevitably the trajectory becomes less certain as the years progress, but this will be a matter for annual monitoring by the Councils.
- 6.4 The Housing Trajectory heading and footnote are also unsound. The heading to the Trajectory refers to the period 2009 – 2017, whereas the table itself runs to 2021. At the same time, the top line headings set the period as 2009 – 2025. This lack of consistency needs correcting. At the hearing it was agreed that the whole of the Trajectory should be based on the period 2009 – 2021, which is shown on the amended Trajectory which we recommend. As to the footnote, this does not now reflect the intended total number of dwellings, and is unnecessary in the light of the addition to Paragraph 10.21 of the reasoned justification which we have already dealt with. It should therefore be deleted.

Action Needed to Achieve Soundness

- 6.5 **The following changes are required to make the document sound:**

- i) **Replace the Housing Trajectory table with the following:**

Housing Trajectory for North West Cambridge (2009 – 2021)

Period 2009-2021	Projections												Total
	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	
Projected annual completions	0	0	0	50	250	300	450	450	575	400	375	150	3000
Cambridge	0	0	0	50	250	225	300	250	250	75	75	75	1550
South Cambridgeshire	0	0	0	0	0	75	150	200	325	325	300	75	1450

- ii) **Replace the Housing Trajectory graph with one which represents the table above.**
- iii) **Delete the footnote to the Housing Trajectory.**
- iv) **Insert the following in paragraph 10.21 of the reasoned justification before the penultimate sentence beginning "The split identified...":**

"The trajectory assumes that development will take place generally from east to west. There may be advantages in terms of place making of a central start to development around the local centre which, if deliverable, would result in a somewhat different split between districts, although the overall trajectory for the site as a whole would remain similar. Any changes to the split by district will be addressed through the Councils' respective Annual Monitoring Reports".

7 Main Matter 5 – Monitoring

- 7.1 At the hearing the Councils accepted that some of the targets set out in Table 11.1: North West Cambridge Core and Local Output Indicators are not all as clear and capable of being monitored as they could be. In addition, some of the policy references are wrong and should be corrected. In respect of Indicator NWC12 it was accepted that it is not meaningful to have a target which simply states "targets to be detailed through S106 agreement or planning obligations." As a result the plan is not sound because it would not be capable of being effectively monitored on the basis of these output indicators. However, the output indicators can be amended to make the plan sound, as set out in our recommendations below, which have been agreed at the hearing. We also recommend changes to Indicators

which result from recommendations we have made relating to the number of dwellings and to the Housing Trajectory

- 7.2 In addition, the layout of the table is not easy to read. Whilst this is largely a presentational point it was agreed that the layout should be improved to make the Plan more effective.

Action Needed to Achieve Soundness

- 7.3 **The following changes are required to make the document sound:**

- i) **Change Indicator NWC01 by replacing reference to "2,000 to 2500 dwellings" with "3,000 dwellings".**
- ii) **Change the targets for indicator NWC04 so that they read: "(1) 100,000m² of employment and academic development. (2) Approximately 60,000m² of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1."**
- iii) **Change the target for indicator NWC05 to read "100% of completed development for B1 uses in the Local Centre in units not exceeding 300 m²."**
- iv) **Change Indicator NWC09 by replacing "550 dwellings" with "50 dwellings".**
- v) **Change indicators NWC10 and NWC11 to both refer to Policy NW24.**
- vi) **Change the target of indicator NWC12 to "Trigger points set out in s106 agreements or planning obligations"; and change the policy under column 4 to Policy NW31.**
- vii) **Revise the layout of this table so that it is either in portrait format, or if remaining in landscape format, it can be read from top to bottom without turning the document through 180°.**

8 Main Matter 6 – Traveller's Rest Pit SSSI

- 8.1 This Site of Special Scientific Interest (SSSI) is inaccurately portrayed on the submitted Proposals Map. Furthermore, recent investigations have revealed that the SSSI boundaries do not correspond to the limits of the true area of national interest here.
- 8.2 The Pit has been the subject of study for many years. The SSSI was notified for its geological interest, providing a unique exposure in fossiliferous cold stage gravels, sands and silts of a high-level terrace (Observatory Gravels) of the River Cam. Artefacts from the Lower Palaeolithic era have also been found and more recent studies have discovered buried channels beneath the land. Nevertheless the northern part of the notified area consists of made ground which does not have national interest for its geology.

- 8.3 On the other hand, land to the west and south of the currently notified area contains a reserve of the Observatory Gravel which is of national geological interest.
- 8.4 Natural England therefore intends to develop a case for revising the SSSI boundary to exclude the northern part of the existing SSSI and to add land to the west and south. An indicative boundary has been supplied by Natural England. This boundary overlaps with the boundary of the proposed development footprint in the submitted AAP. There is a very small overlap with the footprint as proposed by Cambridge University.
- 8.5 The Proposals Map does not have DPD status in its own right, but its portrayal of the SSSI is incorrect and does not accord with the area within which the national geological interest lies. This element of the Map does not agree with the evidence. The submitted Proposals Map ought to be changed to show the SSSI correctly and to show also the indicative area of national interest, which should be protected.
- 8.6 Wording changes would also assist in making the plan effective. Such changes would make plain the recent history of the SSSI, the up to date position, and that geodiversity should be protected and enhanced.
- 8.7 The land of national interest, together with a necessary 10m buffer to provide access for study and other purposes, overlaps with the major development site boundary. As only a small overlap is involved, and in view of the wording changes which should be made, the development footprint need not be changed for geological reasons. There is also the potential to protect geodiversity (and biodiversity) through masterplanning and other detailed work. However, changes to the footprint should be made for other reasons (see preceding sections of this report).

Action Needed to Achieve Soundness

- 8.8 **The following changes are required to make the document sound:**
- i) Delete the Traveller's Rest Pit SSSI as shown on the Submission Proposals Map and on the Concept Diagram, and replace with an accurate representation of the boundaries of the SSSI.**
 - ii) Show on the Proposals Map the indicative boundary of national geological interest, incorporating a 10m buffer, taken from the plan requested by the Inspectors, and supplied by the parties, for discussion at the examination hearing on 2 December 2008.**
 - iii) Add to paragraph 2.3 p), after the words "To protect", the phrase "special geological interest,".**

- iv) **Add to sub-clause 2f of Policy NW2 the words "geodiversity and" between "enhance the" and "biodiversity".**
- v) **Delete the last 3 sentences of paragraph 2.7 and replace with a new paragraph to follow 2.7, the new paragraph to read as follows:
"Consideration will need to be given as to how to protect the special geological importance of the Traveller's Rest Pit SSSI which provides a unique exposure of fossiliferous cold stage gravels, sands and silts of a high-level terrace (Observatory Gravels) of the River Cam. Recent studies confirm that the special geological interest is located on the southern part of the existing SSSI and on land to its south and west, while the northern part of the existing SSSI no longer has any special geological importance. Natural England has carried out a review of the scientific information from surveys by Boreham (2008a, b & c) and Green (2008). In the light of this it appears that additional land is eligible for notification. The Local Team therefore intends to develop a case for reviewing the SSSI boundary (including additional land to the south and west and removing land to the north), although no definite timescale for this has been agreed at present. Development proposals will need to take into account advice from Natural England that a 10m buffer around the SSSI will be required during the masterplanning and planning applications stages to ensure that the scientific value of the site is not compromised by the development at North West Cambridge."**
- vi) **In Table 11.1, against Indicator NWC08, add in the right hand column a further sentence, to start on a new line and to read "Protection of Traveller's Rest Pit SSSI and surrounding geodiversity".**
- vii) **In the Glossary, under the heading "Green Infrastructure", add "and geodiversity" after the word "biodiversity".**

9 Main Matter 7 – Climate Change and Sustainable Design

Should Higher Standards be required of this development than would be required by National Provisions?

- 9.1 National policy seeks sustainable development. The design of new development should be planned to limit carbon dioxide emissions and to minimise future vulnerability in a changing climate. The development at North West Cambridge is intended to be an exemplar development in this respect particularly, as indicated by Objective (c)

of the AAP. National policy envisages situations where it could be appropriate for planning authorities to anticipate levels of building sustainability in advance of those set out nationally, including where there are clear opportunities for significant use of decentralised energy (see 9.10 below).

- 9.2 National policy also, in effect, requires any policy relating to local requirements for sustainable buildings (and for decentralised energy supply – see below) to be evidence based and viable. Policy NW24 requires residential development to achieve higher levels of sustainability than those of the Code for Sustainable Homes. As the purpose of the AAP is to provide a large sustainable development area in the form of an extension to the urban area of Cambridge, and bearing in mind the circumstances of this specific site, the achievement of nationally sought levels of sustainability earlier than elsewhere can be expected. The site has other advantages which should enable its development to achieve higher standards than other developments without rendering the scheme non-viable. These advantages include a relatively unconstrained greenfield site, with one landowner possessing a long-term interest in the site, and also the likelihood of decentralised energy provision. Against this background, it is reasonable for Policy NW24 to require residential development to achieve higher levels of sustainability than those of the Code for Sustainable Homes.
- 9.3 Code Level 4 has already been agreed with developers of other major sites in the City for the provision of all the affordable housing and part of the market housing. North West Cambridge is a particularly large site, with opportunities to cut costs, relative to other sites, by the provision of decentralised energy.
- 9.4 There is no date for the introduction of Code Level 5 nationally, whereas the AAP requires this Level for all dwellings approved on or after 1 April 2013. Nationally, Level 6 is presently set to be required in 2016. There is a very substantial increase in the demands imposed by Level 6 compared with Level 4, and, with delays to the start of construction (see above) compared with what was expected at the time of submission of the AAP, a greater number of dwellings will have to be built to Level 6 in any case to satisfy the present government commitment. Given the advantages of the NWAAP development, there are grounds for expecting that it should be possible to achieve Level 5 on the way to meeting the national requirement 3 years later.
- 9.5 The Policy date for applying Level 5 in place of Level 4 is intended to coincide with anticipated changes to the Building Regulations. Unqualified application to the number of dwellings approved would enable developers to avoid the Level 5 requirement by securing approval for all dwellings before the key date in 2013. The use of a limit on the number of dwellings to which Level 4 can be applied closes this loophole. The limit itself is set by the number of houses expected to be built by the key date. This number needs to be

altered, as the start date for the construction of the site is delayed and fewer dwellings will be built before March 2013. With this change, clause 3e of the Policy is clear and therefore effective. There is no supporting text to explain this clause. Inclusion in the AAP of reasoned justification will make the plan effective in this respect.

- 9.6 Without the Code Level 5 requirement, the only way in which the residential development would be ahead of the Code for Sustainable Homes would be via the application of Code Level 4 instead of Code Level 3 to 50 dwellings. This would be a missed opportunity.
- 9.7 However, at this stage, although there are general indications that the development possesses features which will assist with viability, it is not possible to assess directly the viability aspects of Policy NW24. The development is a complex mixed use scheme intended to be built over a long period of time. For example, the detailed layout, form, density distributions and phasing of the various uses are not known. Nor are the exact costs. However, Policy NW24 contains the flexibility, via clause 5, to take account of cost and technical difficulties in meeting its standards. In the situation described above, and because of the difficulties of arriving at a reliable assessment of viability, it is reasonable to rely on a viability qualification of the Policy, and this is contained in Policy clause 5.
- 9.8 In relation to water conservation, a concise policy can be achieved, in the interests of effectiveness, by deleting a lengthy sub-clause which repeats national policy, and replacing it with a reference in the relevant part of the Policy.
- 9.9 Overall we consider that there is a robust and credible evidence base for the above elements of Policy NW24. In the light of the characteristics of the site, and the evidence, the Policy (as we recommend it to be changed) passes the test of effectiveness.

Decentralised Energy Provision

- 9.10 National policy states that new development should be planned to make good use of opportunities for decentralised and renewable or low carbon energy. The advantages of this site referred to above are likely to result in opportunities for decentralised energy provision here. Hence it is appropriate for Clause 2 of Policy NW24 to require such provision, bearing in mind the viability qualification in clause 5. Alternative wording merely to require investigation of decentralised energy provision is weak and does not accord with the evidence.
- 9.11 Clause 2 of the Policy also lists the order of priority in which various forms of decentralised energy should be provided. This is too prescriptive in view of the lengthy timescale for development and the rapidly evolving background, research and knowledge concerning these forms of energy provision. Clause 2 of the Policy does not represent the most appropriate strategy, and needs to be expressed in a more general form to make the AAP sound in this regard.

- 9.12 Decentralised energy is likely to be more viable if applied to the whole site, or the majority of the site. As the exact mix, density and detailed locations of various parts of the development are not yet known, it is not possible to provide a statistical definition of how much of the development should be served by decentralised energy. The alternative formulation of the final part of clause 2 put forward by the Councils at the relevant hearing is a more appropriate approach than that used in the submitted AAP. It allows all circumstances to be taken into account, including those where low density and/or peripheral parts of the development are not suited to decentralised provision.
- 9.13 Furthermore, the logical approach to this Policy dealing with countering climate change is to focus first on targets for carbon reduction and then on the means by which those targets should be achieved. Accordingly for the sake of clarity and effectiveness the Policy should be re-ordered so that clause 2 follows clauses 3 and 4 dealing with standards.
- 9.14 Alterations to the reasoned justification for the Policy result from the various changes. This includes a definition of decentralised energy to enable building by building solutions to be taken into account.

Action Needed to Achieve Soundness

- 9.15 **The following changes are required to make the document sound:**
- i) **Replace clause 2 of Policy NW24 with the following: "Decentralised energy will be required at North West Cambridge to meet the targets specified above. The form of decentralised energy system to be used will be determined on the basis of minimising carbon and greenhouse gas emissions. The system will need to serve the whole site unless there are specific circumstances which would render it inappropriate."**
 - ii) **Relocate clause 2 of Policy NW24 to follow clause 4, and renumber the clauses accordingly.**
 - iii) **In sub-clause 3(e) of Policy NW24, change the figure of 550 to 50 in the 2 places in which the figure occurs.**
 - iv) **Before the semi-colon at the end of sub-clause 3(e) of Policy NW24, add "(these Levels include water conservation measures)".**
 - v) **Delete sub-clause 3(g) of Policy NW24.**
 - vi) **Delete paragraph 9.4 and replace with the following: "The Policy takes a flexible approach to energy reduction through provision of decentralised energy on the site, to ensure that the measures that would produce the greatest carbon emissions reductions are delivered as appropriate for the mix and phasing of development proposed. The term 'decentralised' refers to site-wide systems and smaller scale systems for groups or individual dwellings. There are a number of**

different types of decentralised energy systems, either fuelled by renewable energy or fossil fuels, which might be appropriate for use at North West Cambridge. The carbon emission savings will vary depending on the technology and fuel used. For example a renewably fuelled CHP system will have lower carbon emissions than a fossil fuelled system. This site, with its proposed mix of uses, is likely to be very suitable for CHP. The Policy requires that any proposals include the system that can viably deliver the greatest carbon savings for the site as a whole, bearing in mind factors such as technical and financial viability and phasing of the development. "

- vii) Add a new paragraph after paragraph 9.7, to read: "The housing trajectory has been used to determine the dwelling thresholds at which the CSH requirements will change. This is to ensure that a substantial proportion of the development will be delivered at higher sustainable design and construction standards, bearing in mind the overall viability of the development. It is possible that in the future the housing trajectory may change due to the changing economic climate, and as such these dwelling thresholds would be amended accordingly. Thresholds will be revised in consultation with developers, through the Councils' Annual Monitoring Reports."**

10 Main Matter 8 – Travel

Can a Modal Share of No More Than 40% of Trips by Car be Achieved?

- 10.1 Policy NW11 of the AAP aims to achieve a maximum car modal share of 40%. This is to be done by the provision of local facilities such as primary schools within the development, a high quality public transport system, infrastructure to encourage cycling and walking, controls on car parking, and other means such as car sharing facilities and travel planning.
- 10.2 Although much of the site is not within convenient walking distance of the City Centre for many people, many educational and other facilities will be located within the development itself, as will considerable sources of employment. The majority of dwellings to be built on the site are intended for those studying or working at the University and related employers. The site will remain in the ownership of the University, which is committed to a sustainable approach and which, for example, operates a bus service connecting West Cambridge with Addenbrooke's Hospital and University sites *en route*. The staff travel survey carried out by the University shows that in 2008 only 22% of its staff drove alone to work. The car sharing scheme operated by the University is now running on a more formalised basis and offers the potential to increase the share of this mode of travel.

- 10.3 Residential travel planning would inform residents of the opportunities for non-car travel. This is an emerging tool which can help to reduce the need to travel and boost alternatives to the car. Surveys in Cambridge and London indicate reduced single car occupancy and car travel in connection with specific measures to achieve this. The daily patterns of movements undertaken by students can be complex, but this militates against car use, and there is little parking available for students.
- 10.4 Both student and staff parking are strictly controlled by the University. Not only is this control likely to assist in encouraging more sustainable forms of travel, but it is also likely to help prevent overspill parking from affecting areas outside the site. The experience of the local authorities in Cambridge is that such parking can be prevented. Design measures and controls are available to that end.
- 10.5 The AAP land falls within the area considered in the North West Cambridge Transport Study. The analysis leading to the choice of 40% as a realistic modal share is based on a methodology which has been used in connection with the planning of significant development sites in Cambridgeshire over a 5 year period. The methodology is evidence-based, uses local knowledge, and has been the subject of consultation involving various transport consultants.
- 10.6 Comparison with areas within and outside the City has been undertaken, bearing in mind that the AAP land is on the edge of the City. Using data from the 2001 Census, a 2001 survey, and the TRICS database, suggested mode shares were arrived at for the development. These were then adjusted to take account of the package of sustainable transport measures planned for the development. It should also be borne in mind that since 2001 there have been considerable improvements in public transport provision in Cambridge, and specific provision for the AAP development is proposed. This indicated a likely reduction in car mode share of 8% from the suggested level (from 45% to 37%). Testing by the use of SATURN modelling suggested that the proposed modal share is realistic.
- 10.7 A Travel Plan will be used to assist in securing the delivery of a sustainable development. This Plan will be monitored to ensure that the desired modal split is reached or bettered. Should there be difficulties in this area, contingencies could be met by a number of measures such as investing more in the public transport system, diverting funds from unsuccessful actions to measures which are succeeding, and by introducing measures from other strategies including the Local Transport Plan and local authority strategies. The Section 106 agreement provides the mechanism for dealing with difficulties in driving down car use, and the AAP is flexible in this respect.

- 10.8 Having regard to the methodology and sources used, the characteristics of the development, and the sustainable transport measures proposed, we conclude that the modal share level aimed at in Policy NW11 should be achievable. There is a robust and credible evidence base for it, and the AAP is likely to be effective in achieving it.
- 10.9 As the evidence is for travel to work, and as monitoring will cover this type of travel, it is this travel to which the Policy should refer. In addition, as car sharing and car clubs are to be 2 of the means by which sustainability is to be improved, the 40% figure should exclude trips by car passengers.

Would the Development Result in Unacceptable Levels of Congestion?

- 10.10 Huntingdon Road and Madingley Road are 2 of the main radial routes into Cambridge. There is substantial queuing of traffic on them in the peak periods, back towards the proposed site accesses from junctions giving access to the City Centre. Queues also form at light-controlled junctions on Madingley Road west of the proposed access point to the site from that road.
- 10.11 The general growth of traffic will result in severe congestion on these roads by 2025 or an earlier date. Congestion results in delays and inconvenience to individuals travelling to and from work and other destinations. It also has wider impacts. Buses are delayed, cycling becomes less pleasant, and non-car modes of travel are rendered less attractive. Pollution increases.
- 10.12 There are harmful effects on the economy of Cambridge as a result of congestion in the City and wider area generally. Footloose companies already established in the City may be driven to leave the area and new companies are less willing to set up in Cambridge. The ability of the City to boost the national economy is reduced.
- 10.13 The development proposed in the AAP will add to overall traffic growth and therefore to congestion. These harmful effects of the proposed development must be taken into account in deciding whether or not to allocate the land for development. The harm needs to be viewed in the context of an overall strategy for the sub-region of locating growth in Cambridge and on the edge of the City. This strategy has been tested through the Structure Plan and regional planning processes. It is the most sustainable approach to the growth of the Cambridge area, which is an important contributor to the economic well-being of the region and nation.
- 10.14 The likely contribution of the AAP development to traffic growth would be relatively small – of the order of 1% of the growth. The increase in this contribution as a result of extending the development footprint as indicated above is marginal. The site is located on the edge of the City. The proposal includes a package of sustainable transport measures which should support a relatively low level of car

use, bearing in mind the ownership of the site by the University and other factors rehearsed above. The use of this site for the major development proposed is preferable to the use of less sustainable land further from the City. The growth in congestion will arise partly because of the dispersed growth strategy previously pursued in the area.

10.15 Given the traffic flows predicted, and the sustainable transport measures to form part of the development, the expert evidence does not point to a harmful increase in congestion on the Strategic Road Network near the AAP land. During the construction phase, the impact of construction vehicles on traffic flows on the M11 and A14(T) could be managed by controlling the routes used and the timing of HGV visits. Noise and air quality effects on the development, from M11 and A14 traffic, are matters which can be accommodated during detailed masterplanning of the site, working within the overall development footprint allocated by this plan. However, in view of the extension westwards of the development footprint we are recommending, the evidence of traffic noise and pollution and the need for an effective response to these problems requires a stronger acknowledgement of the need to take account of these factors.

10.16 Harm from congestion, added to the harm to the Green Belt functions of the land, must be weighed in the balance against the needs for and benefits of the development. Because of the factors set out in the 2 preceding paragraphs, and the substantial importance of the development in local, regional and national terms, we conclude that traffic and congestion harm, considered with Green Belt harm, is outweighed by the positive features of the proposal. Congestion resulting from the development has to be accepted as a result of desirable growth. The allocation of the major development site is the most appropriate strategy.

10.17 With regard to Policy NW15, the provision of highway infrastructure to serve the development will be made in a variety of different circumstances and the timing of provision in relation to the construction or occupation of the development element to be served will vary. The wording of Policy NW15 does not reflect this and the AAP fails the test of effectiveness as a result. The Policy should reflect the circumstances likely to be met, in order to remedy the deficiency.

Action Needed to Achieve Soundness

10.18 The following changes are required to make the document sound:

- i) **Replace the final clause of the first sentence of Policy NW11 with the following: "to achieve a modal share of no more than 40% of trips to work by car (excluding car passengers)".**

- ii) **Replace the second line of paragraph 6.3 with "reduction in the modal share for journeys to work by car drivers (reducing the modal-----"**
- iii) **Replace Policy NW15 with the following: "Highway provision will be funded by development, as appropriate, and the provision of key links will be timed to relate to the commencement of development, or to the first occupation, of the relevant phase of development."**
- iv) **Add to paragraph 2.8 an additional, penultimate, sentence "Masterplanning and the detailed planning application process will need to determine the appropriate disposition of uses, location and design of buildings, and mitigation measures."**

11 Other Matters

Education

- 11.1 It is likely that 2 primary schools will be required for the scale of residential development proposed. The wording of the AAP allows for only one school. This does not accord with the evidence, is not the most appropriate strategy, and would not be effective in meeting the educational requirements of the population of the scheme. A simple wording change would remedy the situation and make the AAP sound.
- 11.2 On the other hand, the Local Education Authority does not require a secondary school to be located in this development. A new school, to respond to the increased development in the wider area of North West Cambridge, could be provided on the large site to be released for development between Histon Road and Huntingdon Road. A secondary school on the AAP land would not accord with Structure Plan policy. This valuable land is to be released only because of the University's needs, and for predominantly University-related uses. A secondary school which would meet the needs of the north-western sector of the City as a whole would not fall within these categories. National policy, and the AAP, allow for the AAP development to meet its share of school provision costs.

Road Access

- 11.3 At the time of submission of the AAP the location of the access from the development onto Huntingdon Road at the Girton Gap was not settled. An access along the western edge of the Girton Gap offers advantages over other solutions and the AAP should indicate that this will be the location of the access.
- 11.4 It is likely that a secondary access from Madingley Road will be required as well as the main southern access into the development from that road. However the location of the secondary access is a matter for masterplanning and it would be misleading to suggest

such a location now. However given the likely need for the access the possibility of its provision should be stated.

Provision for a household recycling centre

11.5 The County Council contends that the Plan fails to have full regard to the adopted Cambridgeshire Waste Local Plan 2003 and the emerging Cambridgeshire and Peterborough Minerals and Waste Plan. It seeks to have text added which refers to the adopted Waste Local Plan and the emerging Minerals and Waste Plan, and that the former identifies all major new developments as preferred locations for waste management facilities. It refers to its Household Waste Recycling Centre Strategy, December 2006, and that new Recycling Centres to serve Cambridge will need to be located in developments associated with, among others, the northern part of Cambridge. It suggests that there is an option site in North West Cambridge which remains valid.

11.6 However, it is not the role of the AAP to include policies for waste. Nor should the AAP repeat policies which are in other parts of the development plan, or attempt to interpret them. The Waste Local Plan does not identify any site required for waste management within North West Cambridge. Indeed, the extract from the Minerals and Waste DPD Preferred Options 2 attached to the local planning authorities' statement shows a site that is not within the area covered by this AAP and which is identified as not preferred by the County Council. Should it be determined through the Minerals and Waste DPD process that such a facility is required within the North West Cambridge AAP area, the masterplanning process allows all parties interested in waste management to plan provision as necessary. We conclude that the plan is sound in this respect.

Glossary

11.7 It has been drawn to our attention that the definition of a 'Local Centre' in the Glossary does not conform to the definition given in PPS6: Planning for Town Centres, in so far as it omits 'small supermarket' from the typical range of shops in such a centre, referring only to a general grocery store. We note that the reasoned justification for Policy NW21: A Local Centre sets out a range of services and facilities which, as far as retailing is concerned, simply includes "b. An appropriate level of local shopping and other services", and that the AAP relies on the definition of a local centre set out in the Glossary. Soundness requires that DPDs are effective and consistent with national policy. The document would be sound if the definition of local centre in the Glossary included a reference to 'small supermarket'.

Proposals Map and Concept Diagram

11.8 There are some errors on the Concept Diagram and the Proposals Map. The Key to the Diagram omits the background colour notation

for the Park and Ride site. The Proposals Map wrongly indicates a Green Belt designation for the south-eastern corner of the AAP, a site which is not now in the Green Belt and which will be comfortably within the built-up area when the development is constructed. There is also a small discrepancy between the AAP boundary and the major developed site to the rear of properties fronting Huntingdon Road. The land is owned by the University and has been included in the major developed site in public consultation.

Action Needed to Achieve Soundness

11.9 The following changes are required to make the document sound:

- i) Express the term "(a) primary school" in the plural in Policies NW17 and NW18, and in paragraphs 7.8, 7.10, 7.10a, and 7.10d.**
- ii) Remove from the Concept Diagram the notation "B2" denoting an access at the eastern side of the Girton Gap and amend notation "B1" to "B". Add the correct colour to the Park and Ride notation on the Key to the Concept Diagram.**
- iii) Delete the last sentence of paragraph 6.7 and replace with: "The new road linking to Huntingdon Road will be located on the western side of the strategic gap to provide a staggered junction with development proposed to the north of Huntingdon Road. It will need to be designed to avoid impacts on the purposes of the Green Belt and the amenity of the strategic gap within the development area. The existing buildings in the Green Belt on the eastern side of the strategic gap should be demolished and the area returned to open countryside to maximise the openness of the Green Belt."**
- iv) Delete the final sentence of paragraph 6.6 and replace with: "A secondary access into the development from Madingley Road may be required to serve the eastern part of the site. The potential need for, and purpose of, a secondary access will be explored through masterplanning and any planning application and associated transport assessments. If the need for a secondary access is demonstrated, the decision on the most appropriate route for such a road will have regard to the environmental and landscape impact of any such road on the immediate and wider area, the impact on residential amenity and the operation of existing activities, land ownership constraints and deliverability, and timing and phasing in relation to the development."**
- v) Amend the definition of 'local centre' in the Glossary to include a reference to 'small supermarket'.**

- vi) Delete the Green Belt notation on the Proposals Map from the land in the south-eastern corner of the AAP area shown as open space.**
- vii) Amend the Submission Proposals Map so that the boundary of the AAP follows the boundary of the major developed site to the rear of properties fronting Huntingdon Road west of the City/District boundary.**

12 Minor Changes

12.1 The Councils agree that some minor changes to the submitted DPD should be made in order to clarify, correct and update various parts of the text. Although these changes do not address key aspects of soundness, we endorse them on a general basis in the interests of clarity and accuracy. In addition, the Preface refers to the submission process and consultation. Its content will have been overtaken by the adoption of the Plan and it should be deleted.

Action Needed to Achieve Soundness

12.2 **The Councils agree to the making of the following minor changes, which should be put into effect:**

- i) Add to the end of paragraph 9.8 "It should be noted that the requirements of the 2006 Building Regulations will be taken as the baseline for the 20% renewable energy target."**
- ii) In paragraphs 6.8, 6.14 and 6.18 change references to "Histon Road" to read "the B1049 (Histon Road/Cambridge Road)".**
- iii) Delete the Preface.**
- iv) Identified typing errors should be corrected and the text should be updated as identified in the Councils' 'Fact Check' Table 2, so long as substantive changes are not made which have not been the subject of consultation.**

13 Overall Conclusions

13.1 We conclude that, with the amendments we recommend, the North West Cambridge Area Action Plan DPD satisfies the requirements of s20(5) of the 2004 Act and meets the tests of soundness in PPS12.

Cliff Hughes
Terry Kemmann-Lane

INSPECTORS

Local Development Framework

Development Plan Document

**North West Cambridge
Area Action Plan**

For Adoption following Receipt of Inspectors' Report

As of 24th August 2009

Contents

Index of Policies	5
1. Introduction	7
2. Vision, Objectives & Development Principles	9
3. Site and Setting	17
4. Housing	21
5. Employment & University Uses	25
6. Travel	29
7. Community Services and Facilities	39
8. Recreation	43
9. Natural Resources	45
10. Delivery	53
11. Monitoring	59
Proposals Map	63
Appendix 1: Car Parking Standards	65
Appendix 2: Cycle Parking Standards	71
Appendix 3: Open Space and Recreation Standards	75
Appendix 4: Glossary	77
Appendix 5: Relationship with the Cambridge Local Plan (2006)	87

INDEX OF POLICIES

	PAGE NUMBER
2. Vision, Objectives & Development Principles	
NW1: Vision	9
NW2: Development Principles	11
NW3: Implementing the Area Action Plan	14
3. Site and Setting	
NW4: Site and Setting	17
4. Housing	
NW5: Housing Supply	21
NW6: Affordable Housing	22
NW7: Balanced and Sustainable Communities	23
5. Employment & University Uses	
NW8: Employment Uses	25
NW9: Employment Uses in the Local Centre	26
NW10: Mix of Uses	26
6. Travel	
NW11: Sustainable Travel	29
NW12: Highway Infrastructure	30
NW13: Vehicular Access	30
NW14: Madingley Road to Huntingdon Road Link	30
NW15: Highway Provision	30
NW16: Public Transport Provision	32
NW17: Cycling Provision	33
NW18: Walking Provision	36
NW19: Parking Standards	36
7. Community Services and Facilities	
NW20: Provision of Community Services and Facilities and Arts and Culture	39
NW21: A Local Centre	40
NW22: Public Art	41
8. Recreation	
NW23: Open Space and Recreation Provision	43
9. Natural Resources	
NW24: Climate Change and Sustainable Design and Construction	45
NW25: Surface Water Drainage	49
NW26: Foul Drainage and Sewage Disposal	50
NW27: Management and Maintenance of Surface Water Drainage Systems	50
10. Delivery	
NW28: Construction Process	53
NW29: Strategic Landscaping	54
NW30: Phasing and Need	54
NW31: Infrastructure Provision	55

1. INTRODUCTION

- 1.1 The Area Action Plan for North West Cambridge identifies land to be released from the Cambridge Green Belt, to contribute towards meeting the development needs of Cambridge University. It establishes an overall vision and objectives to achieve this. It also sets out policies and proposals to guide the development as a whole.
- 1.2 The area covered by the North West Cambridge Area Action Plan is shown on the Proposals Map as the area not covered by grey tone and bounded by a dashed red line. It adjoins the southern edge of Girton village and includes all of the open land between the present edge of Cambridge and the M11 motorway between Huntingdon Road and Madingley Road. It includes land in both Cambridge City and South Cambridgeshire.
- 1.3 The Area Action Plan forms part of the Development Plan for Cambridge City and South Cambridgeshire District. The documents which make up the Development Plan are listed in each Council's Local Development Scheme. These set out how each Council will move from the previous to the current development plans system, and list which Local Development Documents are to be produced and when.
- 1.4 In using the Area Action Plan, it is essential that its policies are read as a whole rather than in isolation and should also be read together with policies and proposals elsewhere in the Development Plan. When a policy calls for something to be demonstrated, this will require action on the part of the applicant to inform the decision maker. If the required action is not taken to an appropriate standard, development is likely to be refused. For the avoidance of doubt, the final result of calculations arising from the application of policies and guidance should always be rounded to the nearest whole number.
- 1.5 The University's development at North West Cambridge will take many years to complete and will come forward as and when the University can show a clear need for the land to be released. The Area Action Plan provides the basis for the initial planning permissions and for further detailed planning, including masterplanning, and approval of individual phases of development.
- 1.6 The Area Action Plan must seek a balance between meeting the long term development needs of the University, maintaining an appropriate Green Belt setting to Cambridge, creating a high quality new edge to Cambridge, and creating a high quality, distinctive and sustainable urban extension of Cambridge.
- 1.7 The Area Action Plan includes plans comprising:
 - a. The Proposals Map, which identifies the area within which a new University quarter will be developed and shows the proposed

- revisions to the Green Belt boundary and the extent of the built-up area.
- b. A Concept Plan, which shows in diagrammatic form the structure of the development which will provide the basis for subsequent Masterplans, Design Guides and Design Codes.
- 1.8 A number of detailed plans will be needed, ranging from an overall masterplan to design codes. The Area Action Plan requires:
- a. A Masterplan to accompany the first outline planning application for the development showing the general disposition of development, roads, services, open space and landscaping.
 - b. Design Guidance (incorporated in the Masterplan and supplemented by a Design and Access Statement).
 - c. Design Codes to be prepared to accompany subsequent planning applications for individual phases of development and to set more detailed design criteria to create a clear identity for these areas.
- 1.9 A number of strategies are also required as part of the implementation of development at North West Cambridge to ensure that it is a high quality sustainable development.
- 1.10 There are many factors within Cambridge and South Cambridgeshire that have a bearing on planning policies and decision-making. The Community Strategies for South Cambridgeshire and for Cambridge City promote the economic, environmental and social well-being of the areas and contribute to the achievement of sustainable development. The Area Action Plan will help achieve the physical and spatial objectives of the two Community Strategies as they affect the Councils' and their partners' objectives for the development at North West Cambridge.
- 1.11 As required by European Directive, a Sustainability Report, incorporating an 'Environmental Report', has been prepared to accompany the Area Action Plan. This report comprises a structured assessment of the environmental, economic and social effects of the Area Action Plan. A Habitats Directive Assessment has also been prepared that considers the potential effects of the Area Action Plan on nature conservation sites of international importance.

2. VISION, OBJECTIVES & DEVELOPMENT PRINCIPLES

Policy NW1: Vision

North West Cambridge will create a new University quarter, which will contribute to meeting the needs of the wider city community, and which will embody best practice in environmental sustainability. Development will be of the highest quality and support the further development of the University, Cambridge and the Sub-Region as a centre of excellence and a world leader within the fields of higher education and research, and will address the University's long-term development needs to 2021 and beyond. There will be a new local centre which will act as a focus for the development and which will also provide facilities and services for nearby communities. A revised Green Belt and a new landscaped urban edge will preserve the unique character of Cambridge, enhance its setting and maintain the separate identity of Girton village.

2.1 Cambridge University has identified this area, which is in its ownership, as its only option to address its long-term development needs for a number of uses, including housing. The Structure Plan 2003 accepted that the Area Action Plan location should be released from the Green Belt for development following a boundary review, and that once released it should be reserved for predominantly University-related uses and only brought forward for development when the University could show a clear need for the land to be developed. The evidence base produced for the examination of the soundness of this Area Action Plan, and specifically the evidence produced by the University, identifies a clear need for the land to be brought forward for development, with a current need for University key worker affordable housing.

2.2 The University's development needs arise from its requirement to:

- Continue to fulfil its mission to contribute to society through the pursuit of education, learning and research at the highest international levels of excellence;
- Respond positively to Government policy for growth in the higher education sector; and
- Work actively to support the expansion of the knowledge-based economy.

To achieve its objectives the University will remain a collegiate organisation, primarily residentially based. To this end it seeks additional student housing to reflect the rising student population and to reduce the proportion of postgraduate students relying on the commercial housing sector. Given the longstanding difficulties in the local housing market the University needs to achieve a fourfold

increase in its provision of housing available to staff. This need is to deal with recruitment and retention problems arising from local house prices and rental levels.

- 2.3 The University's development needs relate not only to academic buildings. The University's research activities are increasingly carried out collaboratively with public and charitable sector research institutes, and industry. It needs to be able to provide a range of opportunities for such collaborations from small embedded units within academic departments to sites for major research facilities proximate to related University activities. Above all the University needs to be able to respond rapidly to opportunities arising from breakthroughs in research, technological advances and new funding sources.
- 2.4 The University's stated aspirations during the early stages of the plan making process for development at North West Cambridge for the period up to 2025 include:
- a. Accommodation for 2,000 undergraduate and postgraduate students which might include accommodation at new colleges or extensions to existing ones;
 - b. 2,000 to 2,500 dwellings, a "significant proportion" of which should be affordable housing for University staff;
 - c. Academic facilities;
 - d. Sui-generis research institutes;
 - e. Commercial research and development space;
 - f. Hotel and conference facilities;
 - g. Community facilities such as a primary school and shops;
 - h. Public open recreational space; and
 - i. Nature conservation areas.
- 2.5 The vision will guide the development of the planning policy framework and help create a high quality development that seeks to help meet the aspirations of the University.

Objectives of the Area Action Plan

- a) **To contribute to meeting the long-term development needs of Cambridge University;**
- b) **To create a sustainable community;**
- c) **To make the best use of energy and other natural resources, to be built as an exemplar of sustainable living with low carbon and greenhouse gas emissions and be able to accommodate the impacts of climate change;**
- d) **To create a satisfactory mix of uses, taking into account:**
 - i. **Identified University development needs**
 - ii. **The need for affordable housing for University and College staff;**
- e) **To secure a wide range of housing types and tenures;**

- f) To secure high quality development of both built form and open spaces;
- g) To create a community which respects and links with adjoining communities;
- h) To achieve a modal split of no more than 40% of trips to work by car (excluding car passengers) and to maximise walking, cycling and public transport use;
- i) To maintain the purposes of the Green Belt;
- j) To provide an appropriate landscape setting and high quality edge treatment for Cambridge;
- k) To provide appropriate separation between Cambridge and the village of Girton to maintain village character and identity;
- l) To provide standards for infrastructure provision including renewable energy, open space, car and cycle parking, sewerage and surface water drainage;
- m) To provide an appropriate level of community services and facilities to serve the development satisfactorily;
- n) To determine appropriate phasing of development taking into account that development should only proceed when the University can prove the need for it;
- o) To secure the infrastructure needs of the development, including green infrastructure; and
- p) To protect special geological interest, existing wildlife and wildlife corridors and secure a net increase in biodiversity.

2.6 These objectives relate to the Area Action Plan and Masterplanning and to the preparation and determination of planning applications. They are derived from national and regional planning guidance, the Structure Plan, local circumstances and from the evidence base.

Policy NW2: Development Principles

1. North West Cambridge will be planned and developed:

- a) As an attractive and distinctive mixed-use development well integrated with the City and connected to surrounding communities and the countryside;
- b) To a high level of design quality for all parts of the community to create accessible developments and neighbourhoods with their own character and legibility;
- c) As a balanced, viable and socially inclusive community where people can live in a healthy and safe environment;
- d) To a flexible design which will be energy efficient, and built to be an exemplar of sustainable living with low carbon and greenhouse gas emissions and able to accommodate the impacts of climate change;
- e) To avoid the necessity for noise and air quality mitigation measures that would detract from the landscape setting of Cambridge.

2. Development proposals should, as appropriate to their nature, location, scale and economic viability:

- f) Protect and enhance the geodiversity and biodiversity of the site and incorporate historic landscape and geological features;**
- g) Provide a high quality landscape framework for the development and its immediate setting;**
- h) Provide safe and convenient access for all to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;**
- i) Have a design and layout that minimises opportunities for crime;**
- j) Provide integrated refuse and recycling facilities and reduce the amount of waste produced through good design.**

3. Planning permission will not be granted where the proposed development or associated mitigation measures would have an unacceptable adverse impact:

- k) On residential amenity;**
- l) On the quality of the urban edge;**
- m) On air quality;**
- n) On biodiversity, archaeological, historic landscape and geological interests;**
- o) On flooding and flood risk;**
- p) On quality of ground or surface water;**
- q) On local traffic movement;**
- r) On adjacent Conservation Areas and Listed Buildings; or**
- s) On protected trees and trees of significance.**

4. Planning permission will not be granted where a development would be exposed to levels of noise, vibration, air pollution, lighting and other forms of pollution that are unacceptable in relation to the nature of that development.

2.7 There are a number of overarching development principles that will guide the development of North West Cambridge to ensure that it is a sustainable and vibrant new community that takes account of its context. These principles are consistent with the policy context for North West Cambridge provided by the Cambridge Local Plan, the South Cambridgeshire Core Strategy DPD, the Structure Plan and national planning policy. The principles primarily relate to protecting and enhancing amenity and health, to ensuring a sustainable development and to preventing unacceptable adverse impacts on matters of acknowledged importance.

2.8 This policy provides headline guidance for developers to help ensure that these principles are properly considered and addressed. All new

development will have an impact on its surroundings and be affected by them. The aim must be that the development of this major urban extension to Cambridge responds to its surroundings, including existing buildings, open spaces and existing urban and village edges, to ensure an integrated scheme that does not harm local amenity and, wherever possible, brings benefits to the area. The development principles set out in Policy NW2 complement the individual subject based policies of the Plan and should be read alongside them.

- 2.9 A number of Studies and Strategies need to be in place before planning permission can be granted, to ensure that the policy requirements of the Plan are met and a high quality, sustainable development is achieved. The purpose of these is addressed in the relevant topic chapters. In addition, a Biodiversity Strategy will address the protection and enhancement of biodiversity interests on the site, and a Landscape Strategy will address the landscape treatment within and on the edge of the development, including its immediate setting. A Lighting Strategy will also be required to consider the effects on residential and wider amenity and will address lighting of key buildings, routes across the strategic gap and the lighting treatment of the urban edge. The Lighting Strategy should also consider the impact of outdoor lighting from the development on the operation of the Institute of Astronomy Observatory at Madingley Road, with a view to minimising any negative impacts.
- 2.10 Consideration will need to be given as to how to protect the special geological importance of the Traveller's Rest Pit SSSI which provides a unique exposure of fossiliferous cold stage gravels, sands and silts of a high-level terrace (Observatory Gravels) of the River Cam. Recent studies confirm that the special geological interest is located on the southern part of the existing SSSI and on land to its south and west, while the northern part of the existing SSSI no longer has any special geological importance. Natural England has carried out a review of the scientific information from surveys by Boreham (2008a, b & c) and Green (2008). In the light of this it appears that additional land is eligible for notification. The Local Team therefore intends to develop a case for reviewing the SSSI boundary (including additional land to the south and west and removing land to the north), although no definite timescale for this has been agreed at present. Development proposals will need to take into account advice from Natural England that a 10m buffer around the SSSI will be required during the masterplanning and planning applications stages to ensure that the scientific value of the site is not compromised by the development of North West Cambridge.
- 2.11 It is important that the design of the development fully takes into account the impact of noise and air pollution arising from the M11 and A14, in relation to the amenity and health of residents, workers and school children, the amenity and use of open spaces and impact upon the setting of Cambridge. Specific studies should be undertaken to address these concerns. Masterplanning and the detailed planning

application process will need to determine the appropriate disposition of uses, location and design of buildings, and mitigation measures. The use of certain types of physical acoustic barrier such as a fence alongside the M11 is unlikely to be acceptable in this sensitive location.

- 2.12 All planning applications for major development are required to submit a Sustainability Appraisal and a Health Impact Statement to demonstrate that they have addressed sustainability issues, including impact on health, in their development proposals. Major development is defined as:
- a. Residential development: the erection of 10 or more dwellings, or, if this is not known, where the site area is 0.5 hectares or more; or
 - b. Other development: where the floor area to be created is 1,000 m² or more, or the site area is 1 hectare or more.
- 2.13 For all development, an urban design-led approach will ensure that every proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness.

Policy NW3: Implementing the Area Action Plan

- 1. A Masterplan is required to achieve the key development principles for North West Cambridge and must be submitted as part of an outline planning application;**
 - 2. The outline planning application will include parameter plans along with a design and access statement in support of the application;**
 - 3. Design Codes must be prepared for approval by the local planning authorities to support the delivery of all phases of development and will be approved in advance of any reserved matters application;**
 - 4. Any reserved matters application will include a design statement to demonstrate compliance with previously approved parameter plans and design codes.**
- 2.14 Before any planning permission for North West Cambridge can be granted it will be necessary to ensure that the development will be delivered in accordance with the principles set out in the Area Action Plan. A Masterplan for the whole site will be prepared as part of the supporting information to the application for the grant of planning permission to ensure this is the case and to create the framework within which a high quality accessible development can be achieved. The Masterplan should be submitted with the outline planning application for the first phase of development. This would provide certainty that the development of later stages is compatible with that of earlier stages. Design codes, and possibly other types of design guidance, will help deliver the Masterplan.

Figure 2.1: Concept Diagram



3. SITE AND SETTING

Policy NW4: Site and Setting

Land between Madingley Road and Huntingdon Road, comprising two areas totalling approximately 91ha, as shown on the Proposals Map, is allocated for predominantly University-related uses. A strategic gap is retained between the two parts of the site to ensure separation is maintained between Cambridge and Girton village and to provide a central open space for reasons of biodiversity, landscape, recreation and amenity, whilst ensuring a cohesive and sustainable form of development. Development will create a high quality built edge to the urban area and provide an appropriate setting to Cambridge that maintains the purposes of the Cambridge Green Belt. Any land not required for development by 2016 will be safeguarded for predominantly University-related development for the period post-2016 to meet the longer-term development needs of Cambridge University.

- 3.1 Land is released from the Cambridge Green Belt through the Area Action Plan to contribute to meeting the development needs of Cambridge University in both the short and long term. This area was identified during the preparation of the Cambridgeshire Structure Plan as performing important Green Belt functions such that it should not be released for general development. However, in the light of evidence of need presented by the University, a lack of suitable alternative locations, and the importance of the University to Cambridge, the Structure Plan identified that land should be released from the Green Belt between Madingley Road and Huntingdon Road specifically to help provide for the University's long-term development needs, and only brought forward for development when the need arises. The Structure Plan calls for any land that is not required for development by 2016 to be designated as safeguarded land to meet longer-term development needs. This site is the last major land resource of the University and should be safeguarded for University purposes over the long term.
- 3.2 The Structure Plan requires that all the urban extensions to Cambridge are planned so that any areas required to maintain the purposes of the Cambridge Green Belt are retained in the Green Belt. The purposes of the Cambridge Green Belt, as set out in the Structure Plan, Cambridge Local Plan and the South Cambridgeshire Core Strategy are:
- a. To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
 - b. To maintain and enhance the quality of its setting;
 - c. To prevent the communities in the environs of Cambridge from merging into one another and with the city.

- 3.3 The development footprint at North West Cambridge is required to maintain and enhance the quality of the setting of Cambridge. North West Cambridge includes the Girton ridge, which rises from Washpit Brook immediately to the east of the M11 motorway and is prominent in short and medium distance views from public viewpoints to the west.
- 3.4 A substantial area of open land would remain between the M11 and the western limit of the built-up area. The open area would be of sufficient scale to retain its Green Belt functions of safeguarding the countryside from encroachment and checking the unrestricted sprawl of the built-up area of Cambridge. The M11 at present runs through the open countryside, and the corridor of land to be retained would retain an open foreground in views from the motorway. This would soften the urban edge and prevent an oppressive urban character from being created alongside the motorway. In the interests of maximising the site footprint to provide for the University's stated aspirations, land below the Girton ridge in the southern part of the area is included in the site. This area is less sensitive in views and so has less impact on the purposes of the Green Belt, and can be screened on this lower lying land through enhancement of existing hedgerows. This area has some historic landscape interest and masterplanning will need to incorporate important features into the development as far as possible.
- 3.5 Notwithstanding, the development will be visible in the landscape. It is important that the Masterplan for the area ensures the provision of a complementary high quality and distinctive built edge to the extended urban area and appropriate landscaping.
- 3.6 The site footprint is in two parts either side of a strategic gap that runs broadly north to south through the development. The principal function of this area is as Green Belt to ensure that Girton does not coalesce with Cambridge. This is particularly important at the northern end of the strategic gap where it joins with the Green Belt outside the Area Action Plan on the north side of Huntingdon Road that also separates Cambridge from Girton village.
- 3.7 The need to maintain separation diminishes with increasing distance from the south side of Huntingdon Road as the relationship with Girton village becomes less obvious. The strategic gap broadens out within the development to create a large open space at the heart of the new development to provide for amenity, recreation, landscaping and biodiversity. Further south, the strategic gap narrows to ensure that the two parts of the development have good physical links to provide for a cohesive and sustainable community and to provide high levels of access to centrally located community services and facilities at a new local centre.
- 3.8 Whilst the development will abut existing development in Girton Parish that fronts onto Huntingdon Road, the development is unlikely to have any direct links with that part of Girton, and will function as an urban

extension to the built up area of Cambridge, to which it will link across the strategic gap. As such, it should be regarded as a new neighbourhood of Cambridge.

4. HOUSING**Policy NW5: Housing Supply**

- 1. Approximately 3,000 dwellings will be provided (about 1,050 by 2016), with a priority on providing for University needs. An average net housing density of at least 50 dwellings per hectare will be achieved across the development as a whole. A range of densities will be provided following a design-led approach, including higher densities in and around the local centre and close to public transport stops, and with development of an appropriate scale and form where it adjoins existing housing;**
- 2. Approximately 2,000 units of student accommodation will also be provided.**

- 4.1 Land at North West Cambridge was identified for a strategic level of development for predominantly University-related uses including residential in Structure Plan Policy P9/2c. Its development will help to satisfy the housing targets set for Cambridge and South Cambridgeshire in the East of England Plan. As the purpose of this development is to address the University's needs, the priority must be on the provision of housing for Cambridge University and College key workers. This is addressed by Policy NW6 on affordable housing. However, the Cambridge Local Plan accepts that provision of open market housing is necessary to make the whole development viable.
- 4.2 The University forecasts a need for up to an additional 2,234 student units between 2004 and 2025 in addition to those to be brought forward by the Colleges in its evidence to the Cambridge Local Plan Inquiry. Student accommodation will therefore also be provided on the site.
- 4.3 A fully integrated and responsive design-led approach to development is needed. In the case of residential development, it will allow significant increases in residential densities, extend the range of housing choice and, at the same time, improve the environmental quality and integration of new development. Higher densities and smaller gardens place added importance on the need for quality landscaping and open space in developments in order to maintain quality of life.
- 4.4 Achieving higher density development will require innovation in both building design and development layout, to ensure that the significant scale of development that will take place over the plan period is designed with people in mind and results in places where people want to live. This will include layouts of residential areas that are permeable and easy to move around and that are legible.
- 4.5 National guidance in PPS3 encourages the efficient use of land and sets a national minimum of 30 dwellings per hectare (dph) net. The

site is bounded to the north and east by adjoining residential areas consisting of large detached houses developed at very low densities. New residential development on these boundaries should be developed at a scale and form that will enable it to respect the adjoining residential area.

Policy NW6: Affordable Housing

Housing developments will only be permitted if they provide 50% affordable housing to meet the needs of Cambridge University and College key workers¹ (as distinct from units of student accommodation), but account will be taken of any particular costs associated with the development (e.g. infrastructure provision) and other viability considerations, whether there are other planning objectives that need to be given priority, and the need to ensure balanced and sustainable communities. The occupation of such housing will be limited to Cambridge University and College key workers in housing need. It must be available over the long-term. Contributions for off-site provision will not be appropriate.

- 4.6 Cambridge University accepts that it has a significant problem in the recruitment and retention of staff and provided evidence of this to the Cambridge Local Plan Inquiry in 2005. This evidence shows that 73% of the planned growth in University staff numbers to 2016 would require affordable housing of a variety of tenures. The evidence shows that, excluding postgraduate accommodation, the University staff housing requirement to 2016 would be approximately 3,400 dwellings of which 3,250 would be self contained and 150 shared. Even if all of the housing at North West Cambridge were to be affordable it could not provide for all of this need and the open market housing is required to make the provision of the affordable housing viable. The evidence of the University to the Cambridge Local Plan Inquiry considered that a 50% affordable housing provision should be included in the plan and this was accepted by the Local Plan Inspector, subject to caveats concerning viability being included in the policy. However, in view of the high level of housing need demonstrated by the University, and the purpose of the development to address University needs, a higher proportion of affordable housing could be provided if viability evidence at the time of an application demonstrates that this is deliverable.
- 4.7 In determining planning applications for residential development, the authorities will have regard to any evidence of housing need, housing costs, household incomes and development viability which is available at that time.

¹ See Glossary for definition

Policy NW7: Balanced and Sustainable Communities

- 1. Affordable housing will be intermingled with the market housing in small groups or clusters, whilst the student housing can be provided in a number of groups distributed across each phase of development;**
 - 2. A suitable mix of house types, sizes and tenure (including affordable housing) will be provided, attractive to and meeting the needs of, all ages and sectors of society including those with disabilities. This should include a proportion of new homes designed to Lifetime Home Mobility Standards. The mix in each particular development will be determined by evidence at the time of planning permission, including housing need, development costs and viability, and the achievement of mixed and balanced communities.**
- 4.8 The provision of sustainable, inclusive, mixed communities is a key national policy objective. Provision needs to be made for specific groups in particular families with children, older and disabled people as well as for singles and couples. Architectural variety and housing mix would be facilitated if land were to be made available for self-build schemes and other individual bespoke developments. The findings of the Strategic Housing Market Assessment and other local evidence will be relevant to the masterplanning of the site, and to the determination of planning applications for residential development.
- 4.9 The layout of the development should integrate affordable housing with the open market housing in ways that minimise social exclusion. The creation of tenure monocultures should be avoided. The development of the affordable housing in multiple small groups and clusters of between 6 and 25 dwellings will satisfy the policy requirement to achieve mixed and balanced communities.
- 4.10 Lifetime mobility standards for dwellings have been developed by the Joseph Rowntree Foundation to provide homes that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. These standards exceed the requirements of the Building Regulations. Affordable housing is already providing a proportion of lifetime homes. In market housing, a proportion of dwellings designed to lifetime mobility standards will be sought.

5. EMPLOYMENT & UNIVERSITY USES**Policy NW8: Employment Uses****1. North West Cambridge will provide employment land for:**

- a) **Predominantly D1 educational uses, associated sui generis² research establishments² and academic research institutes where it is in the national interest or where they can show a special need to be located close to the University in order to share staff, equipment or data, and to undertake joint collaborative working;**
- b) **A mix of commercial research uses within Use Class B1(b) that can demonstrate a special need to be located close to the University.**

2. The occupation of development will be controlled by condition or legal agreement, for a period of 10 years from the first date of occupation.

5.1 The emphasis on the strategy for the Cambridge sub-region as set out in Regional Planning Guidance, the Structure Plan and carried forward largely unchanged into the East of England Plan, is to provide more housing close to Cambridge in order to meet the housing needs generated by employment growth that has taken place and is planned for the area. Any substantial additional employment generating proposals in or on the edges of Cambridge have the potential to undermine the strategy for development in the sub-region by fuelling additional housing demand, and not addressing the current imbalance of jobs and homes close to Cambridge. Furthermore, this development is for predominantly University-related needs over the longer term and land must be husbanded to enable it to perform that function. It is therefore important to ensure that firms that locate in North West Cambridge can demonstrate a clear need to be located at North West Cambridge close to the University.

5.2 The Councils will therefore be looking at employment land at North West Cambridge not to provide land for general research and development, but to provide a development cluster focussing on occupiers with strong University links and academic association with cognate University activities that would benefit from proximity. This will encourage the development of the higher education cluster benefiting from close proximity to the University and thus benefit the economy of Cambridge and the UK. It will be appropriate for occupiers to demonstrate a need to be close to other research facilities associated with the University.

² See Glossary for definition

- 5.3 Considerations of national interest could take into account such factors as:
- a. Whether or not the proposed development would otherwise locate overseas;
 - b. What Government support the project attracts and/or what views appropriate arms of Government might have;
 - c. The views of the University of Cambridge and other local research interests; and
 - d. Whether the proposal is at the forefront of national and international research and what export potential it may have.

Policy NW9: Employment Uses in the Local Centre

Small-scale local B1 employment uses, under 300m², will be provided within the local centre as demand requires, of an appropriate scale to a generally residential area.

- 5.4 The local centre will act as a focus for the new community providing services and facilities to residents and workers in the development. As such it will also be appropriate to locate small-scale offices within the local centre, these would provide for local employment opportunities and a more vibrant local centre.

Policy NW10: Mix of Uses

Employment and academic development at North West Cambridge will constitute 100,000m² of floorspace as follows:

- a. **Approximately 60,000m² of higher education uses, including academic faculty development and a University Conference Centre within Use Class D1; and**
 - b. **Up to 40,000m² of University-related sui generis research institutes and commercial research uses within Use Class B1(b).**
- 5.5 Evidence from the University indicates that the University has a need for 100,000m² of Use Class D1 higher education uses, University-related research institutes, and commercial research uses at North West Cambridge. If the floorspace guide limit stated in part a of the Policy is exceeded, a requisite reduction would be required in the floorspace for uses under part b of the Policy. This is to ensure the scale of overall development does not undermine the strategy for the development of the sub-region and to ensure that emphasis is given to meeting the higher education uses proposed for the site.
- 5.6 The Councils have commissioned an Employment Land Review in Cambridge and South Cambridgeshire to identify future needs for employment land. The findings from the Employment Land Review

indicate a plentiful supply of land for research and development in the Cambridge area.

- 5.7 The Councils recognise the need for sui generis research institutes at North West Cambridge to be embedded within the development of academic uses to encourage the cross-fertilisation of ideas. This policy seeks to define an appropriate mix of uses on the site while still providing the flexibility to allow the embedding of commercial research within University uses.
- 5.8 The figures included in the policy are based upon the split of uses agreed within the Cambridge Local Plan 2006 policy 9/7. The amount of commercial and sui generis research institutes is also being limited in reflection of the substantial commitments to these uses in the City and South Cambridgeshire at the current time and the availability and rate of take up of other land in the University's ownership.

6. TRAVEL

Policy NW11: Sustainable Travel

Development and transport systems will be planned in order to reduce the need to travel and maximise the use of sustainable transport modes to encourage people to move about by foot, cycle and bus, to achieve a modal share of no more than 40% of trips to work by car (excluding car passengers). This will include the provision of car clubs, employee travel plans, residential travel planning, and other similar measures.

- 6.1 Development in North West Cambridge will be in the form of a mixed-use development which will allow the daily needs of occupants to be met within walking or cycling distance, thus minimising the need to travel beyond the development.
- 6.2 Where travel is necessary, however, development will be planned to make this as sustainable as possible, particularly by:
- a. Maximising use of sustainable transport modes by the provision of safe and convenient routes and higher densities to encourage people to move about by foot, cycle and bus;
 - b. Specifying appropriate standards for infrastructure provision within the development, including car and cycle parking;
 - c. Providing sustainable transport infrastructure to link the development to key destinations in Cambridge and to the wider network.
- 6.3 Transport modelling³ for North West Cambridge has shown that an 8 percent reduction in the modal share for journeys to work by car drivers (reducing the modal share from 45 percent to 37 percent) is achievable, if the right conditions are created as part of the development. These conditions include:
- a. Good levels of day-to-day facilities and service provision in the local centre within the development, to encourage trips to be internalised within the site;
 - b. Provision of high quality, high frequency public transport to give a high standard of public transport accessibility within the development and to key destinations, including the City Centre and Cambridge Railway Station;
 - c. High quality cycle provision, including safe and convenient routes and a large amount of high quality cycle parking, to support growth in cycling's modal share;

³ The transport modelling was carried out as part of the Cambridge North West Transport Strategy

- d. Car parking provision below maximum standards as much as possible, combined with controls on on-street parking across the development site;
 - e. Car sharing facilities within the development, through the use of car clubs or other similar measures;
 - f. Employee travel plans and residential travel planning, including personal journey to work travel planning for residents of the development.
- 6.4 A Transport Assessment will be required alongside any planning application to allow the travel impact to be properly assessed and adequately mitigated. This will include mitigation against environmental impacts, such as noise, pollution and impact on amenity and health.

Access to Development

Policy NW12: Highway Infrastructure

Development will be subject to sufficient highway capacity being available to serve all stages of development, including on the adjacent strategic road network. Development will contribute to measures to mitigate any significant adverse traffic impacts on the M11, A14 and the surrounding highway network, if this is shown to be necessary by transport assessments.

Policy NW13: Vehicular Access

Vehicular access to the development area will be from Huntingdon Road and Madingley Road. The number of vehicular access points to the development area will be minimised, especially from Huntingdon Road, and there will be no access for private motor vehicles to and from Storey's Way.

Policy NW14: Madingley Road to Huntingdon Road Link

A new route will be developed linking Madingley Road and Huntingdon Road. This road will be designed as part of the development and its design will be based on low vehicle speeds. It will give priority to provision for walking, cycling and public transport, including safe and convenient crossings for pedestrians and cyclists, in order to encourage travel by more sustainable modes.

Policy NW15: Highway Provision

Highway provision will be funded by development, as appropriate, and the provision of key links will be timed to relate to the commencement of development, or to the first occupation, of the relevant phase of development.

- 6.5 The overall approach to transport is to provide for the necessary vehicular trips associated with the development whilst managing the need to travel by car and promoting the use of other sustainable modes of travel. In accordance with Department for Transport Circular 2/07 (Planning and the Strategic Road Network), development in North West Cambridge will be based on a preference for solutions to travel demand which do not require the provision of new strategic road capacity. However, the Strategic Highway Authorities (Highways Agency and Cambridgeshire County Council) need to be assured that development can be delivered in such a way that it minimises any additional burden on other users of the strategic road network. Thus, if transport assessments indicate adverse impacts from development on the strategic road network (despite the use of all possible demand management measures) then development will need to contribute to appropriate mitigation measures on the strategic road network which are necessary to cater safely and efficiently for anticipated traffic levels.
- 6.6 A limited number of vehicular accesses are proposed in order to limit the impact upon the key radial corridors of Huntingdon Road and Madingley Road. A maximum of two accesses from Huntingdon Road are proposed. One main access from Madingley Road is proposed for general traffic, as indicated on the concept diagram and preferred highway option diagram (Figure 6.1). A secondary access into the development from Madingley Road may be required to serve the eastern part of the site. The potential need for, and purpose of, a secondary access will be explored through masterplanning and any planning application and associated transport assessments. If the need for a secondary access is demonstrated, the decision on the most appropriate route for such a road will have regard to the environmental and landscape impact of any such road on the immediate and wider area, the impact on residential amenity and the operation of existing activities, land ownership constraints and deliverability, and timing and phasing in relation to the development.
- 6.7 A new road is proposed as part of the development of North West Cambridge, as shown in Figure 6.1. This road is intended primarily to provide access for the proposed development. Nevertheless, a link road from Madingley Road to Huntingdon Road will only be possible if its impacts on the transport network and on amenity are acceptable: it is important that the road should not release suppressed demand for car travel and hence create adverse traffic impacts. The design will provide for cycling and public transport, in order to encourage movements by more sustainable modes (see Policies NW16 and NW17). The new road linking to Huntingdon Road will be located on the western side of the strategic gap to provide a staggered junction with development proposed to the north of Huntingdon Road. It will need to be designed to avoid impacts on the purposes of the Green Belt and the amenity of the strategic gap within the development area. The existing buildings in the Green Belt on the eastern side of the

strategic gap should be demolished and the area returned to the open countryside to maximise the openness of the Green Belt.

- 6.8 The design will also need to consider how the route would relate to the wider road network and development proposed north east of Huntingdon Road (the NIAB site). In conjunction with other development there is potential for a link from Huntingdon Road to the B1049 (Histon Road/Cambridge Road), giving the potential for linkage with the Cambridgeshire Guided Busway (CGB). The design of the junction at Huntingdon Road must be capable of linking satisfactorily with the proposed route from Huntingdon Road to the B1049 (Histon Road/Cambridge Road) to ensure the wider transport benefits are achieved, particularly in terms of segregated public transport provision.

Policy NW16: Public Transport Provision

High quality public transport provision will be provided to support development, including:

- a) **Providing segregated bus priority routes through the development, along internal routes;**
- b) **Linkage of bus routes within the development to the wider bus network, including enhanced bus services along Huntingdon Road and the proposed Madingley Road to Huntingdon Road link route;**
- c) **Provision of bus stops, shelters and real time passenger information, with the majority of development being within 400m easy walking distance of a bus stop; and**
- d) **Support for residential travel plans and employee travel plans, including measures to encourage bus use, funded by development.**

- 6.9 Providing high quality public transport is essential to achieving sustainable development in North West Cambridge and the proposed modal shift. Development will therefore be expected to encourage bus use as much as possible for trips to and from external destinations and for work journeys to the site. The development area has the advantage of being close to the existing bus route networks, but needs to be well linked to them.

- 6.10 It is proposed that there will be two principal public transport routes within the area, as shown in Figure 6.1:

1. A route internal to the development area, running north-west to south-east through the site; and
2. A route, running internally through the area between Huntingdon Road and Madingley Road.

These routes will be designed to be consistent with wider public transport improvements emerging from the County Council's Long Term Transport Strategy.

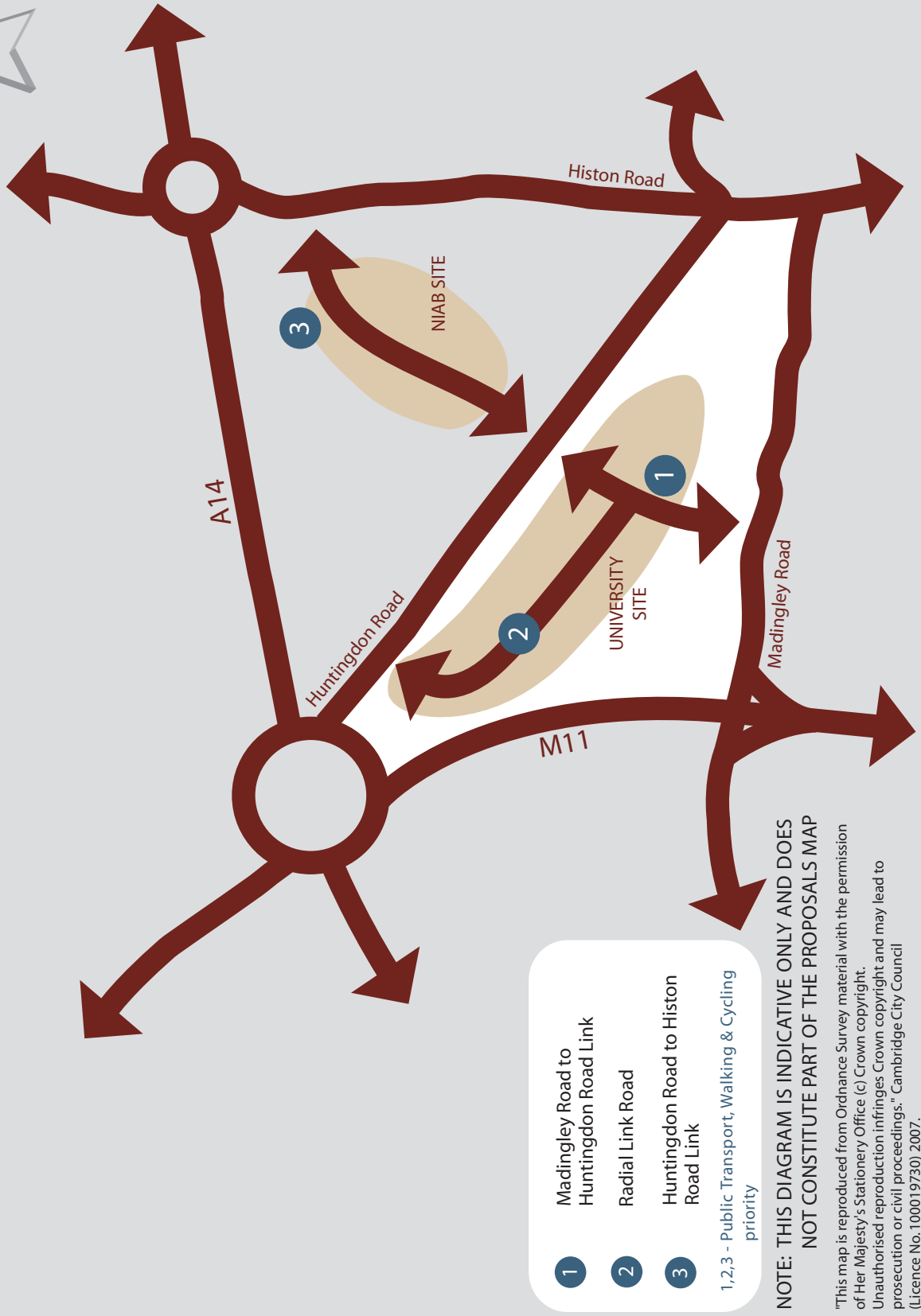
- 6.11 Development will be planned to give short walking distances to these routes: no more than 400m. The two routes will intersect giving a wide range of route options.
- 6.12 The north-west to south-east route will act as a public transport spine through the new development and will provide:
- a. Connection to the Madingley Road to Huntingdon Road route, to allow a new bus service to operate through the development and then continue into the City Centre with possible onward connection to Cambridge Railway Station and Addenbrooke's Hospital;
 - b. Connection to Huntingdon Road in the north-west of the site. This provides the facility for some (but not all) existing bus services on Huntingdon Road to divert into the site, thereby taking advantage of bus priority facilities that could be provided;
 - c. Direct connection to development in the north-west corner of the development; and
 - d. A link between the Madingley Road to Huntingdon Road route and major development sites, employment locations and Park and Ride sites.
- 6.13 The proposed route, running between Huntingdon Road and Madingley Road, provides the option for buses to avoid the City Centre (although many services will have this as a destination) and gives more direct connections to other areas of the City. It will provide links with development north of Huntingdon Road and with the University's West Cambridge site to the south. A connection could be provided from the Madingley Road Park and Ride site to allow bus services to operate into the University's West Cambridge site and/or onwards to the NIAB site.
- 6.14 This route, if continued north-eastwards beyond Huntingdon Road, also allows connection with the CGB scheme at the B1049 (Histon Road/Cambridge Road). The CGB will provide (from 2009) a high quality public transport system from Huntingdon/St Ives to Cambridge. The CGB passes through the Cambridge Northern Fringe, giving the opportunity to connect North West Cambridge with wider public transport provision, including the proposed Chesterton Sidings station.

Policy NW17: Cycling Provision

New and improved cycle links will be provided as part of the development, including:

- a) **Giving priority to cycling links between Huntingdon Road and Madingley Road and to the City Centre;**
 - b) **Giving priority to cycling within the development, including connections to key destinations, including the local centre, bus stops, the primary schools, employment, and adjacent development; and**
 - c) **Linking the development with the surrounding walking and cycling network and orbital routes including links to nearby villages and open countryside.**
- 6.15 Development will be designed to maximise the permeability of the site and the legibility of cycling routes to encourage trips to be made by cycling and so reduce the dependence on private cars. Within the development area, excellent facilities therefore need to be provided for cyclists including:
- a. High quality cycle provision within the development providing maximum permeability for cyclists to the surrounding cycle network and to the local centre;
 - b. Cycle parking provision for all development, including the local centre;
 - c. Cycle storage for all dwellings; and
 - d. Schemes to promote cycling, including consideration of cycle sharing schemes and information on routes to residents and employees.
- 6.16 Cycle facilities within the development need to be linked to the wider cycle network, as outlined in 'Protection and Funding for the Future Expansion of the City Cycle Network' (2004). This includes links to the City Centre, to development north of Huntingdon Road, and to West Cambridge, as well as linking the new community to the wider countryside for recreation.
- 6.17 Radial provision is needed to give cyclists spinal routes through the new development which link with existing routes, including to and from the City Centre. This will give alternatives to existing cycle routes along Huntingdon Road and Madingley Road (although existing routes may also be improved).
- 6.18 Orbital cycle routes are also needed to connect with radial provision and with links north-eastwards to the B1049 (Histon Road/Cambridge Road) and beyond, as well as southwards to the Coton path, and University buildings. Safe and convenient cycle crossing facilities at Huntingdon Road and Madingley Road will be an essential part of the orbital provision. This will also give the potential to provide a more convenient cycle route to key destinations, including the proposed new rail station at Chesterton Sidings.

Figure 6.1: Preferred Highway Option



Policy NW18: Walking Provision

Development will be required to provide attractive, direct and safe walking routes as part of the development, including:

- a) **Giving priority to walking links between Huntingdon Road and Madingley Road, to adjacent development and to the City Centre;**
- b) **Giving priority to walking routes within the development connecting to key destinations, including the local centre, bus stops, the primary schools and employment; and**
- c) **Linking the development with the surrounding walking network, including links to an improved rights of way network and to nearby villages and open countryside.**

6.19 Development will be designed to maximise the permeability of the site and the legibility of walking routes to encourage trips to be made by walking and so reduce the dependence on private cars. The majority of walking trips generated by the development will be internal to the development site, but opportunities also exist for walking trips to be made to key external destinations, including schools and colleges in the vicinity of the site, the University's West Cambridge site and Cambridge City Centre.

6.20 A grid system of direct walking routes should be provided within the development sites, providing maximum permeability to destinations within the development, particularly the local centre. The grid system should connect to existing walking routes on Huntingdon Road and Madingley Road, via as many connections as possible. Where feasible these links should be in the form of separate cycle and footpath links and should include safe and convenient routes to bus stops

Policy NW19: Parking Standards

Car and cycle parking will be provided in accordance with the standards set out in Appendix 1 and 2. In applying these standards, the overall aim will be to minimise the amount of car parking and to maximise the amount of cycle parking in order to encourage the use of more sustainable modes.

6.21 The amount of car and cycle parking will be in accordance with the standards set out in Appendix 1 and 2 of this Plan – for car parking these are **maximum** standards, and for cycle parking **minimum** standards. The standards will be applied to discourage unnecessary car use and to encourage cycle use.

6.22 The amount of residential and employee car parking will have a significant effect upon levels of car use and needs to be minimised in

order to make the car a less preferred option. In particular, student residential parking will be very low and subject to proctorial control.

- 6.23 The amount of car parking needs to be related to public transport accessibility. Where this is high, as is proposed for this area, less car parking is necessary, particularly for employee parking. The quantity of car parking also relates to the urban form. Where higher residential densities are proposed, car parking should not be allowed to dominate design. The provision of measures such as car clubs, along with other 'softer' measures, with initial funding from development should be explored to minimise the need for individual car ownership and the associated parking demands.
- 6.24 In order to make cycling a more attractive option, the amount of convenient cycle parking provided as part of development will be maximised and will comply with the principles set out in Appendix 2.

7. COMMUNITY SERVICES AND FACILITIES

Policy NW20: Provision of Community Services and Facilities, Arts and Culture.

1. **The development will provide an appropriate level and type of high quality services and facilities in suitable locations to serve all phases of development. In order to identify the appropriate level, detailed assessments and strategies will be required to be prepared with key stakeholders prior to granting planning permission;**
 2. **Where appropriate, those services and facilities delivered by the community or voluntary sector will be provided by the development of appropriate serviced land, e.g. faith, social and sporting clubs.**
- 7.1 The development of North West Cambridge will require an appropriate level of services and facilities to be provided within the development to serve the needs of the community, including those who will come to live, work and study within its area. It is important that these services and facilities are provided at an early stage in the development to ensure that the new community has the opportunity to be sustainable by using local services rather than travelling to use those provided outside its area.
- 7.2 The appropriate type and level of services and facilities will need to be determined in advance of the granting of any planning permission through detailed assessments prepared in collaboration with key stakeholders, which will include an assessment of needs, leading to strategies identifying the requirements and the phasing of their delivery which will be incorporated into planning obligations. As the development will take place over a long period of time, it is important that adequate provision is made at all stages.
- 7.3 Not all services and facilities will be provided by the public or commercial sectors. Some facilities at North West Cambridge 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. In appropriate instances, the development may be required to provide land for their provision. This would include any sporting club that provides facilities over and above that required by the Open Space and Recreation Standards.
- 7.4 Professional Community Development Workers will help establish a cohesive and distinct new community. This will be especially important, given the emphasis on North West Cambridge being a new university quarter, to enable the integration of the various groups and sectors living and working within its area. It will thus enable a stronger sense of identity and community ownership of facilities and shared spaces.

- 7.5 Community services and facilities will not only need to be provided but will also need to be well managed and maintained in order to provide properly for the long-term. Strategies will therefore be needed to cover the delivery and implementation of services and facilities together with appropriate arrangements for adoption and maintenance. Such strategies will need to be approved ahead of the granting of planning permission.

Policy NW21: A Local Centre

Where appropriate, all services and facilities will be provided in a single centre at the heart of the development and adjacent to the strategic gap, well served by public transport and a cycle path network, and within reasonable walking distance of all parts of the development.

- 7.6 A local centre will act as the focus for the new community and help to establish its special character and identity. By co-locating as many services and facilities, there can be a more efficient use of scarce land and buildings through shared buildings and facilities, which can lead to better customer service and considerable savings especially for operational efficiency. The provision of such services and facilities in a local centre will also enable small-scale employment to be located within and/or alongside the local centre to reinforce its function.
- 7.7 By linking the local centre to the network of pedestrian and cycle routes as well as public transport routes, the development can become an exemplar of sustainable living. A single centre will also enable a journey for one purpose to serve another, thus reducing the overall number and length of journeys and providing opportunities for social interaction.
- 7.8 The location of the local centre at the heart of the development will assist in bringing together the two parts of the development either side of the strategic gap, thus encouraging the creation of a cohesive community. The location adjacent to the strategic gap with its recreation and amenity function will enhance its attraction as a community focus. It also provides the opportunity for the playing fields associated with the primary schools to be located within the green area of the gap.
- 7.9 The local centre can also provide for some of the needs of those who live or work in neighbouring communities, particularly the sector of North West Cambridge which will be developed to the north of Huntingdon Road and the University's West Cambridge Site, south of Madingley Road.
- 7.10 It is anticipated that, subject to the required strategies and masterplanning, the local centre will comprise a range of services and facilities including:

- a. Primary schools and pre-school care
 - b. An appropriate level of local shopping and other services
 - c. A library, life-long learning centre and information access point
 - d. Flexible community meeting rooms and spaces adjacent to the primary schools
 - e. Provision for the emergency services including the police
 - f. A children's play area
 - g. Neighbourhood recycling point
 - h. Healthcare provision.
- 7.11 Some of these facilities may be provided outside the development, for example in a local centre in the new neighbourhood being established north of Huntingdon Road. In these circumstances, a financial contribution will be sought from the development where this is consistent with Circular 5/05.
- 7.12 The development will generate a need for additional secondary school places. The County Council proposes to meet this need through a new school to be built on land in the area between Huntingdon Road and Histon Road. The development of North West Cambridge will make an appropriate financial contribution towards this provision.

Policy NW22: Public Art

Public art will be provided as part of the development to help generate pride in the area, increase a sense of ownership, develop cultural identity, create distinction, character and identity and contribute to quality of life. The value of public art sought within the development will be at a cost equal to 1% of the construction cost of the project. A Public Art Strategy will be required to support a planning application.

- 7.13 The provision of public art will assist in creating the distinctive character of North West Cambridge. 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 North West Cambridge and functional elements e.g. lighting, street furniture, floor designs and signage as well as landmark works such as sculpture.
- 7.14 Given the scale of development at North West Cambridge it is considered important to set out the level of public art provision sought. In addition, a strategy for public art is required. The strategy forms an integral part of the masterplanning process and should include full community involvement as well as being prepared by a Public Art expert and to involve a lead artist at the earliest opportunity.

8. RECREATION

Policy NW23: Open Space and Recreation Provision

Development will provide public open space and sports facilities in accordance with the Open Space and Recreation Standards set out in Appendix 3. Development will also provide improved linkages to the adjacent open countryside.

- 8.1 It is important to ensure that those living, working and visiting North West Cambridge have easy access to high quality open spaces and recreation facilities, which can lead to healthy lifestyles and a high quality of life and entertainment. Its provision will also enhance the setting of the City and add to its special character, amenity and biodiversity. Many open space uses are not mutually exclusive. For instance, allotment provision can also enhance amenity and biodiversity, and natural greenspaces are valuable for children's play. The open space provided could also be used for the storage/recycling of water to benefit flood protection and encourage sustainable drainage. However, open space used in this way must be designed to be enjoyed and used by the public if it is to count towards meeting the standards.
- 8.2 The following types of open space should be provided according to the Open Space and Recreation Standards set out in Appendix 3:
- a. Outdoor sports facilities (playing pitches, courts and greens);
 - b. Indoor sports provision (sports halls and swimming pools);
 - c. Provision for children and teenagers (equipped play areas and outdoor youth provision, distributed to properly serve local needs);
 - d. Informal Open Space (Recreation grounds, parks, and natural green spaces); and
 - e. Allotments.
- 8.3 Where appropriate such provision should be made on site or otherwise through commuted payments. In most cases on site provision is preferred as the facility will be close to the development. However, for some facilities this will not be possible and in such cases a commuted sum will be required.
- 8.4 In addition to this, provision should be made for Strategic Open Space, which would form part of the sub-regional network of green spaces and linkages identified in Cambridgeshire Horizons' Green Infrastructure Strategy. This should include improved access from North West Cambridge into the wider countryside and other areas of Strategic Open Space, such as the Coton Countryside Reserve. These linkages will be important to those living and working in North West Cambridge to ensure access to the wider countryside and also to provide connectivity for reasons of biodiversity.

- 8.5 The strategic gap running from Huntingdon Road to Madingley Road provides a large high amenity value recreational space for the entire development and would be able to accommodate both formal and informal open space uses.
- 8.6 North West Cambridge may also provide the opportunity to host a facility which may serve a wider area and the University community as a whole, such as an ice rink.
- 8.7 A Recreation Strategy will be required to address the sports, open space and play needs of the development for the lifetime of the development.

9. NATURAL RESOURCES**Policy NW24: Climate Change & Sustainable Design and Construction**

- 1. Development will be required to demonstrate that it has been designed to adapt to the predicted effects of climate change;**
 - 2. Residential development will be required to demonstrate that:**
 - a) All dwellings approved on or before 31 March 2013 will meet Code for Sustainable Homes Level 4 or higher, up to a maximum of 50 dwellings across the site. All dwellings above 50 will meet Code for Sustainable Homes Level 5 or higher (these Levels include water conservation measures);**
 - b) All dwellings approved on or after 1 April 2013 will meet Code for Sustainable Homes Level 5 or higher;**
 - c) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.**
 - 3. Non residential development and student housing will be required to demonstrate that:**
 - d) It will achieve a high degree of sustainable design and construction in line with BREEAM "excellent" standards or the equivalent if this is replaced;**
 - e) It will reduce its predicted carbon emissions by at least 20% through the use of on-site renewable energy technologies only where a renewably fuelled decentralised system is shown not to be viable;**
 - f) It will incorporate water conservation measures including water saving devices, greywater and/or rainwater recycling in all buildings to significantly reduce potable water consumption; and**
 - g) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.**
 - 4 Decentralised energy will be required at North West Cambridge to meet the targets specified above. The form of decentralised energy system to be used will be determined on the basis of minimising carbon and greenhouse gas emissions. The system will need to serve the whole site unless there are specific circumstances which would render it inappropriate.**
 - 5. The above requirements are subject to wider viability testing.**
- 9.1 In response to climate change, national objectives have been set to reduce the UK's carbon dioxide emissions by at least 60% by 2050, with real progress towards this target by 2020. In addition, the Government has set out its aims for all new housing to be zero carbon by 2016, with two scheduled improvements to Building Regulations between now and then, to help bridge the gap between current standards and those proposed for 2016. A national standard called the

Code for Sustainable Homes (CSH) has also been launched to assess the environmental performance of new homes. It covers a range of issues including energy and water performance, drainage, recycling, environmental impact of construction materials and biodiversity. BREEAM is currently the equivalent standard for non-residential buildings, though the government is considering replacing it with a Code for non-residential buildings with similar goals to the CSH for zero carbon performance, which BREEAM currently lacks.

- 9.2 Climate change adaptation has been defined as the ability to respond and adjust to actual or potential impacts of climate change in ways that moderate harm or take advantage of any positive opportunities that the climate may afford⁴. New development will need to be adaptable for unavoidable changes in climate without further increasing emissions with active heating and cooling systems. There is much that can be achieved through 'passive measures' such as the location, layout, orientation, aspect and external design of buildings and landscaping around buildings that can help occupants to cope more easily with the effects of climate change.
- 9.3 New development, and particularly large scale development such as North West Cambridge, provides significant opportunities to reduce the carbon emissions produced during the lifetime of the development. Energy efficiency through design is one of the key climate change mitigation measures and provision of decentralised energy such as combined heat and power (CHP) is another. The existing national system of centralised electricity generation is very inefficient. Power stations discharge significant levels of energy in the form of heat to the atmosphere, rivers or sea. More energy is lost through transmission and distribution from remote power stations to towns and cities. Local power generation in "decentralised energy systems" such as through CHP allows the waste heat to be used locally, and for transmission and distribution losses to be cut significantly. This results in significantly lower carbon emissions. It will also conserve water resources that are a significant resource used in traditional power stations.
- 9.4 The Policy takes a flexible approach to energy reduction through provision of decentralised energy on the site, to ensure that the measures that would produce the greatest carbon emissions reductions are delivered as appropriate for the mix and phasing of development proposed. The term 'decentralised' refers to site-wide systems and smaller scale systems for groups or individual dwellings. There are a number of different types of decentralised energy systems, either fuelled by renewable energy or fossil fuels, which might be appropriate for use at North West Cambridge. The carbon emission savings will vary depending on the technology and fuel used. For example a renewably fuelled CHP system will have lower carbon emissions than a fossil fuelled system. This site, with its proposed mix of uses, is likely to

⁴ African Development Bank (AfDB) et al (2003). Poverty and Climate Change

be very suitable for CHP. The Policy requires that any proposals include the system that can viably deliver the greatest carbon savings for the site as a whole, bearing in mind factors such as technical and financial viability and phasing of the development.

- 9.5 The energy infrastructure necessary for decentralised energy will need to be explored at a very early stage and designed in at the front end of development in order to minimise costs and to appropriately phase the installation with the build out of the development. A Carbon Reduction Strategy which will set out the broad strategy for the site as a whole will need to be submitted and approved alongside the Masterplan and further detail will be required alongside subsequent planning applications.
- 9.6 Both Authorities would support the development of an energy services company (ESCo) to provide this energy infrastructure. The ESCo could maintain the system and bill users for their energy consumption. The community could partially or wholly own it, if interest is shown.
- 9.7 In line with the Planning Policy Statement "Planning and Climate Change", there are clear opportunities at North West Cambridge for the use of decentralised energy and on-site renewables. Therefore specific requirements for the CSH and BREEAM for non-residential uses (or its equivalent, if this is replaced) have been set. These are one step ahead of proposed changes to the Building Regulations and therefore assist in moving towards the Zero Carbon target by 2016 and reflect the Area Action Plan's objective for the development to be built as an exemplar of sustainable living. These standards are also phased to improve over time, as the development is built out over a number of years.
- 9.8 The housing trajectory has been used to determine the dwelling thresholds at which the CSH requirements will change. This is to ensure that a substantial proportion of the development will be delivered at higher sustainable design and construction standards, bearing in mind the overall viability of the development. It is possible that in the future the housing trajectory may change due to the changing economic climate, and as such these dwelling thresholds would be amended accordingly. Thresholds will be revised in consultation with developers, through the Councils' Annual Monitoring Reports.
- 9.9 As BREEAM does not have as high standards as CSH, particularly in terms of carbon performance, BREEAM Excellent will be required from the outset. In the event that a renewably fuelled decentralised system is not viable there is an additional requirement for the non-residential uses within the development to meet 20% of the predicted carbon emissions from onsite renewable energy technologies. These could take various forms, including:

- a. Wind turbines;
- b. Solar thermal;
- c. Photo-voltaic cells (PV);
- d. Biomass for community heating or CHP;
- e. Ground source heat pumps.

It should be noted that the requirements of the 2006 Building Regulations will be taken as the baseline for the 20% renewable energy target.

- 9.10 In determining which types of technologies would be most suitable for this site, there would be a requirement to minimise any potential impacts to the environment or local amenity by careful site selection, choice of technologies and mitigation measures.
- 9.11 The East of England has the lowest rainfall in the country and is described officially as semi-arid. A high proportion of the available water resource is already being exploited and as such, even allowing for the impacts of climate change, careful management of water resources will be crucial if the economic potential of the Cambridge Sub-Region is to continue to be realised. Development at North West Cambridge provides an opportunity to design water conservation measures into the infrastructure and buildings in order to reduce per capita demand for water. This should be a fundamental approach of the development. It is important that water conservation measures are applied to each building to ensure that there is a comprehensive strategy to water use reduction across the site and measures are not applied to some buildings and not others. The CSH provides appropriate targets to improve water conservation over time, using the same dates and Code levels as for energy reduction and other sustainability requirements set out in the Code. For residential development, the 30% reduction required at Code Level 4 compared to 2006 levels equates to 105 litres/head/day, while the 47% reduction required by Code Level 5 equates to 80 litres/head/day.
- 9.12 Improving the efficiency of water use in buildings can be relatively easily achieved by installing water saving devices. Rainwater recycling for garden or landscape irrigation and/or toilet flushing are also available, as well as greywater recycling systems. At the outline planning application stage, a Water Conservation Strategy with basic information as to how this target will be met will be required, with further details of the measures proposed required at the reserved matters stage.
- 9.13 The principle of reuse and recycling of water is also an important part of an integrated approach to water management that will facilitate the use of water from drainage as a design feature of the development. Care must be taken to ensure that water reuse and recycling does not have an adverse effect on biodiversity, or the wider water environment, in accordance with the requirements of the Water Framework Directive (WFD).

An Integrated Water Strategy

Policy NW25: Surface Water Drainage

- 1. Surface water drainage for the site should be designed as far as possible as a sustainable drainage system (SuDS) to reduce overall run-off volumes leaving the site, control the rate of flow and improve water quality before it joins any water course or other receiving body;**
 - 2. The surface water drainage system will seek to hold water on the site, ensuring that it is released to surrounding water courses at an equal, or slower, rate than was the case prior to development;**
 - 3. Water storage areas should be designed and integrated into the development with drainage, recreation, biodiversity and amenity value; and**
 - 4. Any surface water drainage scheme will need to be capable of reducing the downstream flood risk associated with storm events as well as normal rainfall events. All flood mitigation measures must make allowance for the forecast effects of climate change.**
- 9.14 The eastern and northern parts of the site lie above the surrounding land. The area then slopes down to the Washpit Brook and as such surface water at the site drains naturally in that direction. Apart from the immediate area along the Washpit Brook, there is little evidence of flood risk to the site itself.
- 9.15 However, surface water run-off will increase as a result of development, which will create impermeable areas. As a result, full attenuation measures will be required to ensure that surface water run-off from the development does not increase the risk of flooding to the site itself and areas downstream of the development.
- 9.16 The principles of Sustainable Drainage Systems (SuDS) should be employed where possible on the site to deal with surface water drainage. SuDS are an alternative approach to drainage that replicate as closely as possible the natural drainage of the site before development. This reduces the risk of flood downstream of the development, helps replenish ground water and remove pollutants gathered during run-off, benefiting local wildlife, in line with the SuDS management train.
- 9.17 A Strategic Water and Drainage Strategy will be required to support a planning application. This will include a strategic scale flood risk assessment for the site and any impact on the wider catchment, and will identify the types of SuDS proposed and options for future adoption and maintenance arrangements.

Policy NW26: Foul Drainage and Sewage Disposal

Development of any single phase will not result in harm in the form of untreated wastewater or increased flood risk from treated wastewater. Planning conditions (which may include 'Grampian' style conditions) will link the start and phased development of the site to the availability of wastewater treatment capacity and the capacity of receiving watercourses.

- 9.18 The foul water produced at the site will be directed to Cambridge Sewage Treatment Works at Milton to take advantage of consolidating existing facilities. Anglian Water are currently 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 North West Cambridge.
- 9.19 In accordance with the requirements of the WFD, the treatment of wastewater must not cause deterioration of the water environment. The options for the treatment of foul drainage and sewage disposal from the site will need to be agreed with the Environment Agency to ensure that development does not result in further pressure on the water environment and compromise WFD objectives.

Policy NW27: Management and Maintenance of Surface Water Drainage Systems

- 1. All water bodies, watercourses and sustainable drainage features required to serve the development will be maintained and managed by one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with defined areas of responsibility;**
 - 2. No development shall commence until the written agreement of the local planning authorities has been secured stating that organisations with sufficient powers, funding, resources, expertise and integrated management are legally committed to maintain and manage all surface water systems on the North West Cambridge site in perpetuity.**
- 9.20 North West Cambridge's surface water drainage systems will need to be managed in perpetuity, during and beyond the lifetime of construction. The options for this are for maintenance and management to be the responsibility of one or more of the following:
- a. The City and/or District Council;
 - b. A water company such as Anglian Water;
 - c. A publicly accountable trust.
- 9.21 It is important to ensure that the body or bodies made responsible have adequate expertise and are financially stable in perpetuity. It will be the responsibility of the developer to secure and fund a suitable

management and maintenance body/bodies in agreement with the Authorities.

10. DELIVERY

Construction Process

Policy NW28: Construction Process

Where practicable the development will:

- a. **Recycle construction waste;**
- b. **Accommodate construction spoil within the development, taking account of the local urban and landscape character and avoiding creation of features alien to the topography;**
- c. **Maximise the reuse and recycling of any suitable raw materials currently available on site during construction, such as redundant buildings or infrastructure;**
- d. **Avoid disruption to adjacent parts of the City and Girton.**

- 10.1 The construction process utilises a significant amount of resources and development on this scale will generate a considerable amount of spoil and waste building material. Any existing resources available on the site, such as materials from redundant buildings, can help reduce the amount of materials that have to be imported onto the site.
- 10.2 It would not be appropriate to transport construction spoil over considerable distances as this would be unsustainable and simply transfer the problem elsewhere. The general principle should be for construction spoil to be treated and utilised on site. However, 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.
- 10.3 Construction spoil can be used in the construction of sport and recreation facilities provided this is in appropriate locations and will not have adverse implications for landscape character.
- 10.4 The development of North West Cambridge will take place over a number of years and the construction process can have implications for amenity, public safety, and the landscape setting of Cambridge and Girton if not properly planned. The construction process will therefore need careful management in order to avoid or minimise disruption to the adjacent parts of the City and Girton as well as parts of North West Cambridge which have already been built. Realistically, it will not be possible to avoid any impact when development is being undertaken immediately adjoining existing areas but measures should be undertaken to reduce the impact as far as possible. It will also be important to ensure that there is no adverse impact on the Traveller's Rest Pit Site of Special Scientific Interest (SSSI).
- 10.5 Haul routes, storage compounds, plant and machinery can all be located in such a way as to minimise any impact and in some cases, it

will be appropriate for haul routes to further mitigate their impact through landscaping in locations where the duration and scale of the development is extensive.

- 10.6 A Construction Environmental Management Plan including a Site Waste Management Plan will be required to support a planning application.

Strategic Landscaping

Policy NW29: Strategic Landscaping

Strategic landscaping of the development will be needed to ensure that each part of the development area is landscaped, managed and protected where practical before much of the development is started. Appropriate landscaping will need to be completed promptly upon the completion of each phase of development.

- 10.7 Part of the strategy for minimising impacts of the development will involve the landscaping of the site as part of the overall development. Landscaping will involve earth moving and the general management of spoil which will be created from, for example, digging footings, land drains, surface water attenuation lakes. Woodlands, individual trees and hedgerows will also be planted.

Phasing and Need

Policy NW30: Phasing & Need

- 1. A Needs Statement must be submitted with any planning application to demonstrate that the University has a need for the land to be released for the specific development the subject of the application;**
 - 2. Phasing of the development will be determined through masterplanning and as the needs of the University are proven.**
- 10.8 The overall strategic need for University development at North West Cambridge has been accepted. The site is likely to be developed in a number of phases in the period to 2021 and beyond. As land is only being released from the Green Belt to meet the long term development needs of the University and is a limited resource, it is important to ensure effective use of the land and that evidence of need is demonstrated as applications come forward for different uses over time. It is anticipated that the University's Housing Needs Study forming part of the evidence base for the Area Action Plan, updated as necessary, will form a key part of the Needs Statement of planning applications that include residential development. The site is in proximity to the University's existing West Cambridge site, south of Madingley Road, which is the current focus for the growth of the

University, where capacity will last for some time yet. Other sites in the City are allocated for University and student housing uses in the Cambridge Local Plan. Accordingly, a Needs Statement is required to support planning applications for built development to satisfactorily demonstrate the need for the development and that it cannot reasonably be met elsewhere. This would take into account factors such as viability, the demand for various uses, land availability, ownership, location, accessibility and suitability.

- 10.9 This land is also identified as a Strategic Employment Location in the Structure Plan and again is subject to the University proving the need for the development; the site therefore will enable the long-term growth of the University education and research cluster in Cambridge. There is, however, a generous supply of other land for some of these uses on the West Cambridge site and elsewhere in the City.
- 10.10 The phasing of the development should have regard to the creation of a sustainable community from the outset and as the development progresses. This is particularly important as the development will be implemented over a long period as the University's needs arise although the early establishment of a viable local centre should not be undermined.
- 10.11 A Phasing and Implementation Strategy will be required to support a planning application.

Planning Obligations

Policy NW31: Infrastructure Provision

Planning permission will only be granted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services & facilities necessary to make the scheme acceptable in planning terms.

- 10.12 The development of North West Cambridge will create additional demands for physical and social infrastructure, as well as having impacts on the environment. In such cases planning obligations will be required, in accordance with Government guidance, to make any necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created. The nature and scale of contributions sought will be related to the size of the development and to the extent it places additional demands upon the area.
- 10.13 Contributions will be necessary for some or all of the following:
- a. Affordable Housing, as required by Policy NW6
 - b. Education (including nursery and pre-school care);
 - c. Health care;

- d. Public open space, sport & recreation facilities;
- e. Improvements (including infrastructure) for pedestrians, cyclists, equestrians, highways and public and community transport;
- f. Other community facilities (e.g. community centres, youth facilities, library service, social care and the provision of emergency services);
- g. Landscape and biodiversity;
- h. Drainage/flood prevention;
- i. Waste management;
- j. Arts and cultural provision;
- k. Community development workers and youth workers;
- l. Energy infrastructure;
- m. Other utilities and telecommunications.

10.14 Depending on the nature of the services and facilities, contributions may also be required to meet maintenance and / or operating costs either as pump priming or in perpetuity, through an obligation.

10.15 The overall viability of the development will be taken into consideration in the decision on the level of planning obligations to be incorporated into the Section 106 (S106) Agreement at the planning application stage.

10.16 A schedule of services, facilities and infrastructure together with a timetable for their provision during the development of North West Cambridge will be set out in a legal agreement. In order to ensure the timely provision of services, facilities and infrastructure, trigger points will be set according to when the need for them is forecast to arise.

Delivery Mechanisms

10.17 The Area Action Plan has been prepared in consultation with key stakeholders involved in the delivery of North West Cambridge and various partnership working arrangements have been in place for the development since 2006, including Cambridgeshire County Council, Cambridgeshire Horizons, the Primary Care Trust, the Environment Agency, and the Highways Agency. Joint working arrangements have also included the developers of land between Huntingdon Road and Madingley Road in order to ensure a holistic approach to the planning and delivery of development in this area. A joint planning committee has been set up to ensure this objective is met in the determination of any planning applications. The Councils are also involved in the preparation of other key strategies and plans that will impact on the development of North West Cambridge such as their respective Community Strategies and strategies prepared by others including the County Council and Cambridgeshire Horizons.

10.18 Cambridgeshire Horizons' key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting

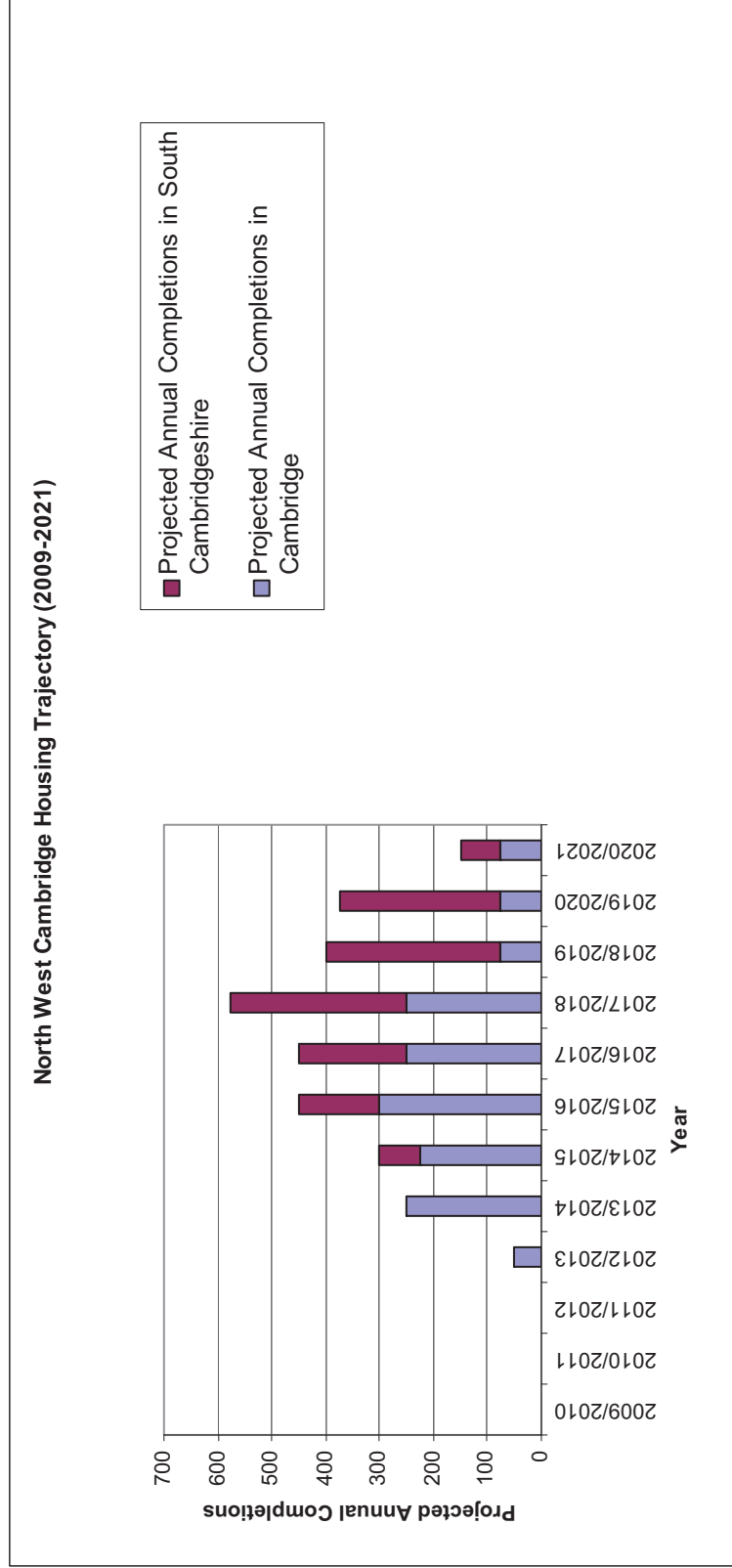
the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments and necessary infrastructure.

Housing Trajectory

- 10.19 The plan making system has an increased emphasis on demonstrating how the policies of the Plan will be delivered, particularly housing. Planning Policy Statement 12 "Local Spatial Planning" 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 policies to deliver the identified housing requirement.
- 10.20 In preparing the housing trajectory for North West Cambridge, the Councils have had regard to a number of factors:
- a. The anticipated date of adoption of the Area Action Plan, before which only limited planning permissions could be granted for the development on land allocated in the Cambridge Local Plan, in particular the 19 Acre Field;
 - b. The landowner's stated intentions in terms of submitting planning applications;
 - c. A reasonable build rate for the development, agreed with the landowner/ developer, based on current expectations of the housing market and the capacity and intentions of the housing building industry.
- 10.21 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 development industry. In particular, the split in annual housing completions in each district will depend upon detailed masterplanning and the phasing of development across the site. The trajectory assumes that development will take place generally from east to west. There may be advantages in terms of place making of a central start to development around the local centre which, if deliverable, would result in a somewhat different split between districts, although the overall trajectory for the site as a whole would remain similar. Any changes to the split by district will be addressed through the Councils' respective Annual Monitoring Reports. The split identified in the housing trajectory has been informed by the likely proportions of residential development land to be located in each district. 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.

Housing Trajectory For North West Cambridge (2009 - 2021)

Period 2009 - 2021	PROJECTIONS											Total	
	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020		2020 / 2021
Projected annual completions Cambridge	0	0	0	50	250	300	450	450	575	400	375	150	3000
South Cambridgeshire	0	0	0	0	250	225	300	250	250	75	75	75	1550
South Cambridgeshire	0	0	0	0	0	75	150	200	325	325	300	75	1450



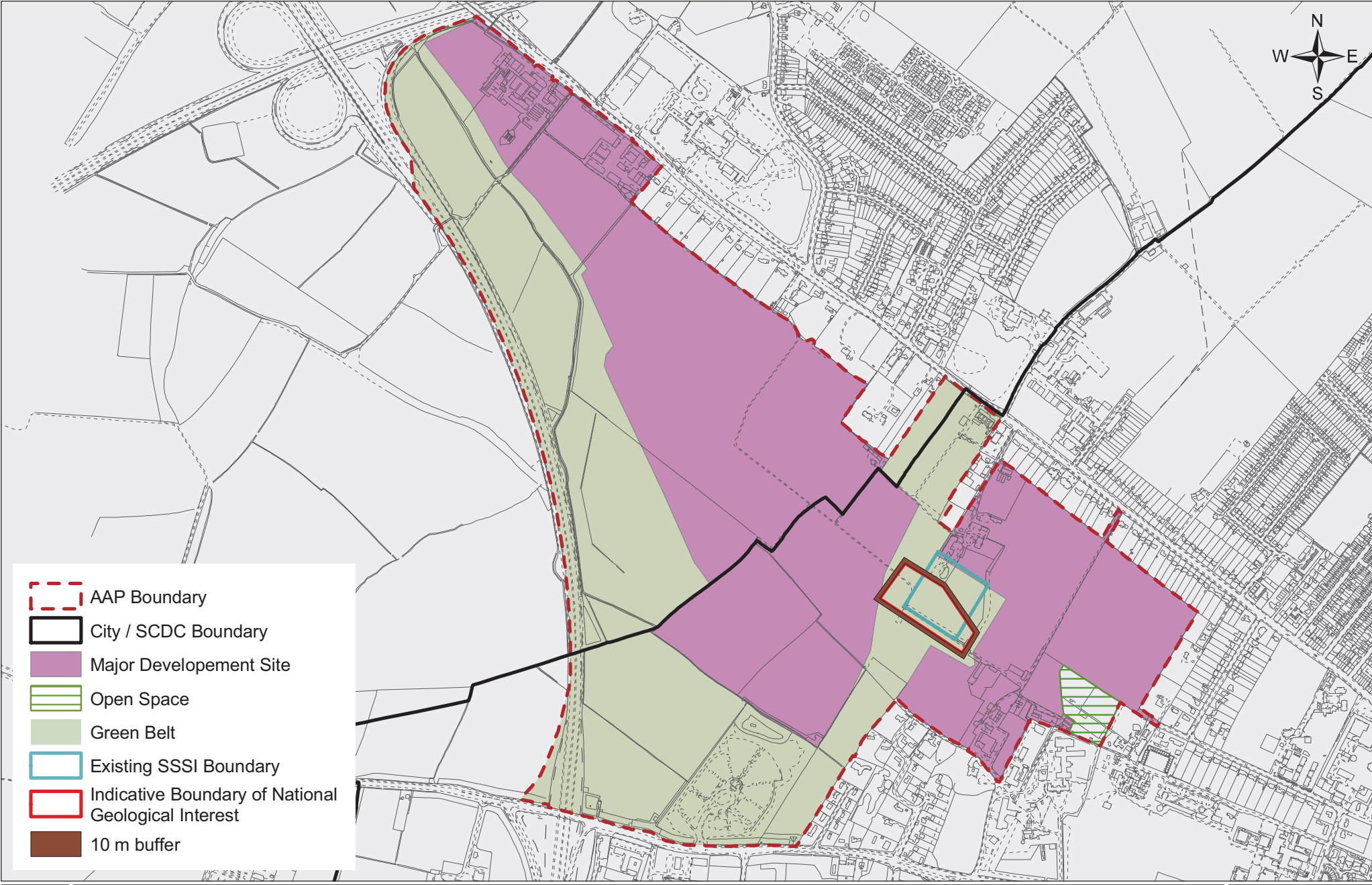
11. MONITORING









- 11.1 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 the Plan remains sound or whether adjustments need to be made in order to meet the Plan's objectives.
- 11.2 As part of the Local Development Framework process, local planning authorities are required to produce Annual Monitoring Reports (AMR). Cambridge City Council and South Cambridgeshire District Council will each produce their own AMR, which will deal with the part of North West Cambridge that is within their respective administrative boundaries, as part of the overall provision of different land uses within each district, e.g. district wide housing land supply.
- 11.3 However, it is also important to monitor the development as a whole and test how it is performing overall against key policy requirements for the Area Action Plan. In light of this, a common set of indicators have been developed specifically for monitoring the North West Cambridge 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 North West Cambridge, e.g. housing density and accessibility to public transport. Each Council's AMR will include a section monitoring the development at North West Cambridge as a whole against Site Specific Indicators. These are included at Table 11.1.
- 11.4 In the event that an AMR identifies delivery issues at North West Cambridge, 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.

Table 11.1: North West Cambridge Core and Local Output Indicators

Indicator number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC01	Total no. of: (1) Units of student accommodation completed (2) Housing Completions / Annual Rate	Core	NW5	To provide an adequate supply of land for housing for development (1) for 2,000 University students, and (2) for 3,000 open market and affordable dwellings. <i>The total housing completions and annual rate of completions for North West Cambridge will be monitored against the North West Cambridge AAP housing trajectory in each Council's Annual Monitoring Report.</i>
NWC02	Housing Density	Core	NW5	At least 50 dwellings per hectare average net density.
NWC03	Percentage of Housing which is affordable	Core	NW6	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College Key Workers.
NWC04	Employment Land Supply by type	Core	NW8, NW10	(1) 100,000m ² of employment and academic development; (2) Approximately 60,000m ² of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.
NWC05	Employment Uses in the Local Centre	Core	NW9	100% of completed development for B1 uses in the local Centre in units not exceeding 300 m².
NWC06	Distance to Public Transport	Local	NW16	Majority of development within 400m of a bus stop.
NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	Core	NW19	Car parking standards are set out in Appendices 1 and 2.
NWC08	Public Open Space and Recreation Facilities	Local	NW23	Standards for provision of public open space and recreation facilities are set out in Appendix 3. Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.

NWC09	Sustainable Development	Local	NW24	<p>Amount of residential development designed in line with the Code for Sustainable Homes:</p> <p>(1) Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings;</p> <p>(2) Percentage approved after 1 April 2013, designed to Code level 5 or higher.</p> <p>Amount of non-residential development designed in line with BREEAM:</p> <p>(1) Percentage approved designed to "Excellent" standards.</p>
NWC10	Renewable energy installed by type	Core	NW24	<p>(1) Percentage of the non-residential development and student accommodation energy requirements provided by renewable energy (at least 20% required if renewable CHP is not viable);</p> <p>(2) Percentage of the development served by a CHP plant or a District Heating Scheme fuelled by renewable energy sources.</p>
NWC11	Water Conservation	Local	NW24	<p>(1) Percentage of residential development approved on or before 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and</p> <p>(2) Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.</p>
NWC12	Investment secured for infrastructure and community facilities through developer contributions.	Core	NW31	Trigger points set out in S106 agreements or planning obligations.



-  AAP Boundary
-  City / SCDC Boundary
-  Major Development Site
-  Open Space
-  Green Belt
-  Existing SSSI Boundary
-  Indicative Boundary of National Geological Interest
-  10 m buffer

North West Cambridge Area Action Plan
Inset Proposals Map 2009



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Scale:	1:12,000

APPENDIX 1 CAR PARKING STANDARDS

1 Introduction

- 1.1 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 many may be reduced where lower car use can reasonably be expected. These standards are derived from the Cambridge Local Plan 2006 and the Cambridge East Area Action Plan.
- 1.2 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.

2 Application of the Standards

- 2.1 Parking for disabled people will be required for their exclusive use at all sites in accordance with Section 7. It should be noted that under the Disability Discrimination Act (1995) it is the responsibility of site occupiers to ensure that adequate provision is made for the needs of disabled people.
- 2.2 Levels of car parking below the stated levels, including car-free developments, will be supported where:
- a. The site has good access to High Quality Public Transport bus services, pedestrian and cycle routes; and
 - b. For residential developments, the site is within close proximity to shops and other local services; and
 - c. Reduced car ownership/use can be encouraged by provision of car pooling/car share clubs; and
 - d. 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.
- 2.3 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 authorities, 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-motorised travel options are not viable, for example. Preliminary discussions and Transport Assessments will play a key role in demonstrating the need for such additional parking.

- 2.4 Where reference is made to staff numbers, this relates to the typical number of staff working at the same time.

3 Residential Uses

A RESIDENTIAL DWELLINGS

- 3.1 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 one space for every four units, provided that off-street car parking spaces resulting from the development would not be above 1.5 car parking spaces per dwelling. Visitor parking should be marked appropriately.

Table 1: Residential Development

Dwelling Size	Maximum Standards
Up to 2 bedrooms	1 car parking space
3 or more bedrooms	2 car parking spaces

Note: Garages are counted as parking spaces

B OTHER RESIDENTIAL DEVELOPMENTS

- 3.2 In addition to the application of the parking standards defined in Table 2, covering the needs of residents, visitors and staff, developers should demonstrate that their proposal provides for any particular exceptional needs, such as service vehicles.
- 3.3 It is recognised that there is a functional difference between a development which is entirely or largely for student residential accommodation, and the non-residential elements of Colleges where there may be a variety of other uses including administrative and teaching activities. In these circumstances it may be appropriate to make additional car parking provision commensurate with the relevant standards for such uses as "offices" and "higher and further education".

Table 2: Other Residential Developments

Type of Development	Maximum Standards
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.

4 RETAIL, CULTURE, LEISURE AND SPORTS USES

Table 3: Retail, Culture, Leisure and Sports Uses

Use	Maximum Standards
Food retail	1 space per 50 m ² Gross Floor Area (GFA) 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	Maximum Standard
Museums, Exhibition venues	On merit.
Sports and 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.

4.1 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.

4.2 A picking up and dropping off point for taxis and mini-buses will need to be provided for uses in Table 4.

5 OFFICE USE

Table 5: Business and Industrial Uses

Use	Maximum Standards
Offices, General Industry	1 space per 40 m ² GFA, including disabled.
Storage	1 space per 100 m ² GFA, including disabled.

5.1 Access will primarily rely on public transport, cycling and walking.

6 NON-RESIDENTIAL INSTITUTIONS

Table 6: Non-Residential Institutions

Use	Maximum 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.

7 PROVISION FOR PEOPLE WITH DISABILITIES

7.1 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%.

- 7.2 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.
- 7.3 Spaces for disabled people should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of 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.
- 7.4 Disabled car parking spaces should be marked either 'disabled' or with a wheelchair marking.

APPENDIX 2 CYCLE PARKING STANDARDS**1 Introduction**

- 1.1 The standards in the tables below set out minimum requirements in terms of cycle parking for new developments and changes in use. These standards are derived from the Cambridge Local Plan 2006 and the Cambridge East Area Action Plan.
- 1.2 In addition to the application of these standards, new developments will have to comply with the following principles:
- a. Cycle racks or stands should conform to the design and dimensions as set out at the end of these standards;
 - b. For residential purposes cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of additional space in 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;
 - c. Cycle parking for employees should be in a convenient, secure location and where practical covered;
 - d. 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;
 - e. References to staff should be taken to mean the peak number of staff expected to be on site at any one time;
 - f. All cycle parking should be located to minimise conflicts between cycles and motor vehicles;
 - g. 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	Minimum Number of Spaces
Residential dwellings	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	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	Minimum Number of Spaces
Food retail	1 space per 25 m ² GFA 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.
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	Minimum 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	Minimum 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.

2 CYCLE PARKING DESIGN AND LAYOUT

2.1 Design Of Rack

2.1.1 A Sheffield Stand is acceptable but a rounded 'A' design is recommended as it provides additional support, particularly for smaller bicycles.

Sheffield Stand:



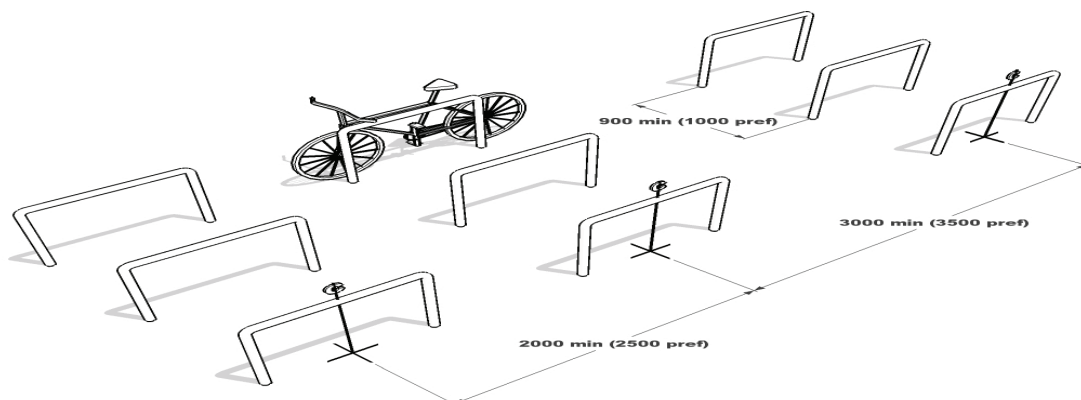
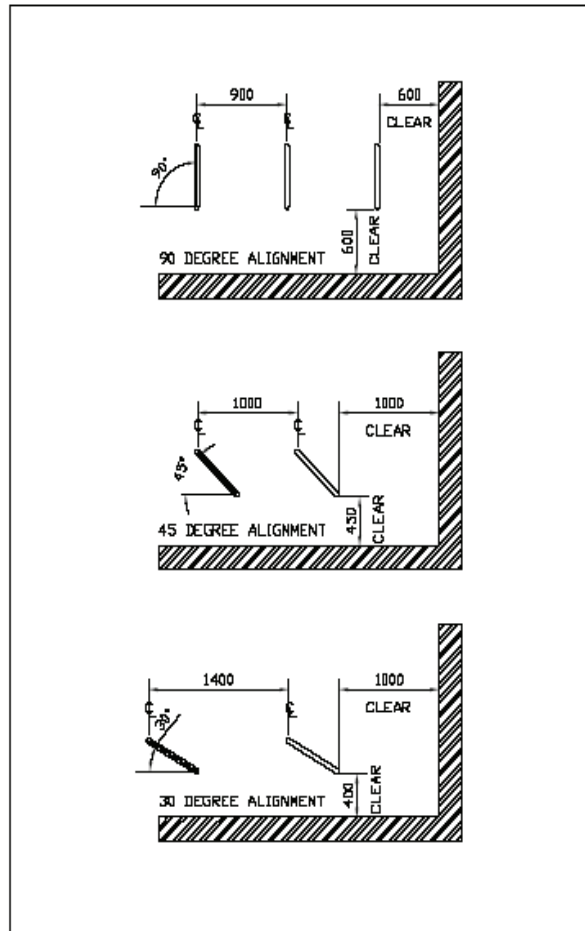
Rounded A Stand:



2.2 Layout

2.2.1 This diagram shows the spacing required for cycle stands. There should be a minimum space of 2000mm between the centres of a

single row of stands and a minimum space of 3000mm between the centres of a double row of stands. All measurements shown are in millimetres.



APPENDIX 3: OPEN SPACE AND RECREATION STANDARDS**1. Introduction**

- 1.1 Policy NW23 requires that the development at North West Cambridge should make provision for public open space and sports facilities in accordance with these standards. These standards are derived from the Cambridge Local Plan 2006 and the Cambridge East Area Action Plan.
- 1.2 Under Planning Policy Guidance 17 "Open Space and Recreation" standards are to be set out for quantity, quality and accessibility of open spaces. The standards set out below are standards relating to quantity. The accompanying Open Space and Recreation Strategy provides further details on the justification for these standards and includes guidance on accessibility and quality. It also includes further guidance as to when open space should be provided on site, and when it should be provided through commuted payments.

2. Definition of Public Open Space

- 2.1 The open space required under the standards is defined as any land laid out as a public garden or used for the purposes of public recreation. This means space which has unimpeded public access, and which is of a suitable size and nature for sport, active or passive recreation or children and teenagers' play. Private or shared amenity areas, for example in a development of flats, or buffer landscaped areas are not included as public open space. This definition relates to both open space provided within a development, and when considering the provision of existing open space.
- 2.2 Indoor sports facilities required under the standards must be accessible to the public, secured if appropriate through a Community Use Agreement.

3. The Standards

- 3.1 Table 1 sets out the standards for different types of open space and recreation provision.

Table 1: The City Council's Open Space and Recreation Standards

Type of Open Space	Definition	Standard
Outdoor Sports Facilities	Playing pitches, courts and greens	1.2 hectares per 1,000 people
Indoor Sports Provision	Formal provision such as sports halls and swimming pools	1 sports hall for 13,000 people 1 swimming pool for

		50,000 people
Provision for children and teenagers	Equipped children's play areas and outdoor youth provision	0.3 hectares per 1,000 people
Informal Open Space	Informal provision including recreation grounds, parks and natural greenspaces	1.8 hectares per 1,000 people
Allotments	Allotments	0.4 hectares per 1,000 people

4. How the Standards Should be Applied

- 4.1 The amount of land required to meet the standard is calculated for each type of open space or sports provision. This is done by calculating the number of new residents accruing from the development using the number of bedrooms in each unit as a guide. The number of people is taken to be the same as the number of bedrooms, except for one bedroom units which will be assumed to have 1.5 people.
- 4.2 The only exception to this will be for student housing, where the number of students to be accommodated will be used.
- 4.3 Having calculated the amount of land required, consideration will then be given as to whether this should be provided on site or through commuted payments for each type of open space or sports provision.

5. Commuted Payments

- 5.1 Any shortfall in provision on site should be met by commuted payments. These are based on the cost of providing and, where appropriate, maintaining that type of open space or sports facility. These will be spent on improving that type of provision or contributing towards new provision. Commuted payments will also be sought for the maintenance of any public open space provided on site.

APPENDIX 4: GLOSSARY OF TERMS**Affordable Housing****Affordable housing is:**

'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

– Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

– Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.

Social rented housing is:

'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'

Intermediate affordable housing is:

'Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.'

The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

Allotments

An allotment is a piece of land that can be rented for the production of fruit or vegetables for consumption by the allotment holder. Flowers may also be planted, although the primary focus of a site should be the cultivation of fruit and vegetables. Livestock, such as chickens or rabbits, may also be kept on some sites, subject to management agreement and any other necessary consents.

Allotment land can be owned by a local council or a private organisation. Many allotments, although publicly owned, are managed by allotment societies. Councils have a legal duty to provide sufficient allotments to meet demand. These allotments may fall within two categories, temporary or statutory. Whilst temporary allotments may be used for this purpose for many years, they were not purchased for permanent use as allotments and they are not legally protected from de-designation. Statutory allotments, however, were obtained only for use as allotments and are further protected by specific legislation in the Allotments Act 1925, which requires consent from the Secretary of State in order to dispose of a site. The Secretary of State cannot consent to the disposal of statutory allotment land unless they are satisfied either that adequate provision will be made for displaced plot-holders, or that such provision is not necessary or is impracticable. The Councils would expect that any allotments provided within the urban extensions would be given statutory protection.

Area Action Plan (AAP)

Local Development Document setting out policy and proposals

	for specific areas. See Planning and Compulsory Purchase Act 2004 and its supporting guidance and regulatory documents.
Biodiversity	Encompasses all aspects of biological diversity, especially including species richness, ecosystem complexity and genetic variation.
Biodiversity Action Plan (BAP)	A plan that sets objectives and measurable targets for the conservation of biodiversity.
BREEAM	BREEAM is an acronym for the Building Research Establishment's Environmental Assessment Method. This is a set of standards for measuring the environmental performance of a range of new and existing building types. It covers energy and water performance, construction materials, waste, ecology, pollution and health. Under this scheme, buildings that meet the standards are rated either 'pass', 'good', 'very good' or 'excellent'.
Brownfield land	Previously developed land (PDL), which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated with fixed surface infrastructure. The definition covers the curtilage of development. Previously developed land can occur in both urban and rural settings.
Cambridge Area	The area covered by Cambridge City Council and South Cambridgeshire District Council
Cambridge Local Plan	The Cambridge Local Plan sets out policies and proposals for future development and land use to 2016; the Plan will be a material consideration when making planning applications.
Cambridge Northern Fringe West	Land south of the A14 and between the B1049 and the Cambridge Regional College.
Cambridgeshire & Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (prepared by the County Council).
Cambridge University and College Key Workers	Staff employed by Cambridge University and its Colleges which the University accept as a priority for housing having regard to their level of housing need and their contribution to the functioning and success of the University and its Colleges. This could also include staff employed by other organisations whose presence in Cambridge is directly related to the presence of the University such as the Medical Research Council and other research facilities.
Chalklands	As defined by the Cambridgeshire Landscape Guidelines 1991
City Centre	Historic Core and Fitzroy/Burleigh Street shopping areas in Cambridge. These areas provide a range of facilities and services, which fulfil a function as a focus for both the community and for public transport; see also Proposals Map.
Climate Change Adaptation	The ability to respond and adjust to actual or potential impacts of climate change in ways that moderate harm or take advantage of any positive opportunities that the climate may afford.
Code for Sustainable Homes	Developed to enable a step change in sustainable building practice. It is intended as a single national standard to guide industry in the design and construction of sustainable homes.

There are six levels of the Code, with level 6 equating to a "zero carbon" homes. At each level there are minimum energy efficiency/carbon emissions and water efficiency standards.

Colleges	Colleges constituting part of Cambridge University. Each is an independent corporate body with its own governance, property and finance. There are 31 such Colleges. The Colleges appoint their staff and are responsible for selecting students, in accordance with University regulations. The teaching of undergraduates is shared between the Colleges and University departments. Degrees are awarded by the University. Academic staff, in some cases, hold dual appointments, one with the University and one with a College.
Combined Heat and Power (CHP)	The simultaneous generation of useable heat and power (usually electricity) in a single process, thereby discarding less waste heat and putting to use heat that would normally be wasted to the atmosphere, rivers or seas. CHP is an efficient form of local energy supply, providing heat and electricity at the same time.
Community facilities	Facilities, which help meet the varied needs of the residents of Cambridge for health, educational and public services as well as social, cultural and religious activities. For the purposes of the Local Plan, community facilities are defined as uses falling within Class D1 "Non-residential institutions" of the Use Class Order with the exception of university teaching accommodation. In addition, the following subcategories of Class C2 "Residential Institutions" are considered to be community facilities: hospitals, residential schools, colleges or training centres.
Conservation Area	Areas identified, which have 'special architectural or historic interest', which makes them worth protecting and improving.
Definitive Map	The Map is a legal record of the public's rights of way. The maps are produced by the Local Authority (in Cambridge and South Cambridgeshire by the County Council). Note there may be additional rights over land that have not yet been recorded on the Map or there may be rights that are incorrectly recorded on the Map.
Development Plan	The Development Plan for Cambridgeshire is not a single document but comprises of a number of documents as required by legislation. These are currently the Cambridgeshire & Peterborough Structure Plan, the Cambridgeshire and Peterborough Waste Local Plan, the Cambridgeshire Local Transport Plan, the Cambridge Local Plan and the South Cambridgeshire Local Plan. The Development Plan is prepared in accordance with the Town and Country Planning (Development Plan) (England) Regulations 1999 and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.
District Heating Schemes	In district heating schemes more than one building or dwelling is heated from a central source. They have the advantage of reducing the amount of carbon dioxide entering the atmosphere and the additional benefit of reducing heating bills.
Environmental Impact Assessment (EIA)	Considers the potential environmental effects of land use changes, enabling decisions to be taken with full knowledge of

the likely environmental consequences. To be submitted by the developer with their planning application.

Examination in Public (EiP)	Inquiry led by an independent Planning Inspector into proposals for and objections to local development documents (such as the Area Action Plan).
Green Belt	A statutory designation made for the purposes of checking the unrestricted sprawl of large built-up areas, preventing neighbouring communities from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.
Green Infrastructure	Green infrastructure consists of multi-functional networks of protected open space, woodlands, wildlife habitat, parks, registered commons and villages and town greens, nature reserves, waterways and bodies of water, historic parks and gardens and historic landscapes. Different aspects of green infrastructure provide recreational and/or cultural experiences, whilst supporting and enhancing biodiversity and geodiversity, enhancing air and/or water quality and enriching the quality of life of local communities.
Greenspaces	Open spaces covered with grass and other vegetation. Includes commons, allotments, playing fields, cemeteries, churchyards, large gardens, parks, public open land and agricultural land.
Greenfield land	Land which has not previously been developed or which has returned to greenfield status over time.
Greenhouse Gas	A gas that 'traps' energy radiated by the earth within the atmosphere.
Grey Water Recycling Systems	Systems that store and reuse water from sinks, baths and showers for flushing non potable uses, generally toilet flushing.
High technology	Activities, including production, in fields which include biotechnology, chemicals, consultancy, research and development, computer components and hardware, computer software, electronic systems and products, information technology, instrumentation, new materials technology, telecommunications, other forms of new manufacturing process or fields of research and other development which may be regarded as high technology uses.
High Quality Public Transport (HQPT)	A HQPT service is one that provides a 10 minute frequency during peak periods and a 20 minute frequency inter-peak. Weekday evening frequency should run ½ hourly until 11pm, on a Saturday 1/2 hourly 7am – 6pm, then hourly until 11pm and Sunday hourly service 8am – 11pm (Source: Cambridgeshire & Peterborough Structure Plan, 2003). It should also provide high quality low floor/easy access buses, air conditioning, prepaid electronic ticketing and real time information and branding to encourage patronage.
Infrastructure	Basic structure of systems such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.

Key Worker Housing	A subset of affordable housing targeted at specific groups of workers, including teachers, nurses and others, who are unable to meet their housing needs on the open market.
Lifetime Homes Standard	In 1991, the Lifetime Homes concept was developed by a group of housing experts who came together as the Joseph Rowntree Foundation Lifetime Homes Group. Lifetime Homes have sixteen design features that ensure a new house or flat will meet the needs of most households. This does not mean that every family is surrounded by things that they do not need. The emphasis is on accessibility and design features that make the home flexible enough to meet whatever comes along in life: a teenager with a broken leg, a family member with serious illness, or parents carrying in heavy shopping and dealing with a pushchair.
Listed Building	A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations that would affect its character.
Local Biodiversity Action Plan (LBAP)	The Action Plan works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. The Local Biodiversity Action Plan has been prepared by Biodiversity Cambridgeshire (contact via Cambridgeshire County Council) 1999.
Local Centre	Small grouping usually comprising a newsagent, a small supermarket, a sub-post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.
Local Development Framework (LDF)	A statutory 'portfolio' (or family) of <i>Local Development Documents (LDDs)</i> that sets out the spatial planning policies for a local planning authority area. It is comprised of <i>Development Plan Documents, Local Development Scheme, Statement of Community Involvement, Annual Monitoring Report</i> and <i>Supplementary Planning Documents</i>
Local Plan	Abbreviation used to describe the statutory plans adopted by the City Council and South Cambridgeshire. They are a material consideration in determining planning applications, which should be in accordance with them as part of the Development Plan.
Local Transport Plan (LTP)	Cambridgeshire Transport Plan (LTP2 2006-2011) Cambridgeshire County Council.
Major Development	Defined as: <ul style="list-style-type: none"> • Residential development: the erection of 20 or more dwellings or, if this is not known, where the site area is 0.5 hectares or more; or • Other development: where the floor area to be created is 1,000m² or more, or the site area is 1 hectare or more.
Masterplan	A Masterplan describes how proposals for a site will be implemented. The level of detail required in a Masterplan will vary according to the scale at which the Masterplan is produced. Masterplans will normally be adopted as SPD.
Mitigation	The purpose of mitigation is to avoid, reduce and where

Note: The information in this Glossary is an informal, non-technical explanation of some terms and phrases used in the Area Action Plan.

possible remedy or offset any significant negative (adverse) effects on the environment etc arising from the proposed development.

Mixed use development	Development comprising two or more uses as part of the same scheme. This could apply at a variety of scales from individual buildings, to a street, to a new neighbourhood or urban extension. Mixed use development can help create vitality and diversity and can help to reduce the need to travel, which is more sustainable.
Natural or semi-natural greenspace	Natural or semi-natural greenspace includes woodland, scrub, grassland such as commons and meadows, wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits) - all actively managed by humans in order to maintain native wildlife and sustain human beings. In other words these are managed environments including 'encapsulated countryside within the formally designated public open spaces' and elsewhere (ref. English Nature – Accessible natural greenspace in towns and cities, report no. 153 (1995)).
NIAB Open Space	National Institute of Agricultural Botany Includes all open space of public value. There is a broad range of spaces that may be of public value - not just land but also areas of water such as rivers and lakes - and includes, parks and gardens; natural and semi-natural urban greenspaces; green corridors; outdoor sports facilities; amenity greenspace; teenagers' and children's play areas; allotments and community gardens; cemeteries and churchyards; accessible countryside in urban fringe areas and civic spaces.
Open Space Standards	The amount of open space required in all developments either on site or through commuted payments.
Park and Ride (P & R)	A system where private motorists are encouraged to leave their car at an out of centre public car park and travel the rest of the way to their destination by public transport.
Parking Standards	Document setting out maximum permissible levels of car parking for various use-classes, along with minimum levels of cycle parking; see bibliography.
Permissive Right of Way	It is possible for landowners to allow access over their land without dedicating a right of way. These accesses are called permissive paths. Permissive paths are commonly found on land owned by a body, which allows public access, such as a local authority, a Railway Authority, or the National Trust.
Planning Condition	Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Planning Authority before or during the construction.
Planning Obligation	A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.

Planning Policy Guidance Note (PPG)	The guidance is issued on a range of planning issues by the (former) Department of the Environment, Transport and the Regions, Department of Transport, Local Government and the Regions, the Office of the Deputy Prime Minister and now the Department for Communities and Local Government. PPGs must be taken into account when preparing the statutory Local Plan and LDF.
Planning Policy Statements (PPS)	The new versions of PPGs, which indicate Government planning policy formerly issued by the Office of the Deputy Prime Minister, now the Department for Communities and Local Government.
Previously Developed Land (PDL)	See brownfield land.
Public Art	Publicly sited works of art, which make an important contribution to the character and visual quality of the area and are accessible to the public.
Public Right of Way	A public right of way is a route over which the public has a right to pass and re-pass. Public rights of way are more commonly known as either: Footpath (for use on foot only); Bridleway (for use by horses, pedal cycle or on foot); Byway (for use by motor vehicles, horses, pedal cycle or on foot). Public footpaths are not to be confused with highway footways, which are pavements to the side of the road. Public right of ways are legally recorded on the Definitive Map. Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000.
Rainwater Harvesting	The capture of rainwater from buildings to help meet onsite requirements, whether for external use such as irrigation or internal use such as toilet flushing or washing.
Recycling Centre	Run by private companies for Cambridgeshire County Council. The Centres are operated free of charge for members of the public but they do not take waste from businesses. Taking separated household waste to the sites will reduce the amount of waste going to landfill. Site operators will always recycle as much as possible.
Regional Planning Guidance (RPG)	RPG6 - for East Anglia, covers the counties of Cambridgeshire (including Peterborough), Norfolk and Suffolk and was published by the Secretary of State for the Environment, Transport and the Regions on 23 November 2000. This is being updated by the Regional Spatial Strategy.
Registered Social Landlord (RSL)	An organisation registered by the Housing Corporation to provide affordable housing.
Regional Spatial Strategy (RSS)	A strategy for the region to guide development, incorporating the Regional Transport Strategy.
Renewable Energy	Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and from biomass.
Research & Development (R & D)	The investigation, design and development of an idea, concept, material, component, instrument, machine, product or process,

Note: The information in this Glossary is an informal, non-technical explanation of some terms and phrases used in the Area Action Plan.

up to and including production for testing (not mass production), where the work routine requires daily discussion and action on the part of laboratory and design staff.

Research establishments	Research establishments/institutions are taken to mean sui generis uses affiliated with one of the Universities, the Medical Research Council or Addenbrooke's Hospital, where there is a need for regular day-to-day contact or sharing of materials, staff and equipment.
Ridge and furrow	Refers to 'ridge and furrow' field systems.
Section 106	See Planning Obligations.
Setting of the City	The interface between the urban edge and the countryside.
Site of Special Scientific Interest (SSSI)	An area that, in the view of Natural England, is of particular interest because of its fauna, flora, or geological or physiographic features. Once designated, the owner of the site is required to notify the relevant authorities and to obtain special permission before undertaking operations that would alter its characteristics. Designated under Section 28 of the Wildlife and Countryside Act 1981.
Strategic Employment Location	An employment location of regional importance identified within Regional Planning Policy and the Cambridgeshire & Peterborough Structure Plan.
Streetscape	The overall character, design quality, and particular physical elements which are formed by a combination of building facades, signage, paving, street furniture (seats, bins, cycle racks etc), lighting and trees and other plantings as well as other elements along a street. The quality of these elements and the degree to which they compliment each other determine the quality of the streetscape.
Structure Plan	The Cambridgeshire and Peterborough Structure Plan (2003) which sets out the broad requirements for new homes, industry, shops and supporting services and infrastructure; see also bibliography. A limited suite of policies have been saved as of September 2007.
Sub-Region (Cambridge Sub-Region or CSR)	The wider Cambridge area covering the City and the surrounding rural area extending to and including the ring of market towns.
Supplementary Planning Guidance (SPG)/ Supplementary Planning Document (SPD)	Supplementary Planning Guidance is replaced by Supplementary Planning Documents under the new Development Plans legislation. Can take the form of design guides or area briefs, or supplement other specific policies in a plan. SPG/SPD may be taken into account as a material consideration in determining planning applications.
Sustainable Community Strategy	A strategy for promoting the economic, environmental and social wellbeing of an area and contributing to the achievement of city and district-wide sustainable development. Prepared by the Local Strategic Partnerships for Cambridge City and South Cambridgeshire.
Sustainable	Sustainable Development is a very broad term that

Development	encompasses many different aspects and issues from the global to local levels. Overall sustainable development can be described as 'development, which meets the needs of the present without compromising the ability for the future generations to meet their own needs' (after the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission).
Sustainable Drainage Systems (SuDS)	Development normally reduces the amount of water that can infiltrate into the ground and increases surface water run-off due to the amount of hard surfacing used. Sustainable drainage systems control surface water run off by mimicking natural drainage process through the use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways.
Swale	A natural depression or a shallow ditch to temporarily convey, store (i.e. take extra water volume in storm conditions) or filter run-off/ surface water. Swales can act as linear soakaways (the surface water may seep into the natural ground). The swale is generally lined with grass so it can be used to improve run-off quality by filtering suspended sediment and heavy metals within the surface drainage system.
Transport Assessment (TA)	The assessment [or consideration] of the potential transport impacts of a proposed development, with an agreed plan to reduce or mitigate any adverse consequences and where appropriate establish how more sustainable modes of travel can be increased.
Travel Plan	Package of measures tailored to a particular site, aimed at promoting more sustainable travel choices (such as walking, cycling, public transport) and reducing car use. It may include initiatives such as car sharing schemes, provision of cycle facilities, improved bus services, and restricting or charging for car parking.
Traveller's Rest Pit	A site south of Huntingdon Road (north of Conduit Head Road); a declared SSSI.
University of Cambridge	The University of Cambridge is a common law corporation. It is a loose confederation of faculties, Colleges and other bodies. The University works with a relatively small central administration and with central governing and supervisory bodies consisting of and mainly elected by, the current academic personnel of the faculties and Colleges. There are over 100 departments, faculties and schools in which the academic and other staff of the University provide formal teaching (lectures, seminars and practical classes) and carry out research and scholarships. In relation to land and property, the University is distinct from the 31 colleges.
Urban Extensions	Development areas on the edge of Cambridge on land proposed for release from the Green Belt – this includes brownfield and greenfield land. Such development is proposed on the edge of the City in a sustainable location.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 (as amended 2005) established Use Classes, which is a system of categories referred to in the Local Plan.

Use Class A1	Shops where the sale, display or service is to visiting members of the public (shops, hairdressers).
Use Class A2	Financial and professional services where the services are provided principally to visiting members of the public (banks, estate agents).
Use Class A3	Restaurants & cafés – places where the primary purpose is the sale and consumption of food and light refreshment on the premises.
Use Class A4	Public houses, wine bars or other drinking establishments – premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises.
Use Class A5	Take-aways – premises where the primary purpose is the sale of hot food to take-away.
Use Class B1(a)	An office other than within class A2 (financial and professional services).
Use Class B1(b)	Research and development of products or processes.
Use Class B1(c)	Any industrial process that can be carried out in any residential area without detriment to the amenity of that area.
Use Class B2	General industrial uses.
Use Class B8	Use for storage or as a distribution centre.
Use Class C2	Residential institutions considered to be community facilities.
Use Class D1	Non-residential institutions (health centres, schools).
Use Class sui generis	Those uses not allocated to a particular Use Class in The Town and Country Planning (Use Classes) Order 1987 (as amended 2005). Examples given in the Use Classes order include theatres, night clubs, retail warehouse clubs, launderettes and motor car showrooms.
Waste Local Plan	This document addresses the land-use planning aspects of waste management; prepared by the Cambridgeshire County Council and Peterborough City Council as part of the Development Plan.
Western Claylands	Landscape character area as defined in the Cambridgeshire Landscape Guidelines 1991.
Windfall site(s)	A site which becomes unexpectedly available for development (usually for housing) during the Plan period and which the Local Plan has not already defined as a potential development site.

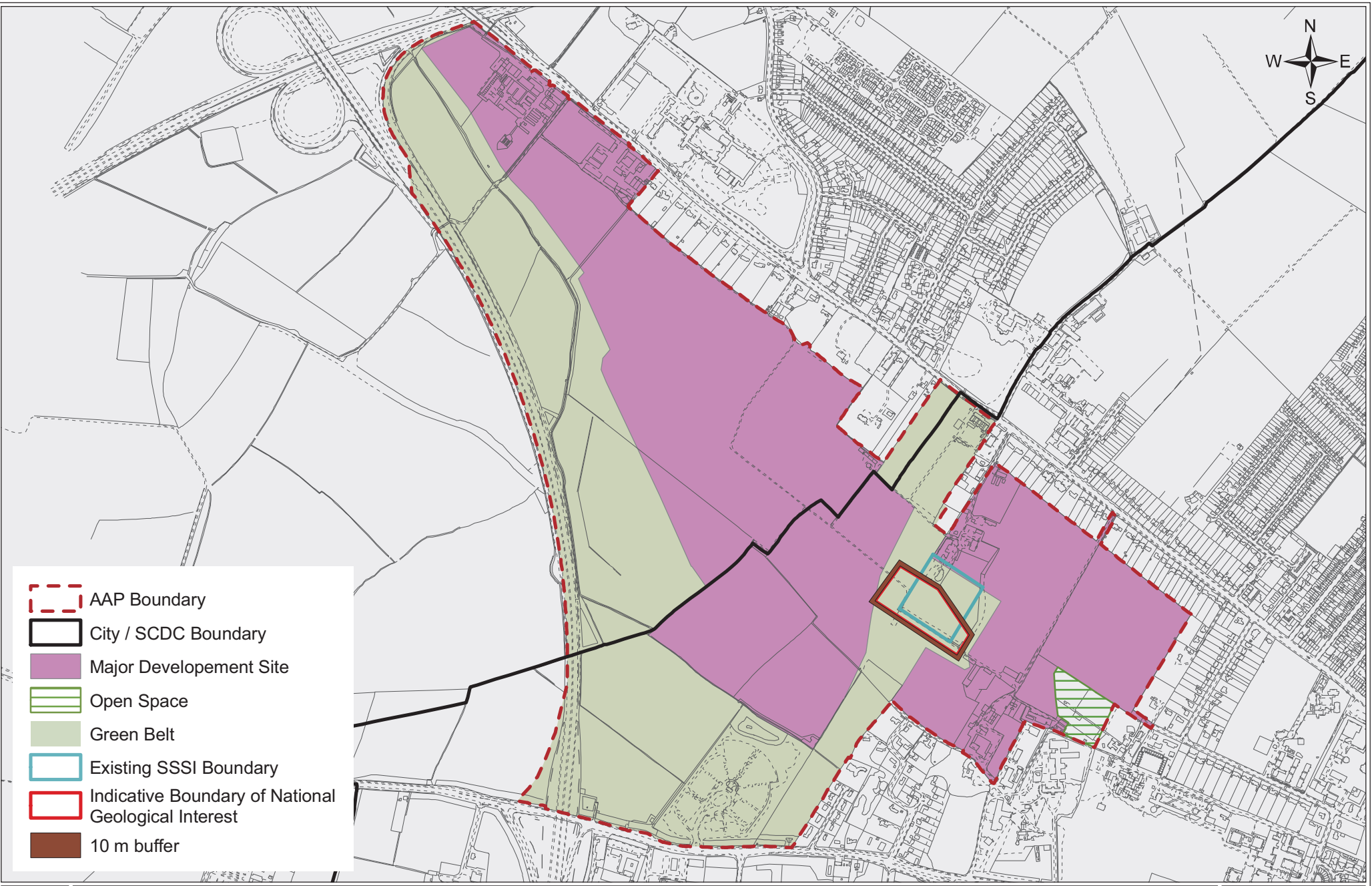
APPENDIX 5: RELATIONSHIP WITH THE CAMBRIDGE LOCAL PLAN (2006)









The following policies and proposals in the Cambridge Local Plan (2006) will be superseded when the Area Action Plan is adopted:

- a. Policy 9/7 – Land between Madingley Road and Huntingdon Road;
- b. Proposal Site 9.07 – Madingley Road/Huntingdon Road; and
- c. Proposal Site 9.11 – 19 Acre Field and land at Gravel Hill Farm.

The Proposals Maps for the Cambridge Local Development Framework and South Cambridgeshire District Council Local Development Framework will be updated as required.

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-  AAP Boundary
-  City / SCDC Boundary
-  Major Development Site
-  Open Space
-  Green Belt
-  Existing SSSI Boundary
-  Indicative Boundary of National Geological Interest
-  10 m buffer

North West Cambridge Area Action Plan
Inset Proposals Map 2009



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Local Development Framework North West Cambridge Area Action Plan

Sustainability Appraisal/Strategic Environmental Assessment Adoption Statement

Introduction

Cambridge City Council and South Cambridgeshire District Council adopted the North West Cambridge Area Action Plan (AAP) on the 22nd October 2009. The AAP forms part of each Council's respective Local Development Framework (LDF) and replaces the relevant parts of the existing Cambridge Local Plan 2006.

This statement has been prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (16) (3) and (4), which require a statement to be produced on adoption of a plan or programme, to detail:

1. How environmental considerations have been integrated into the plan or programme;
2. How the Environmental Report has been taken into account;
3. How opinions expressed through public consultation have been taken into account;
4. The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with;
5. The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Planning Policy Statement 12 (Local Spatial Planning) widens these considerations from environmental to the appraisal of the economic, social and environmental sustainability of the plan, so this statement provides information on the wider sustainability appraisal process.

1. How sustainability considerations have been integrated into the plan.

The LDFs for Cambridge City and South Cambridgeshire aim to improve the overall quality of life for the residents of both districts, in a way that will also benefit future generations. The concept of sustainable development lies at the heart of both LDFs, and is closely related to the national strategy for sustainable development, which has four objectives, namely:

1. Social progress which recognises the needs of everyone;
2. Effective protection and enhancement of the environment;
3. Prudent use of natural resources; and
4. Maintenance of high and stable levels of economic growth and employment.

Policy context

The North West Cambridge AAP identifies land to be released from the Cambridge Green Belt, to contribute towards meeting the long-term development needs of the University of Cambridge. The AAP has been prepared against the context of national and regional planning policy, with which the plan has to be in conformity.

The regional context for the AAP was originally set out in the Regional Planning Guidance for East Anglia (RPG6), which has since been replaced by the Regional Spatial Strategy (2008). Both these plans aim to focus a higher proportion of growth into the Cambridge Sub-Region, setting a sequential approach to the planning of development. In particular, the Regional Spatial Strategy identified the need to make the most of the development potential of land “on the periphery of the built-up area of Cambridge on land released from the green belt following the Cambridgeshire and Peterborough Structure Plan 2003 and through the Cambridge Local Plan and development plan documents prepared by the local planning authorities.” Such a policy position is based on the need to provide for a sustainable pattern of development to accommodate necessary growth in the Sub-Region, with a better balance between employment and housing focussed on Cambridge and the surrounding area.

RPG6 informed the strategy taken in the Cambridgeshire and Peterborough Structure Plan (2003 – now in part replaced by the Regional Spatial Strategy). A number of the Structure Plan policies have been saved, including Policy P9/2c, which identified land at North West Cambridge for release from the Green Belt for housing and mixed-use development to be reserved predominantly for University-related uses.

North West Cambridge Area Action Plan Policy Approach

The North West Cambridge Area Action Plan sets out the policies and principles that will need to be taken into account in bringing forward development of this new urban extension so that the special character of the

area is retained, and to achieve an attractive, high quality, sustainable community that is an exemplar of sustainable living with low carbon and greenhouse gas emissions.

Vision, Objectives and Development Principles

This chapter of the AAP draws together the Vision, Objectives and Development principles that will contribute to the development of North West Cambridge becoming a new University quarter, which will contribute to meeting the needs of the wider city community, and which will embody best practice in environmental sustainability. This includes a requirement for a Masterplan to be developed in order to ensure that new development respects to its surroundings and is built to a high quality of design and sustainable construction, makes provision for all necessary infrastructure (social and physical) and achieves the key development principles for the site.

Site and Setting

This chapter details to extent of the site for North West Cambridge. It details the revisions to the boundary of the Cambridge Green Belt to accommodate development during the plan period and safeguards land for development beyond 2016 to meet the longer-term development needs of the University.

Housing

This chapter sets out the policies related to the policies related to the housing element of development at North West Cambridge. It sets the requirement for the site to provide for approximately 3,000 dwellings and 2,000 units of student accommodation. Of the housing, 50% (i.e. 1,500 dwellings) will be affordable housing to meet the needs of Cambridge University and College key workers. The chapter also sets the basis for the provision of a sustainable, inclusive mixed community at North West Cambridge, with affordable housing intermingled with the market housing in small groups to promote social inclusion. In addition, a suitable mix of housing types, sizes and tenures will be required to meet the needs of all ages and sectors of society, including those with disabilities.

Employment and University Uses

This chapter sets the requirements for employment land at North West Cambridge to provide an employment development cluster focussing on employers with strong University links and academic association with cognate University activities, encouraging the development of a higher education cluster benefiting from close proximity to the University and thus benefiting the economy of Cambridge and the UK. Provision is also made for the development of small-scale offices within the local centre, to provide for local employment opportunities and a more vibrant local centre.

Travel

The focus of this chapter is the development and planning of transport systems that aim to reduce the need to travel and maximise the use of sustainable modes of transport to achieve a modal share of no more than 40% of trips to work by car (excluding car passengers). The number of vehicles access points to the site will be minimised, with a new route developed to link Madingley Road and Huntingdon Road. This road will be designed as part of the development and its design will be based on low vehicle speeds, giving priority to provision for walking, cycling and public transport, including safe and convenient crossings for pedestrians and cyclists, in order to encourage travel by more sustainable modes. High Quality Public Transport and provision for cyclists and pedestrians will link the site with the to key destinations such as the local centre and the wider area. Parking standards will aim to minimise the amount of car parking and to maximise the amount of cycle parking.

Community Services and Facilities

The development of North West Cambridge will require an appropriate level of services and facilities, including public art, to be provided within the development to serve the needs of the community, including those who will come to live, work and study within the site. The provision of such facilities will help with the creation of a balanced community.

Recreation

In order to encourage healthy lifestyles and a high quality of life and entertainment, public open space and sports facilities will need to be provided on site. Such provision will also help to enhance the setting of the City and add to its special character, amenity and biodiversity.

Natural Resources

The new urban extension at North West Cambridge will be an exemplar of sustainable living, designed to adapt to the predicted effects of climate change through the application of high levels of sustainable design and construction standards and using decentralised energy to minimise carbon and greenhouse gas emissions. Surface Water Drainage will be designed as a sustainable drainage system to reduce the overall run-off values leaving the site, control the rate of flow and improve water quality. Water storage areas should be designed and integrated into the development with drainage, recreation, biodiversity and amenity value.

Delivery

This chapter deals with a the aspects of the delivery of the new urban extension at North West Cambridge, from sustainable construction processes, strategic landscaping, phasing and need, and the use of planning obligations to enable provision of necessary infrastructure (both physical and social).

Monitoring

In order to monitor the performance of policy, the delivery of development and impacts on the environment, the Area Action Plan also includes a series of indicators that will be monitored through the Councils' respective Annual Monitoring Report. Such monitoring will allow the impact of the development on the delivery of sustainable development objectives to be monitored.

2. How the Sustainability Appraisal has been taken into account.

The Sustainability Appraisal has contributed to the development of the Area Action Plan by providing an independent assessment of the sustainability of the Councils' proposed options and policies as they were developed. It demonstrates that sustainability considerations have been incorporated into the development of the Area Action Plan from an early stage, and provides a formal statement and audit trail of the assessment.

The production of the Final Sustainability Appraisal Report is a key output of the process of plan preparation. It reflected and supported the draft Area Action Plan on which formal public consultation and participation was carried out. The first stage in this process was to determine the scope of the Sustainability Appraisal and to set out the Sustainability Appraisal Framework, which was then used to assess the Area Action Plan.

Guidance prepared by the Office of the Deputy Prime Minister in 2005 (Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents) confirms that one Scoping Report can be prepared for several Local Development Documents provided that it gives sufficient information at the level of detail required for each individual document concerned. An addendum can then be produced for each individual document, to introduce the purpose and objectives of the document in question and to identify any specific sustainability issues that should be taken into account in the Sustainability Appraisal.

Both Cambridge City Council and South Cambridgeshire District Council had produced separate Scoping Reports¹ for the Sustainability Appraisals of their Local Development Frameworks. For the purposes of the North West Cambridge Area Action Plan, it was decided to draw upon these and to identify specific sustainability issues relating to North West Cambridge by the way of a Scoping Report Addendum². The information gathered was used to create a set of sustainability objectives, which could be used to test emerging options and policies. A comparison was made between the sustainability objectives and decision-making criteria in the Cambridge City Council Scoping Report and the South Cambridgeshire Scoping Report, in order to develop the joint sustainability objectives for appraising the North West AAP. The South Cambridgeshire objectives and decision-making criteria were used as the starting point and some minor changes were made to take into account the City Council's sustainability objectives. In most cases it was felt that the two Councils' sustainability objectives were compatible with each other and

¹ Cambridge Local Development Framework SA Scoping Report March 2005, South Cambridgeshire District Council SA Scoping Report, January 2006

² Scoping Report for the North West Cambridge Area Action Plan, August 2006

change was not necessary, and that all objectives were applicable to North West Cambridge.

A set of indicators was also created, to provide evidence on the current state of the environment, as well as social and economic factors. These indicators were tested against other geographical areas in order to provide a comparison. This process helped to identify key sustainability issues for North West Cambridge and highlighted policy issues that should be explored, as detailed in table 1 of the Scoping Report Addendum.

The key sustainability issues identified in the Scoping Report Addendum influenced the development of plan policies and objectives. Section 3 and Appendices V of the final SA Report set out the analysis of the policies against the sustainability objectives. The objectives of the draft AAP were tested against the sustainability objectives through the Sustainability Appraisal of the Issues and Options Report as part of Task B1. This provided information to the Councils and representors on the compatibility between the AAP objectives and the sustainability objectives.

The significant effects of the options, and subsequent policies, were analysed against the sustainability objectives, which provided information on their economic, social and environmental impacts. Analysis included the scale and nature of the impact along with cumulative, secondary and synergistic impacts. Both detailed assessment matrices and summaries were included in the Final Sustainability Appraisal Report. This provided useful information to both representors and the Inspectors on the impacts of the policies of the plan.

The analysis of the impacts of the AAP policies and proposals also indicated opportunities to improve the sustainability of the plan and mitigation measures that may be required to help resolve any negative impacts. The measures envisaged to prevent, reduce and as far as possible offset any significant effects on environmental, social and economic objectives are set out in section 3.10 and Appendix V of the Final Sustainability Report. The SA process has helped to inform the development of the AAP at all stages of the plan making process (Issues and Options, Preferred Options and Submission stages).

3. How consultation has been taken into account (draft plan and the Environmental Report)

In this statement the Councils are required to detail how opinions expressed in response to consultation have been taken into account.

Key Environmental Bodies

The Strategic Environmental Assessment Directive requires that authorities referred to in Article 6(3) shall be consulted when deciding the scope and level of detail of the information that should be included in the Environmental Report. In England, the key bodies are the Environment Agency, English

Heritage and Natural England (formerly English Nature and the Countryside Agency).

As mentioned previously, for the purposes of the appraisal of the AAP, it was decided to produce a Scoping Report Addendum, which drew upon information contained in the Scoping Reports produced by Cambridge City and South Cambridgeshire District Councils for the SA of their Local Development Frameworks. Both of these Scoping Reports had been made available for consultation with the key environmental bodies, as detailed in Appendix 5 of the City Council's Scoping Report and Appendices 7 and 8 of the South Cambridgeshire Scoping Report. The Scoping Report Addendum was sent out for consultation between the 21st August and the 19th September 2006. Consultation was carried out with the four SEA consultation bodies (the Environment Agency, Natural England, The Countryside Agency and English Heritage) and other key stakeholders. This consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues/problems. No changes were considered necessary as a result of this consultation.

Public Participation

The Strategic Environmental Assessment Directive requires early and effective opportunity within appropriate timeframes for people to express their opinion on the draft plan or programme or its submission to the legislative procedure. The Councils undertook a series of public consultation events on the AAP and its Sustainability Appraisal prior Submission to the Secretary of State in May 2008, which triggered a further round of public consultation. Full details can be found in the Self Assessment of Soundness and Statement of Consultation³, produced to meet the requirements of Regulation 28(1) (c&d) of the Town and Country Planning (Local Development) (England) Regulations 2004, which is available on the Councils' websites.

Issues and Options Consultation (Regulation 25)

Consultation on the North West Cambridge Issues and Options Report and its associated interim Sustainability Appraisal took place for six-weeks between the 25th September and the 6th November 2006. Given that the proposals contained within the AAP would have a significant impact on the area, it was decided to extend this consultation to wider public consultation, despite this not being a requirement of the Regulations. Such an approach was also felt to be consistent with the emphasis on early public participation in the plan making process. As part of the consultation, a number of exhibitions were held and an interactive website was set up to assist access to the documents and to facilitate making responses online. A total of 701 representations were received to the Issues and Options Report, with 9 representations received to the interim Sustainability Appraisal. A summary of the main issues raised and

³ Cambridge City Council and South Cambridgeshire District Council (2008). North West Cambridge Area Action Plan. Self Assessment of Soundness and Statement of Consultation.

how these informed the development of the Preferred Options Report can be found in Appendix 1.

Preferred Options Consultation (Pre-Submission Public Participation Regulation 26)

Consultation on the Preferred Options Report and its associated draft final Sustainability Appraisal took place for a six-week period from the 22nd October to the 3rd December 2007. A number of public exhibitions were held to assist in engaging the public in the Area Action Plan process and again an interactive website was utilised to assist in accessing the documents and to facilitate making responses online. The Preferred Options Report consisted of two volumes, volume 1 taking the form of a draft plan and volume 2 setting out an audit trail demonstrating how the Councils had developed the preferred options, including consideration of the results of the Sustainability Appraisal. A total of 590 representations were received to the Preferred Options Report, as summarised in Appendix 1. Where appropriate, the AAP was amended as a result of this consultation.

The Preferred Options Report was subject to Sustainability Appraisal. Prior to the public consultation, the Sustainability Appraisal Consultants carried out an initial appraisal of the draft AAP in order to allow the Councils the opportunity to amend the draft plan where appropriate. This is detailed in Appendix 1 to this statement. At consultation, a total of 26 representations were made to the draft Final Sustainability Appraisal, of which 24 were objections. The majority of these objections related to the key issues identified and the findings of the appraisal. As the Sustainability Appraisal was carried out by independent consultants in order to inform the preparation of the draft AAP, it was felt that no changes should be made to the SA as a result of this consultation.

Submission Consultation

The Submission Draft AAP and the Final Sustainability Appraisal Report were submitted to the Secretary of State on the 19th May 2008, triggering a further six-week round of consultation that ran until the 30th June 2008. The Councils received 507 duly made representations to the Submission Draft Area Action Plan during the six-week period of consultation. Of these, 117 were in support of the plan and 390 were in objection to the plan. A summary of the representations received and a précis of the main issues was produced pursuant to Regulation 31(c) of the Town and Country Planning (Local Development) (England) Regulations 2004 and is available on the Councils' websites. An extract from this is included at Appendix 2.

The Submission Draft AAP was subject to a Sustainability Appraisal, which assessed the changes made to the AAP as a result of the Preferred Options consultation in order to assess the significance of the change. Any changes that were considered 'major' were compared against the findings of the Sustainability Appraisal of the Preferred Options Report in order to determine whether or not there was any change to the outcomes of the appraisal, including the cumulative impacts of the plan. Three of the proposed changes

were considered to be major and to affect the outcome of the plan, two relating to Policy NW7 (Balanced and Sustainable Communities) and one relating to Policy NW22 (Public Art). Changes to Policy NW7 were found to have positive impacts on the sustainability objectives, allowing for greater social integration. The change to Policy NW22 was felt to have a negative impact on the level of investment in key community services and infrastructure, although the appraisal did acknowledge that the proposed change was consistent with other planning policy guidance. The findings of the appraisal did not lead to any changes being made to the Submission Draft AAP.

The Final Sustainability Appraisal Report also considered two alternative site footprints that were put forward during the Preferred Options Consultation. In order to ensure that the footprints were fairly and adequately considered, they were assessed in the same way as all the other site footprint options. The Councils also carried out a final “health check” on the site footprint boundary in South Cambridgeshire, which increases the site area but retains a green foreground setting to Cambridge provided by the slope of land rising from the Washpit Brook. This has also been subject to Sustainability Appraisal as part of the Final Sustainability Appraisal Report.

In accordance with the Regulations, the Final Sustainability Appraisal Report was made available for consultation at the same time as the Submission draft AAP. A total of four representations were received to the Final Sustainability Appraisal Report, two of which were in support and two in objection to the AAP. All representations received to the Submission consultation were passed to the Independent Inspectors to be considered as part of the Examination process.

Informal Consultation on the Inspectors’ Larger Site Option

A further informal round of consultation was carried out at the request of the Inspectors who felt that there was a further site footprint option that should be considered in order to ensure that the AAP is ‘sound’. In order for this site to be properly considered by the Inspectors, it was subject to sustainability appraisal and public consultation, for a six-week period from 9th March – 20th April 2009. A total of 43 representations were received to the Inspectors’ Larger Site Option, with 9 representations received to the Sustainability Appraisal. All responses received were passed directly to the Inspectors in order to help inform their final decision.

4. Reasons for choosing the document as adopted in light of other reasonable alternatives.

The Environmental Assessment of Plans and Programmes Regulations 2004 (12) (2) requires environmental reports to examine reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.

This statement is required to set out the reasons for choosing the plan or programme as adopted, in light of the other reasonable alternatives dealt with. PPS12 makes clear that full regard should be had to the chain of conformity to avoid duplication of assessment. The Issues and Options Report identified a range of options for each of the key issues on site for consultation, including site footprint. The scope for strategic choices in particular was limited by the specificity of policies in the former Regional Planning Guidance (RPG6) and the Cambridgeshire & Peterborough Structure Plan (2003). This limited the number of available reasonable alternatives, as non-conformity with the clearly established strategy in adopted higher order plans would make an alternative unreasonable. The Structure Plan was subject to Sustainability Appraisal.

As a result of the Issues and Options consultation, the outcome of the Interim Sustainability Appraisal and information contained in the various background documents that form the evidence base, the options were refined down to a preferred option. This process was documented in an audit trail, which was developed to highlight the reasons for choosing particular options and rejecting others. This audit trail was made available as part of the Preferred Options Consultation and was also updated in the preparation of the Submission Draft AAP, being made available as a background document to this consultation (as Appendix G of the Self Assessment of Soundness and Statement of Compliance).

The appraisal of alternatives is documented in the Final Sustainability Appraisal Report. Section 3.3 of the report considers the development of options, while section 3.4 sets out the appraisal of the preferred options, with further detail provided in Appendices I and V. The Final Sustainability Appraisal Report also considered two alternative site footprints that were put forward during the Preferred Options Consultation. In order to ensure that the footprints were fairly and adequately considered, they were assessed in the same way as all the other site footprint options, as outlined in table 3.7 and Appendix VII of the Final Sustainability Appraisal Report. Sustainability Appraisal involves testing each reasonable plan option against the SA Framework to determine their performance in sustainability terms. The process is fully documented, including the reasons for eliminating options.

Following Examination of the DPD, the binding Inspectors' Report states that "Alongside the preparation of the DPD it is evident that the Councils have carried out a parallel process of sustainability appraisal". With regards to the changes required by Inspectors in order to make the AAP 'sound', including the incorporation of the Inspectors' larger site footprint, the Inspectors conclude "This is a result of our consideration of further work carried out by the Councils at our request. This work included public consultation and sustainability appraisal. The remaining changes we recommend do not materially alter the substance of the overall plan and its policies, or undermine the sustainability appraisal and participatory processes".

5. Monitoring.

The Environmental Assessment of Plans and Programmes Regulations 2004 requires authorities to set out the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Details of the monitoring measures envisaged are summarised in section 3.11 of the Final Sustainability Appraisal Report.

The indicators created in the Sustainability Appraisal Scoping Reports will continue to be monitored annually. Significant effects indicators, as suggested within section 3.11.6 of the Final Sustainability Appraisal Report, will be collated through the Councils' LDF Annual Monitoring Reports. These reports include an analysis of the implications of the results of monitoring, and should a need arise, a review of LDF documents could be triggered by this information.

The Councils' Annual Monitoring Reports are available to view on their respective websites.

Appendix 1: Extract from the Self Assessment of Soundness and Statement of Consultation (Regulation 28 Statement)**3. ISSUES AND OPTIONS CONSULTATION (REGULATION 25)**

- 3.1 Consultation on the North West Cambridge Issues and Options Report took place for six-weeks between the 25th September and the 6th November 2006. The document was sent to a wide range of consultees, including local organisations and interest groups as well as Statutory Consultees as listed in Appendix B. In accordance with the Regulations (Regulation 24), these bodies subsequently became 'DPD Bodies' and have been consulted on each subsequent round of consultation on the Area Action Plan.
- 3.2 Although not a requirement of Regulation 25 of the Town and Country Planning Regulations 2004, the Councils agreed that as the AAP would have a significant impact on the area, it was important to engage the public as well as the specific and general consultation bodies (or key stakeholders). This would also be consistent with the emphasis on early public participation in the plan making process. The public were therefore advised by press releases and formal public notices in the press and invited to comment on the issues and options raised by the AAP, and copies of the AAP were also sent to a number of public libraries. A copy of the notice of consultation is provided in Appendix C. In addition, a summary leaflet was delivered to 10,342 households in the part of the City between Huntingdon Road and Madingley Road and in the villages of Coton, Girton and Histon/Impington.
- 3.3 Three exhibitions were held to assist in engaging the public in the Area Action Plan process, as outlined in the table below. These were manned by Officers of Cambridge City Council, South Cambridgeshire District Council and the County Council. The exhibitions also included the University (who showed their emerging Masterplan), David Wilson Estates (who showed their then emerging planning application on land between Huntingdon Road and Histon Road), and Cambridgeshire Horizons.

Table 1: Details of Exhibitions Held for the Issues & Options Consultation

Date & Time	Exhibition Location
Friday October 6 th 2006, 2-8.30pm	The Pavilion, Girton Recreation Ground, Girton
Tuesday, October 10 th 2006, 2-8.30pm	The Pavilion, University Sports Ground, Wilberforce Road, Cambridge
Monday, October 23 rd 2006, 2-8.30pm	The Auditorium, Fitzwilliam College, Storey's Way, Cambridge

- 3.4 The Councils also set up an interactive website to assist access to the document and to facilitate making responses online. A total of 701 representations were received to the Issues and Options Consultation, with 70% of these being submitted via the interactive website. The breakdown of these representations is shown in the table below.

Table 2: Breakdown of representations received to the Issues & Options Consultation.

219 Supports	291 Objections	191 Comments
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Summary of the main issues raised and how these have been dealt with

Site Footprint

- 3.5 It was clear from the responses to the Issues and Options Report that the site footprint of the development at North West Cambridge was one of the most important issues for Consultees. In the responses, the University had indicated that it supported Option 10.1, which had been based on its 2005 draft masterplan but that it could accommodate most of its requirements on the slightly lower site footprint set out in Option 10.2. It also put forward an alternative site for consideration. On the other hand, local Parish Councils and residents groups favoured the smaller scale development in Option 10.5. It was clear that none of the published Options fully met the requirements of all key consultees. The Sustainability Appraisal also indicated that there were a number of conflicts which remained unresolved in these Options.
- 3.6 Given the significance of the site footprint, a considerable amount of further work was carried out in order to address the way forward for the draft Area Action Plan. Site assessment criteria were developed in order to assess the merits of the five site footprint options presented in the Issues and Options Report. The draft site assessment criteria were sent to local key stakeholders, including Cambridgeshire County Council, the University of Cambridge, local Parish Councils, local interest groups and residents associations for consultation, which ran from the 23rd April to the 4th May 2007. As a result, a number of refinements were made to the criteria, although there was general support for the approach being taken. A further five options (A-E) were also developed and assessed using the site assessment criteria, and were also subject to Sustainability Appraisal. As a result of this work, the Councils concluded that site option E should be carried forward to the Preferred Options Report. Full details of this work can be found in the background document to the Area Action Plan “NW Cambridge Area Action Plan Site Footprint Assessment”.

Further Issues

3.7 Of the other representations made, the most significant number of representations relate to transport, the provision of a secondary school, and whether its playing fields should be located in the Strategic Gap, the provision of renewable energy and sustainable drainage. A summary of the main points raised in relation to these and how these were dealt with is provided in the table below. Further details of the way in which responses were dealt with in the drafting of the Preferred Options Report is provided in Volume 2 of the Submission Draft Area Action Plan and Appendix G of this statement.

Table 3: Summary of the Main Issues Raised in Relation to the Issues & Options Consultation.

OPTION	KEY ISSUES	PREFERRED APPROACH
Option 13.1: All purpose route within Green Corridor	<ul style="list-style-type: none"> • This would encourage people to travel by car & is not supported; • There should be no increase in general road capacity; • Should be restricted to cycling & public transport; • Would spoil the green corridor; • Contrary to the approach being advocated on the NIAB site; • Route needs to be of urban form if it is to function properly; • Will have an uncertain impact on the transport network in the NW quadrant 	Pursue Option 13.2
Option 13.2: New all purpose route linking Madingley Rd & Huntingdon Rd	<ul style="list-style-type: none"> • There should be no increase in general road capacity; • Will have an uncertain impact on the transport network in the NW quadrant 	Pursue Option 13.2
Option 13.3: New orbital link limited to cyclists & public transport	<ul style="list-style-type: none"> • Failure to provide road capacity does not encourage use of other modes of transport by those for whom it is impractical; • Slower speeds & safe crossings are required for pedestrians & cyclists; • Cycling should be given high priority with road crossings; • Draft Transport Strategy shows there is not high demand for orbital movements and new roads should be designed to serve the development while discouraging their use as an orbital route; • Draft Strategy also highlights the need for direct walking, cycling and public transport links; • Draft Transport Strategy concludes orbital link should cater for all modes of transport, although will need to mitigate the desire for rat-running; • Preferred option must be based on an assessment 	Pursue Option 13.2

OPTION	KEY ISSUES	PREFERRED APPROACH
	of the evidence & input from key stakeholders	
Option 13.4: Orbital route limited to cyclists & public transport designed with regard to slower speeds & safe crossings	<ul style="list-style-type: none"> • Failure to provide road capacity does not encourage use of other modes of transport by those for whom it is impractical; • This denies the benefits to other drivers of reducing congestion in the City; • Draft Transport Strategy concludes orbital link should cater for all modes of transport, although will need to mitigate the desire for rat-running 	Pursue Option 13.2
Option 13.5: Provision of north facing slip roads	<ul style="list-style-type: none"> • This would further exacerbate traffic problems; • This is not a sustainable approach to development; • There has never been any technical evidence to support this scheme; • Draft Transport Strategy shows the potential benefits of this scheme are negligible when compared to provision of an orbital link; • The need for such a scheme has not been demonstrated; • There are no plans to provide such slip roads; • The Council has a duty to support the provision of sustainable transport as a priority over the production of new road schemes 	Pursue option 13.6
Option 13.6: No new slip roads	<ul style="list-style-type: none"> • This would not enhance travel links from the South Cambridge area and Cambourne in particular 	Pursue option 13.6
Option 13.7: Cycle links	<ul style="list-style-type: none"> • Should include reference to linking cycle routes to all road links to ensure sustainable development; • Policy should state where the links are to (should explicitly state to Cambridge and all other large developments) • All cycle routes should be designated cycle paths (not shared-use) and designed to the highest Sustrans/DfT standards; • Needs to include reference to provision of secure and convenient residential cycle parking 	Pursue option 13.7
Option 14.3: University site suitable for a secondary school	<ul style="list-style-type: none"> • It would be at the very fringe of its catchment area; • Would consume too much land; • Concern about the absence of a justification in planning terms for locating a secondary school within the North West quadrant; • Emerging preference for a site between Huntingdon Road & Histon Road; • Development does not generate the need for a new secondary school 	Pursue option 14.4
Option 14.4: University site not a	<ul style="list-style-type: none"> • Concern about the absence of a justification in planning terms for locating a secondary school within the North West quadrant; 	Pursue option 14.4

OPTION	KEY ISSUES	PREFERRED APPROACH
suitable location for a secondary school	<ul style="list-style-type: none"> • Must be planned in conjunction with the NIAB site 	
Option 14.5: No school playing fields to be located in the strategic gap	<ul style="list-style-type: none"> • No justification for objection given 	Pursue neither option, however consider locating playing fields unrelated to the Secondary School in the strategic gap
Option 14.6: School playing fields in the Strategic Gap	<ul style="list-style-type: none"> • Needs to be some flexibility in relation to other uses on the site; • Would introduce urban elements inappropriate to the open space separating Cambridge and Girton; • Would object unless they are also made available for significant public usage. If not it would denote an undesirable fragmentation of public green space 	Pursue neither option, however consider locating playing fields unrelated to the Secondary School in the strategic gap
Option 18.1: 10% renewable energy	<ul style="list-style-type: none"> • The policy is too weak; • The suggestion that housing developments could provide 10% or indeed 20% renewable energy is strongly questioned; • Renewable energy issues should not stifle regeneration and development 	Pursue option 18.2 in combination with 18.3 & 18.4 subject to amendments
Option 18.2: 20% renewable energy	<ul style="list-style-type: none"> • Current policies require 10% and it is considered unreasonable to require a much higher target for this development; • Will local planning authorities support the provision of large wind turbines on the site; • The suggestion that housing developments could provide 10% or indeed 20% renewable energy is strongly questioned; • Renewable energy issues should not stifle regeneration and development 	Pursue option 18.2 in combination with 18.3 & 18.4
Option 18.3: Renewable Energy & CHP	<ul style="list-style-type: none"> • The environmental advantages and financial viability of CHP are to a large extent dependant on the size and timing of demand & residential development might provide a reliable base load for CHP 	Pursue option 18.2 in combination with 18.3 & 18.4
Option 18.4: District Heating Scheme	<ul style="list-style-type: none"> • The plan should not specify a policy requirement in advance of a feasibility study and testing; • Make it clearer that the 20% renewable energy obligation applies with a district heating scheme if it is found that a combined heat and power scheme is not suitable 	Pursue option 18.2 in combination with 18.3 & 18.4
Option 20.1: Storm Water Drainage	<ul style="list-style-type: none"> • Drainage plans should seek to actively decrease rainwater input to the Washpit; • Should include a statement that SuDs should not affect the SSSI and wet areas; • Does not consider the wider catchment area (catchment wide study needed); 	Pursue option 20.1 subject to amendments

OPTION	KEY ISSUES	PREFERRED APPROACH
	<ul style="list-style-type: none"> • SuDS challenged as a suitable solution 	
Option 20.2: Maintenance of water bodies	<ul style="list-style-type: none"> • Too early to prescribe the means by which water bodies and watercourses will be managed 	Pursue option 20.2 subject to amendments
Option 20.3: Councils to maintain water bodies	<ul style="list-style-type: none"> • Too early to prescribe the means by which water bodies and watercourses will be managed 	Pursue option 20.2 subject to amendments
Option 20.4: Anglian water to maintain water bodies	<ul style="list-style-type: none"> • Too early to prescribe the means by which water bodies and watercourses will be managed 	Pursue option 20.2 subject to amendments
Option 20.5: University to maintain water bodies	<ul style="list-style-type: none"> • Too early to prescribe the means by which water bodies and watercourses will be managed 	Pursue option 20.2 subject to amendments
Option 20.6: Water conservation	<ul style="list-style-type: none"> • Policy is not strong enough (mandatory grey water recycling & rainwater capture); • Include targets for reduction of water use; • Need to ensure no adverse effects on the water environment and biodiversity 	Pursue option 20.6 subject to amendments

Sustainability Appraisal

Interim Sustainability Appraisal Report

- 3.8 It is a requirement of the Planning and Compulsory Purchase Act (2004) for all planning policy documents to undergo a Sustainability Appraisal in order to determine their impact on social, economic and environmental objectives. The first stage in this process is to determine the scope of the Sustainability Appraisal and to set out the Sustainability Appraisal Framework, which will be used to assess the AAP.
- 3.9 Guidance produced by the Office of the Deputy Prime Minister in 2005 (Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents) confirms that one Scoping Report can be prepared for several Local Development Documents provided that it gives sufficient information at the level of detail required for each of the documents concerned. An addendum can then be produced for each individual document, to introduce the purpose and objectives of the document in question and to identify any specific sustainability issues and objectives that should be taken into account in the Sustainability Appraisal.

- 3.10 Both Cambridge City Council and South Cambridgeshire District Council have produced separate Scoping Reports⁴ for the SA of their Local Development Frameworks. For the purposes of the North West Cambridge Area Action Plan, it was decided to draw upon these and to identify specific sustainability issues relating to North West Cambridge by way of a Scoping Report Addendum.
- 3.11 The Scoping Report Addendum was sent out for consultation between the 21st August to the 19th September 2006. Consultation was carried out with the four SEA Consultation Bodies (the Environment Agency, Natural England, The Countryside Agency and English Heritage) and other key stakeholders. This consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues/problems. No changes were considered necessary as a result of this consultation.
- 3.12 The next stage of the SA process was to appraise the options presented in the Issues and Options Report. The role of the SA is to help inform the decision maker when developing the draft Area Action Plan on what tradeoffs are likely to be required and what the associated environmental, social and economic impacts are likely to be. To this end, the Issue and Options Report was appraised and reported in the interim Sustainability Appraisal Report prepared by Scott Wilson (2006). This document was made available for consultation at the same time as the Issues and Options Report.
- 3.13 A total of 9 representations were received to the interim Sustainability Appraisal, and these were mainly concerned with the process by which the Area Action Plan was carried out and the assumptions made by the appraisal. As the SA was carried out by independent consultants in order to inform the preparation of the draft Area Action Plan, it was felt that no changes should be made to the SA as a result of this consultation.

4. DEVELOPMENT OF PREFERRED OPTIONS

- 4.1 Following on from the Issues and Options Consultation, the Councils prepared the North West Cambridge Area Action Plan Preferred Options Report, which took the form of a draft Area Action Plan (Volume 1) and a document recording the development of the preferred options and the reasons for rejecting alternative options (Volume 2). Volume 1 also contained a Pre-Submission Proposals Map and a Housing Trajectory.
- 4.2 In drawing up the Preferred Options Report account was taken of national, regional and local policy, Issues and Options representations, the Sustainability Appraisal, local circumstances and the available

⁴ Cambridge Local Development Framework SA Scoping Report March 2005, South Cambridgeshire District Council SA Scoping Report, January 2006

evidence base. Drafting of the Report was also informed by the binding Inspectors' Reports into the South Cambridgeshire Local Development Framework, which have emphasised the need for conciseness and in the case of the Northstowe Area Action Plan, clarified the level of policy detail appropriate for an Area Action Plan for a large development.

5. PREFERRED OPTIONS CONSULTATION (REGULATION 26)

5.1 The Preferred Options Report was subject to Pre-Submission public participation from the 22nd October to the 3rd December 2007, and representations were invited either in support or objection to the policies set out in Volume 1.

5.2 As mentioned in paragraph 3.1 above, the bodies identified for consultation at the Issues and Options stage, subsequently became 'DPD Bodies' and, in accordance with the regulations, were sent all the relevant consultation documents, as outlined in the letter contained in Appendix D. In addition the public were advised of the consultation by press releases and formal public notices in the press and invited to comment on the policies contained in the draft Area Action Plan. Copies of the Area Action Plan were also sent to a number of public libraries. A copy of the notice of consultation is provided in Appendix E. The consultation documents, including the statement of the 'proposals matters', were made available in the following locations:

- Online at the City Council's website (www.cambridge.gov.uk) and at South Cambridgeshire District Council's website (www.scambs.gov.uk);
- At Cambridge City Council's Environment and Planning Reception and at South Cambridgeshire Hall, Cambourne during normal office hours; and
- At libraries in Cambridge City.

5.3 In addition, a summary leaflet was delivered to 10,342 households in the part of the City between Huntingdon Road and Madingley Road and in the villages of Coton, Girton and Histon/Impington. This leaflet provided the details of three exhibitions, which were held to assist in engaging the public in the Area Action Plan process, as outlined in the table below. These were manned by Officers of Cambridge City Council, South Cambridgeshire District Council and the County Council and outlined the key sections of the Area Action Plan.

Table 4: Details of the Exhibitions for the Preferred Options Consultation

Date and Time	Venue
Tuesday 30 th October 2007, 2-8.30pm	Girton Pavilion, Cambridge Road, Girton
Thursday 8 th November 2007, 2-8.30pm	Ante Room, New Hall College, Huntingdon Road, Cambridge
Tuesday 13 th November 2007, 2-	University Sports Pavilion,

8.30pm	Wilberforce Road, Cambridge
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5.4 An interactive website was set up in order to facilitate the submission of representations. A total of 590 representations were submitted and a breakdown of these is given in table 5 below. 80% of representations were submitted via the interactive website.

Table 5: Breakdown of representations received to the Preferred Options Report

130 Supports	460 Objections
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Summary of the main issues raised and how these were dealt with

5.5 Table 6 below sets out the main issues raised as part of the consultation on the Preferred Options Report and the Councils' response to the issues raised.

Table 6: Key Issues Raised During Preferred Options Consultation

Issue	Councils' Response
Site & Setting	
Objections from local residents that the Preferred Option is too limited and would result in over-development with higher densities which would adversely impact on residential amenity and the Ascension Parish Burial Ground - support therefore for the University's site footprint set out in Option 10.1.	Policy NW2 sets out a number of overarching development principles that will guide development, with the aim that development takes account of its surroundings, including existing buildings, open spaces and existing urban and village edges to ensure that development does not harm local amenity and where possible brings benefits to the area. Matters of detail will be dealt with in the Masterplanning and planning application stages. No changes to the AAP.
Lower densities and building heights with more green open spaces needed on edges of the development where it abuts existing properties	This is dealt with in the overarching development principles (NW2) that will guide development. It will be for the Masterplanning and planning application stages to take this forward in designing the development to achieve appropriate landscaping on the edge of development and to safeguard the amenity of existing properties. Masterplanning will also consider how best to protect the character of the existing features of interest including the Ascension Parish Burial Ground. No changes to the AAP.
The site footprint is insufficient to meet the needs set out in other policies within the AAP or the future	The Councils' have carried out a final 'health check' on the site boundary prior to submission, testing it against the plan's

<p>needs of the University, and would result in a poor and inefficient development configuration; the developable area identified is inadequate for 2,500 homes and student housing, research & development buildings and neighbourhood facilities</p>	<p>objectives. This has led to modest amendments being made to the site footprint boundary in South Cambridgeshire, which increases the site footprint whilst retaining a green foreground setting to Cambridge provided by the slope of land rising from the Washpit Brook. This allows for an increase in the developable area of 3.9 hectares, taking the total developable site area to approximately 73 hectares and the total housing capacity to 2,325 dwellings, which remains within the range sought by the University.</p> <p>Amend the site footprint of the Area Action Plan.</p>
<p>Support for the Strategic Gap but confusion over its purpose.</p>	<p>Amend the first sentence of paragraph 3.7 to provide clarification.</p>
<p>Housing</p>	
<p>Two storey houses should be provided adjacent to the site edges with 30 metre long gardens to provide wildlife sanctuaries and to respect local character and residential amenity.</p>	<p>Disagree that this should be the case as such an inflexible policy is not justified. Policy wording already states that development will be of an appropriate form and scale where it adjoins existing housing. The protection of amenity and character cannot only be achieved in the ways proposed and it is proper to allow future masterplanners and designers to have some flexibility in meeting this requirement.</p> <p>No change to the Area Action Plan.</p>
<p>Inclusion of words 'at least 50% affordable housing' is unsound and not supported by the evidence.</p>	<p>Agree that the Local Plan Inspector did agree that a 50% target for this site was appropriate having regard to the viability evidence. However the policy qualifies its reference to 50% affordable housing being provided by stating that account will be taken of costs and viability, it cannot therefore be termed inflexible.</p> <p>Amend the Area Action Plan by deleting the words 'at least'. Amend supporting text (para 4.6) to better reflect the Cambridge Local Plan Inspector's Report.</p>
<p>Concerns regarding affordable housing distribution in small groups or clusters and the proposal to locate student housing in a separate and distinct quarter as set out in Policy NW7.</p>	<p>Intermingling of affordable and market housing is standard planning practice and is supported by PPS3.</p> <p>Amend the Area Action Plan to clarify what is meant by small groups or clusters.</p> <p>With regards to student housing, agree that</p>

	<p>as over half the student housing would be for post-graduates who can have cars, the case for a separate student quarter is less convincing.</p> <p>Amend the Area Action Plan to reflect this.</p>
Employment	
<p>The split between academic uses and research is arbitrary, greater flexibility should be allowed in order to take full advantage of opportunities when they arise.</p>	<p>In order to plan positively for the future of the area more detail is needed on the likely mix of uses. In the absence of more detailed evidence this split has had the advantage of going through the Inquiry Process for the Cambridge Local Plan and maintains predominantly University-related uses in the employment uses on the site.</p> <p>A change has been made to the split in light of a recalculation of figures</p>
Transport	
<p>The link road will primarily be for access to the site but it will also offer an alternative access to the strategic road network.</p>	<p>The prime function of the road is to provide access to the development, with the proviso that this does not have adverse traffic impacts or effects upon amenity. The location and design of the route will take into account the factors raised in this objection (proximity to the strategic gap, SSSI etc)</p> <p>No change to the Area Action Plan.</p>
<p>A road will only be possible if impacts on amenities including the green/strategic gap and the historic environment are acceptable.</p>	<p>Agree that this is a key issue, paragraph 6.6 makes it clear that a road will only be possible if impacts on amenity are acceptable. These impacts would include minimising the effects upon green spaces and the historic environment through design, route location and landscaping as part of the Masterplanning process.</p> <p>No change to the Area Action Plan.</p>
<p>The design of new roads should give priority to public transport, pedestrians and cyclists.</p>	<p>The design of the new road, together with other policies in the AAP should give priority to public transport, cyclists and pedestrians.</p> <p>No change to the Area Action Plan.</p>
<p>Madingley Rise could provide access to development to the east of the site and will help to distribute traffic evenly to the local road network (through the University Observatories site on Madingley Road).</p>	<p>The intention is to minimise the number of access points consistent with the form of development proposed, but this does not prevent access through the University Observatories if this is justified.</p> <p>Amend wording of paragraph 6.5 to clarify this.</p>
Community Services and Facilities	
<p>No reference to need for health care</p>	<p>Agree that there should be reference to</p>

facilities.	healthcare provision in the AAP. Amend wording of paragraph 7.9.
1% contribution to public art should be a target, not a minimum requirement as this could have significant impact on viability.	Agree that this policy should be consistent with other planning policy guidance and seek a cost equal to 1% of the construction cost of the development. Amend Policy NW22 to reflect this.
Natural Resources	
Levels are far from a high degree of sustainability. Code level 5 should be the absolute minimum for residential.	This would not be consistent with national policy, which states that such policies should have regard to viability of the development and the delivery of affordable housing. Code Level 4 represents a 44% improvement in energy/carbon performance than part L of Building Regulations. Of the 2,250 dwellings proposed, 1,700 will be brought forward at a minimum of Code Level 5. No change to the Area Action Plan.
An approach that delivers Code level 4 up to 2016 and Code level 6 beyond 2016 would provide a more realistic delivery path.	The Councils' approach is consistent with National and Regional Planning Policy. If CHP is found to be viable at this site this will result in considerable carbon emission reduction and assist in meeting the specified Code levels. No change to the Area Action Plan.
There is a need for greater clarity and certainty in the proposed approach, particularly clarification of the relationship between Policy Options NW24 and NW29.	Amend the Area Action Plan to combine policies NW24, NW25 and NW29 in order to ensure clarity.
Policies should reflect recent development in strategic management of water resources and the Catchment Wide Studies now being developed by the Environment Agency.	Level of detail required is too detailed for the Area Action Plan, which is intended to give a strategic overview to development. This level of detail will need to be included in the Flood Risk Assessment, which will be submitted with the outline planning application and will be subject to consultation with the Environment Agency. No change to the Area Action Plan.
Recent survey work on the 350m culvert carrying the Award Drain beneath the B1049 in Histon and Impington has amplified grave concerns over flood risk and structural soundness.	Level of detail required is too detailed for the Area Action Plan, which is intended to give a strategic overview to development. This level of detail will need to be included in the Flood Risk Assessment, which will be submitted with the outline planning application and will be subject to consultation with the Environment Agency.

	No change to the Area Action Plan.
Delivery	
Construction waste must not be placed in mounds or beams near the boundary where it will diminish the amenity of neighbouring houses or in such a way as to create surface water or sub surface runoff from the site.	Amend part b of Policy NW30 to provide more clarity with regards to local urban character and landscape character.
The University has already demonstrated its needs case for residential housing provision and student housing.	In accordance with Structure Plan policy P9/2c, land should be released from the Green Belt for predominantly University related uses and only brought forward when the University show a clear need for land to be released. Housing is not the only element of the site and due to the site's close proximity to the West Cambridge site, it is important that as development comes forward, the University can satisfactorily demonstrate the need for the development and that it cannot reasonably be met elsewhere. A needs statement will be required. No change to the Area Action Plan.

Sustainability Appraisal

5.6 The Preferred Options report was subject to Sustainability Appraisal, which tested both the Objectives of the draft Area Action Plan and the policies themselves in order to assess them in terms of their accordance with sustainability principles. The Sustainability Appraisal consultants, Scott Wilson, carried out an initial appraisal of the draft Area Action Plan prior to it being made available for public consultation, in order to allow the Councils the opportunity to amend the draft plan where considered appropriate. Further details of this are outlined in table 7 below and were also included in the audit trail provided by Volume 2 of the Preferred Options Report.

Table 7: Sustainability Appraisal Recommendations and Councils' Response

Preferred Policy Option Reference Number	Sustainability Appraisal Recommendations	Councils' Response	Policy amended?

NW2	The main area for change is in strengthening some of the principles already in place, and adding slight amendments to other Development Principles:		
	Long-term protection of the Green Belt should be included	Disagree. This is covered by national planning guidance.	No
	The biodiversity of the site needs to be appraised as soon as possible.	Noted	No
	Principle 3 or 4 should be amended to include light and light pollution	Already covered by NW2 part 3 (k, l and n) and paragraph 2.8 although NW2 part 4 has been strengthened to include a specific reference to lighting.	Yes
	Principle 2 (j) should be amended to "Provide integrated refuse and recycling facilities <i>and reduce the amount of waste produced through good design.</i> "	Agree.	Yes
	Principle 2 (f) should be amended to say "Enhance and protect the biodiversity..."	Agree in principle.	Yes although recommended wording not used.
	Principle 3 (n) should be amended to say "On biodiversity, protected species, archaeological..."	Disagree. Planning permission will not be granted where the proposed development or associated mitigation measures would have an unacceptable adverse impact on biodiversity etc. Biodiversity is an all-embracing term therefore any adverse impact on protected species would be considered as the policy stands.	No
NW4	Policy should be reworded to read: "to ensure separation is maintained between Cambridge and Girton village and to provide a central open space for biodiversity, landscape,	Agree in principle.	Yes although recommended wording not used.

	recreation and amenity, whilst ensuring a cohesive and sustainable form of development.		
NW7	Background paragraph 4.9 should be amended to clarify the University's position on 'car free', and in particular their policy for this site.	Disagree as this is adequately covered in paragraph 6.21.	No
NW9	Local employees accessing their place of work by sustainable means of transport is of strategic importance.	Noted.	No
NW11	The Policy as it stands sets a high level of modal split. This should, dependant on implementation be set at a higher level and this should be considered this is with particular reference to the 37% modal split highlighted in the supporting text.	This is to allow for consistency with the Cambridge East Area Action Plan and allow for any over estimate of the potential modal split.	No
NW12	Car free should apply to the market housing and University buildings in addition to the 'essentially car free' University accommodation. This is recommended as the most sustainable option.	Noted. The policy advocates reducing the need to travel as much as possible but in this out of centre location it cannot be 100% car free.	No
	Traffic assessments may be necessary as part of the development proposal must include consideration of whether the scheme could induce new traffic movements.	Noted. The transport assessment would take this into consideration and therefore it does not need to be covered in the policy.	No
NW13	It will be at the detail level that it will be possible to gauge the true level and type of impact on landscape character, and furthermore to ascertain the impacts of light, noise and air pollution. Therefore any application should consider Landscape Impacts as part of its scope	Noted. Policy NW2 covers such general principles.	No
NW19	The policy should be expanded to promote car free development for all of the land uses designated on the site. This is recommended as the most sustainable option.	Noted. Policy NW11 advocates reducing the need to travel as much as possible but in this out of centre location it	No

		cannot be 100% car free.	
NW20	Part 1 of the policy has no mention of ensuring high quality services and facilities. Suggest rewording thus: “The development will provide an appropriate high quality level and type of services and facilities in suitable locations ...”	Agree in principle.	Yes although recommended wording not used.
NW21	Part 2 of the Policy should be reworded to make clearer what it is hoping to achieve. Suggest the addition of an e.g.: “Where appropriate, those services and facilities delivered by the community or voluntary sector (e.g. faith facilities) will be provided through...”	Agree in principle.	Yes although recommended wording not used.
	There were no negative impacts identified by the assessment. One recommendation is that, although the Policy promotes public transport access, it will be important to ensure that this enables access to the centre for all elements of the community. This should be mitigated through NW2 (1 (b)).	Noted.	No
NW22	Most detailed mitigation for this policy should be implemented through the Masterplan. Recommend that the policy or policy background include integration of public engagement requirements.	Agree.	Yes – supporting text amended.
NW23	The supporting text paragraph 8.1 should be amended to, “many open space uses are not mutually exclusive”.	Agree.	Yes
NW24	The policy background text should be amended to promote a strategic approach to locating all open and green space encouraging the use of pedestrian and cycle routes	Noted.	No
	The policy should be rephrased to ensure the highest possible standards are aspired to, unless it can be proven that they are not reasonable for technological, economical or environmental reasons.	Agree.	Yes

NW25	There should be a clearer distinction between the CSH and BREEAM standards. CSH applies to residential development, taking over from EcoHomes whereas BREEAM will apply to all other developments. This split needs to be distinct and clear.	Agree.	Yes
	To avoid confusion between climate change mitigation (reduction in CO ₂) and adaptation (flood defences) the last sentence of paragraph 9.1. should be amended to read: <i>“North West Cambridge will need to play its part in helping to reach this goal, balancing the overall increased emissions due to the scale of the development, with the opportunities that new development offers for reducing carbon emissions, through such measures as sustainable design and the provision of decentralised and renewable energy sources.”</i>	Agree.	Yes
	The supporting text makes an important link between adapting to future increased temperatures, but at the same time reducing emissions, therefore also acting to mitigate climate change. However, it is thought that ‘air conditioning’ or ‘active cooling systems’ could be substituted for ‘active heating and cooling systems’, in order to add to clarity.	Disagree as the supporting text refers only to climate change and both heating and cooling systems contribute to this.	No
	This Policy refers to sustainable design, but could also be used to promote sustainable construction. Amend Part B to read <i>“...sustainable design and construction in line with...”</i>	Agree.	Yes
	The compatibility with the requirements for levels of the CSH needs to be checked. Also, as with the previous Policy, a clear distinction between residential and other uses, and their respective requirements needs to be made.	Disagree as this sets a minimum standard for the development as a whole.	No

NW26	Part 1 of the Policy recognises that some developments will not be able to feasibly meet the 20% on-site renewables requirement. In order to ensure that all development results in carbon reduction benefits it is suggested that Part 1 of the Policy be extended to state that: Where a development can demonstrate that generating on-site renewables is not viable, then there is a requirement to demonstrate how a similar reduction in carbon emissions will be achieved through energy conservation (in addition to energy conservation required through any other Policy).	Disagree as energy conservation is already required under Policy NW24 and will still be a requirement if Policy NW25 cannot be met.	No
	There needs to be a clearer hierarchy in Part 2 of the Policy, as CHP can be fuelled by biofuels, just as a DHS. A possible hierarchy could be: <ul style="list-style-type: none"> 1. CHP fuelled by biomass 2. CHP fuelled by gas 3. District heating fuelled by biomass District heating fuelled by gas	Agree in principle.	Yes although recommended wording not used and added to the supporting text rather than policy.
	It is also recommended that priority be made for energy demand reduction first, then renewable technology second, as reduction of energy demand is higher up the energy hierarchy and will result in lower overall GHG emissions.	Disagree as both go hand in hand.	No
	Part 2 of the Policy should be reworded to increase clarity. It could be stated that: “The SuDS will seek to hold water on the site, ensuring that it is released to surrounding water courses at an equal, or slower, rate than is the case prior to development.”	Agree.	Yes

NW27	In order to increase clarity, Part 4 of the Policy could be reworded to state that: “Any surface water drainage scheme will need to be capable of reducing the down stream flood risk associated with storm events as well as normal rainfall events under future climate change scenarios.”	Agree in principle.	Yes although recommended wording not used.
	It could be beneficial to refer to integrated approaches to the treatment of wastewater that include grey water recycling as part of sustainable design and construction (promoted by Policy NW24).	Noted. This Policy already forms parts of an integrated water strategy for North West Cambridge.	No
NW28	Part 2 of the Policy could be reworded to add to clarity. This could read: “No development shall commence until the written agreement of the local planning authorities has been secured stating that organisations with sufficient powers, funding, resources, expertise and integrated management are legally committed to maintain and manage all surface water systems on the North West Cambridge site in perpetuity.	Agree.	Yes
	Reference should be made to the type of monitoring, such as ecological/biological/hydrological conditions into the future to ensure that good conditions are being maintained.	Disagree as this will form part of the written agreement.	No
NW29	This Policy should be internally coherent with Policy NW24 and the Code for Sustainable Homes in terms of standards and timescale.	This is already the case as the percentages are based on the Code for Sustainable Homes (as compared to the 2005/06 industry standard)	No

NW30	The supporting text refers to water conservation measures reducing 'the overall demand for water'. This is not strictly true as the development will in fact increase overall demand for water in what is already a water stressed region. The Policy should aim to reduce per capita demand for water.	Agree	Yes
	Paragraph 2 of the supporting text refers to 'improving the efficiency of water supply'. This should be changed to 'water use'.	Agree	Yes
	The final sentence of paragraph 9.18 should read 'adverse affect on biodiversity, or the wider water environment, in accordance with the Water Framework Directive'.	Agree	Yes
	The Policy should include a requirement for all construction traffic to use the most effect and sustainable access to the site.	This is covered in the supporting text to the Policy – paragraph 10.5.	No
NW31	The Policy should make explicit the requirement to link providing high quality habitat (including the planting of trees of local genetic stock) that is strategically located in order to reduce habitat fragmentation with improving the quality of open space and green space.	Noted.	No
NW32	Reference should be made to the strategic aim of phasing and to the nature of receptors exposed to impacts during the construction of the development (i.e. current and future residents).	This is covered by the Policy NW30 and the supporting text – paragraph 10.4.	No
NW33	To ensure the comprehensiveness of the list of types of infrastructure for which contributions will be sought 'energy infrastructure' could be added to the list in paragraph 10.13	Agree.	Yes

5.7 Consultation on the Sustainability Appraisal was carried out for six-weeks at the same time as consultation on the Preferred Options Report. A total of 26 representations were received to the Sustainability Appraisal, 2 in Support and 24 in Objection. The majority of these objections were in relation to the key issues identified and the

findings of the Sustainability Appraisal. As the Sustainability Appraisal was carried out by independent consultants in order to inform the preparation of the draft Area Action Plan, it was felt that no changes should be made to the SA as a result of this consultation.

Appropriate Assessment

- 5.8 In accordance with Article 6(3) of the European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora, a Habitats Regulations Assessment is required for all local development documents in order to assess the potential effects of a proposed plan or project both alone and in combination with other plans and projects, on one or more Natura 2000 or Ramsar sites. There are four stages to this process: Screening, Appropriate Assessment, Assessment of Alternative Solutions and Compensatory Measures. If the screening stage concludes that there are likely to be no significant impacts on European sites then there is no requirement to proceed to the stage of Appropriate Assessment.
- 5.9 In order to meet the requirements of Article 6(3), the North West Cambridge Area Action Plan Preferred Options Report was subject to a Screening Assessment. Consultation was carried out with Natural England, who are the statutory nature conservation body for Appropriate Assessment. Natural England supported the Screening Assessment's conclusion that policies in the North West Cambridge Area Action Plan Preferred Options Report were unlikely to have significant impacts upon the European Sites located within and in the vicinity of South Cambridgeshire District and Cambridge City, and that an Appropriate Assessment is therefore not required for this document. A copy of the letter from Natural England is included in Appendix F.
- 5.10 The Screening Assessment was made available as a supporting document during the Preferred Options consultation.

6. SUBMISSION DRAFT AREA ACTION PLAN (REGULATION 28)

- 6.1 Following on from the Preferred Options Consultation, the Councils have now prepared the Submission Draft Area Action Plan, with the intention to submit this to the Secretary of State for Examination. In preparing the Submission Draft Area Action Plan the Councils have carried out a health check of the site footprint, bearing in mind the representations received to the Preferred Options Consultation, and this has led to amendments being made to the site footprint. A number of other changes have been made to the Area Action Plan in order to provide clarity as shown in Table 6. The audit trail provided as Volume 2 of the Preferred Options Report has been brought up to date and can be found in Appendix G.
- 6.2 The Submission Draft Area Action Plan will now be made available for a six-week period of public consultation from the 19th May until the 30th

June 2008. The Submission Draft Area Action Plan identifies land to be released from the Green Belt in order to contribute towards meeting the needs of the University of Cambridge. It also identifies land to be returned to the Cambridge Green Belt to the North of Madingley Road and land to provide green separation between Cambridge and Girton. It establishes an overall vision and objectives to achieve this and sets out policies and proposals to guide the development as a whole, along with a Proposals Map and the Housing Trajectory.

Sustainability Appraisal

- 6.3 The Submission Draft Area Action Plan has been subject to a Sustainability Appraisal. This appraisal assessed the changes being made to the Area Action Plan as a result of the Preferred Options Consultation in order to assess the significance of the change. Any changes that were considered 'major' were compared against the findings of the Sustainability Appraisal of the Preferred Options Report to determine whether or not there was any change to the outcomes of the appraisal, including the cumulative impacts of the plan. Three of the proposed changes were considered to be major and to affect the outcome of the plan, two relating to Policy NW7 (Balanced and Sustainable Communities) and one relating to Policy NW22 (Public Art). Changes to Policy NW7 were found to have positive impacts on the Sustainability Objectives allowing for greater social integration. The change to Policy NW22 was felt to have a negative impact on the level of investment in key community services and infrastructure, although the appraisal did acknowledge that the proposed change was consistent with other planning policy guidance. The findings of the appraisal have not led to any changes being made to the Submission Draft Area Action Plan.
- 6.4 The Sustainability Appraisal also considered two alternative site footprints that were put forward during the Preferred Options Consultation. In order to ensure that the footprints were adequately and fairly considered, they were assessed in the same way as all other site footprint options. The Councils carried out a final "health check" on the site footprint boundary before submission, testing it against the AAP objectives. This proposed relatively modest amendments to the site footprint boundary in South Cambridgeshire, which increases the site area but retains a green foreground setting to Cambridge provided by the slope of land rising from the Washpit Brook. This has also been subject to Sustainability Appraisal.
- 6.5 In accordance with the Regulations the Sustainability Appraisal will be made available for consultation at the same time as the Submission Draft Area Action Plan.

Appropriate Assessment

- 6.6 As mentioned in paragraphs 5.8 – 5.10 above, the Preferred Options Report has been subject to an Appropriate Assessment Scoping Report, the conclusion of which was that the Area Action Plan was unlikely to have significant impacts upon the European Sites located within and in the vicinity of South Cambridgeshire District and Cambridge City, and that an Appropriate Assessment would therefore not be required. It is not felt that the changes that have been made in the preparation of the Submission Draft Area Action Plan are sufficient enough to have an impact on the findings of the original Appropriate Assessment.

Appendix 2: Extract from the Precis of Issues and Summary of Representations Received to the Submission Draft AAP.

SUMMARY OF THE MAIN ISSUES RAISED

PREFACE

- The Councils did not adequately consult with individual residents adjoining and adjacent to the North West Cambridge site (or residents associations).
- Insufficient weight has been given to the North West Cambridge Area Action Plan Green Belt Landscape Study.
- Rapid changes in our understanding of climate change, problems of food production and problems of flooding makes these plans seem rash in the extreme.

CHAPTER 1: INTRODUCTION

- The Sustainability Appraisal has not discussed in any significant way the social impact of the proposed development on adjoining and adjacent properties around the site.
- The authors of the draft Sustainability Appraisal have not directly consulted with residents adjoining and adjacent to the North West Cambridge site (or residents associations).
- The Councils did not consult directly with individual residents adjoining and adjacent to the North West Site (or residents associations).

CHAPTER 2: VISION, OBJECTIVES AND DEVELOPMENT PRINCIPLES

- The Submission Draft AAP will greatly diminish the amenity of existing adjoining residents and produce an unsustainable site.
- The development must not harm local amenity and the only way to ensure that this is achieved is through timely and frequent consultation with local residents and residents groups.
- Not aware of the University having demonstrated any need beyond that for a certain amount of new affordable housing for its staff. The University's claims should be carefully and sceptically scrutinised.
- It is not possible to protect the historic landscape, biodiversity, limit light pollution and protect the Travellers Rest SSSI without deciding not to build at all. Do not allow planning permission on this site.
- The AAP should make provision for a minimum of 2,500 dwellings.
- The provision of 2,500 dwellings is excessive and conflicts with the policy framework for release of the site from the Green Belt and detracts from the emphasis on University-related provision.
- Would question whether there is a need for more hotel and conference facilities.

- Recent initial studies have indicated that land surrounding the SSSI has geological features of special note. These features must be protected, maintained in a favourable condition and suitably managed.
- Need to address wider setting matters such as long distance views.
- Noise from the M11 and A14 is a very substantial issue and no mitigation measures should be excluded at this stage before the announced studies have been examined.

Policy NW1: Vision

- Need to include health centre and religious worship facilities otherwise unacceptably high levels of car usage will be generated.
- In the present climate the vision should explicitly include a zero carbon, zero waste development.
- The thinking over the revised Green Belt is incoherent and self-contradictory.
- The policy should also address the need for the built environment to respect, and respond to, the character of Cambridge. Building heights and layouts will be particularly important.

Objectives of the Area Action Plan

- The importance of protecting the character and setting of the historic city should be included in the objectives.

Objective B

- Huntingdon Road (south side) and Storeys Way (north section) form a very successful and supportive 'village' whose atmosphere must not be damaged by the development.

Objective D

- I have never heard of, or participated in, a study made by the University to assess the need for affordable housing for University and College staff. There is a need to demonstrate need for 'key worker' housing in terms of volume and to define the term in relation to the various grades of university and college staff.

Objective F

- Revise objective to read "To secure high quality development of built form, open spaces and natural green space".

Objective G

- The word 'communities' implies the wider areas of this and other sites, and not specifically to existing adjoining residences (and land between Huntingdon Road and Histon Road).
- The objectives do not contain anything that safeguards the interests of the residents adjoining and adjacent to the site in terms of ensuring development that respects and promotes their amenity and is of a scale and character that is appropriate to this sensitive site. The words 'adjoining communities' are not sufficient.

Objective H

- A lack of facilities and high proportion of family units make the 40% modal split figure unrealistic.

- It is unsustainable to have as much as 40% of trips made by car both on and off the North West Cambridge site.
- Should be replaced by explicit mention of the Government's Manual for Streets and its hierarchy of users.
- Figure of 40% needs justification and an explanation of how the proposed policies would meet it.

Objective I

- No amount of euphemistic language can disguise the fact that the proposed development conflicts head-on with the purposes of the Green Belt.
- Remove the Green Belt designation for the area south of Nineteen Acre Field as it fulfils none of the purposes of the Green Belt.

Objective K

- The plan fails to achieve adequate separation between Girton and Cambridge. A clear statement is required as to the status of the north-west segment of the development and Girton.

Objective L

- Need to add detail of standards and include effects on communities elsewhere in Cambridge.

Objective N

- Consequences for other communities in Cambridge should be taken into account when considering phasing for example community provision on new sites.

Objective P

- It is impossible to see how this can be done. Protecting wildlife is incompatible with development of this size and what does securing a net increase in biodiversity mean?
- Needs to be revised to make specific reference to the SSSI and special geological interest.

Policy NW2: Development Principles

Principle 1

- It should be expressly stated in the plan that the site will be planned and developed in a way that protects the legitimate interests of residents adjoining or adjacent to the site by protecting their amenity and the character and setting of their residences.

Principle 1 a)

- The word 'communities' relates to a wide area and does not specifically include adjoining residences or the Ascension Burial Ground. Add a new development principle "To safeguard the character, setting and amenity of adjoining and adjacent residences, and of the Ascension Parish Burial Ground".

Principle 1 b)

- Need to specify what is meant by "high level of design quality"

Principle 1 e)

- Need to clarify precisely the standards to be met and the means for mitigating the noise impact of the M11 and A14.

Principles 2 f)

- Need to make specific reference to the SSSI and surrounding area and geodiversity of the area.

Principle 2 i)

- Various proposals for maximum permeability from the site for cycles and pedestrians disregard the impact that this excessive and unnecessary accessibility has in increasing the opportunities for crime via the back gardens or adjoining and adjacent houses along Huntingdon Road and All Souls Lane.

Principle 2 j)

- While this principle is supported it is difficult to see how it would be achieved. There is a rather low limit on the percentage that can be recycled with current manufacturing practices.

Principle 3

- With regards to 'unacceptable adverse impact', unless the test of this impact is objective it will be simple for the Council to brush aside criticism without proper consideration in an objective way
- A development of this size will cause an increase in light pollution for the surrounding residential and wider community, particularly on the operations of the Institute of Astronomy Observatory. The Plan must protect the community from unacceptable impact in this respect.

Principle 3 k)

- The Councils proposals will lead to development of a site that is too small and too dense and which degrades the amenity of existing adjoining properties.
- The Councils should be required to consult with residents adjoining the site continuously during all phases of development of the site.
- Concerned that residential amenity will be so broadly interpreted that unacceptable impacts on adjoining properties will be considered to be outweighed by some generalised benefit for example new community facilities.
- Existing historic and visually attractive neighbourhoods should not be carved up to provide maximum permeability to the site. Properties should not be subject to Compulsory Purchase to enable this.

Principle 3 n)

- There is no reference to the protection of existing wildlife corridors and habitats.
- Remain concerned that the historic environment is not acknowledged in the AAP as a key issue.

Principle 3 o)

- The water table is very high in this part of Cambridge and building on a high water table may push underground water elsewhere.
- Need to consider the impact on surrounding communities.
- The water courses in this area are already above capacity and any increase in flood risk would be adverse.

Principle 3 p)

- This principle is supported but there is a need to consider the impact on existing communities.

Principle 3 q)

- The term “local” needs definition
- Any increase in traffic is adverse. If the impact were proved to be adverse would planning permission be withdrawn or permission for subsequent stages be withheld?

Principle 3 r)

- The Ascension Burial Ground is in the Storeys Way Conservation Area and should be acknowledged in this principle.

Principle 3 s)

- Changes to the site could adversely effect mature trees through root disturbance for those on the boundaries and possibly less water supplies for them all.

Principle 4

- A development of this size will cause an increase in light pollution for the surrounding residential and wider community, particularly on the operations of the Institute of Astronomy Observatory.
- It is not just the exposure of the development to these forms of pollution that needs to be considered but of those living close to the proposed development.

Policy NW3: Implementing the Area Action Plan

- The Councils should be required to consult with residents adjoining the site continuously throughout all phases of development of the site and prior to the creation of drafts for general consultation.
- Add a further part to this section to refer to the wider historic character of the City.

Figure 2.1: Concept Diagram

- The AAP should make provision for a secondary vehicular access from Madingley Road via Madingley Rise to ensure that the Plan’s policies and proposals are deliverable and that the AAP is sound.
- Land at Madingley Road does not perform the functions of the Cambridge Green Belt and should not be allocated as Green Belt in the AAP. It should be allocated as Open Countryside in recognition of the

need to retain flexibility over the use of the land through the life of the AAP.

- A long stagger is the preferred vehicular access strategy to both sites along Huntingdon Road and as such B2 should be removed from the concept diagram.
- Object to the current boundaries of the indicative built environment in the vicinity of the SSSI due to impacts on the special features of the Traveller's Rest Pit.

CHAPTER 3: SITE AND SETTING

- Strong support for the strategic gap, however a minimum size for the gap should be stated to prevent a "token" gap.
- Would like to see the role that the Green Belt has in protecting the geological interests of the site highlighted.
- The Green Belt boundary facing the M11 does not need to be designated as Green Belt to protect the setting of the development as this can be achieved through other measures.
- A minimum size for the strategic gap should be stated.
- The green corridor proposed to be designated as Green Belt does not serve any purpose of the Cambridge Green Belt and would be harmful to creating a cohesive urban extension to Cambridge.
- The language leaves unclear the relationship between the north-west segment (in the Parish of Girton) and Girton village.

Policy NW4: Site and Setting

- The development site would not deliver the Plan's developments proposals.
- The development boundary is not based on a consistent evaluation process and does not consider masterplanning principles and is not based upon up-to-date information.
- Land designated as Green Belt does not serve a Green Belt function.
- Part of the Green Belt boundary is not defined by readily recognisable features in the landscape. Designation of the development footprint as the Green Belt boundary does not enable sufficient flexibility to bring forward a sustainable development through masterplan refinement.
- The north western half of the two part development area (North West of the proposed open space) being directly adjacent to Huntingdon Road will make Girton a suburb of Cambridge, rather than a distinct village. This is against the purpose of the Cambridge Green Belt.
- The location of the proposed development is within 3 miles of another major development at Northstowe and is located at the intersection of the M11 and A14. This will place an undue burden on the road infrastructure in this area.
- We support the University's request for a larger site. We believe that a 73 hectare site is too small to meet the University of Cambridge's proposed needs and will lead to a site that is too dense and is unsustainable. A larger site would allow the University to honour its

commitment to adjoining resident's of Huntingdon Road and All Souls Lane to keep the density along the borders of the site low.

- The proposed Northern half of the development is separated from the village of Girton by only the Huntingdon Rd extending Girton directly into Cambridge with no separation, which is against the purpose of the Cambridge Green Belt. By moving the development southwards towards the M11, an open space between the development and Girton could be maintained whilst occupying the same footprint. The current plan protects the view of Cambridge from the M11, at the expense of turning Girton into a suburb. With Northstowe being developed so to Girton close the plan will extend Cambridge as a sprawl Northwards.
- The site footprint should pay less attention to the fleeting view of the site fringe from the M11.
- Masterplanning of the site needs to be sensitive to the Green Belt characteristics of the area and have regard to the sensitive nature of the Green Belt location. Development should therefore be targeted to the eastern part of the site within Cambridge City in the first instance.
- Strategic gap appears to provide for reduced opportunities for accessibility, biodiversity and landscape and creates poor separation between Girton and Cambridge.
- Need a greater degree of separation between Cambridge and Girton.
- Land at Madingley Road does not perform the functions of the Cambridge Green Belt and should not be allocated as Green Belt in the AAP. It should be allocated as Open Countryside in recognition of the need to retain flexibility over the use of the land through the life of the AAP.

CHAPTER 4: HOUSING

- At masterplanning workshops held in 2005, the University agreed with local residents that houses bordering their properties would be two-storeys with peaked roofs and with 30 metre gardens to augment the wildlife sanctuaries in our gardens. The wildlife from these sanctuaries would permeate the site at a time when on-site landscaping would be immature.
- Existing properties and amenity must not be adversely affected.

Policy NW5: Housing Supply

- The need for a substantial amount of affordable housing for University staff has been demonstrated. Reference to 2,000 – 2,500 dwellings should be deleted as it has been demonstrated that the site can accommodate 2,500 dwellings and that development viability is more secure with this number of dwellings.
- The proposed net density should be reduced to the maximum of 30dph as required by the Structure Plan (2003).
- The simultaneous development of the NIAB site and an overly dense North West Cambridge site will place excessive strain on scarce water

resources and other infrastructure needs in this area in the context of a difficult economic environment.

- Density and height restrictions should be placed on properties close to the boundaries of existing residential areas.
- At the University's masterplanning workshops in 2005, it was agreed that on the boundaries of our properties there would be two storey houses with peaked roofs and 30 metre gardens which would protect and augment the wildlife sanctuaries in these gardens and All Souls Burial Ground. A site that is dense in its boundaries, would destroy wildlife on its edges.
- The University's requirements cannot be met within the site as currently defined. In order to accommodate other uses on the site, the number of dwellings will therefore need to be reduced.
- It is important that the number of dwelling units is not fixed absolutely before the implications of the development are understood. The protection of the setting of Cambridge should be taken as a guiding principle.
- Provision of 2,500 dwellings is excessive. This conflicts with policy framework for release of land from the Green Belt and detracts from emphasis on University-related provision. Excessive density will worsen the danger of coalescence.
- PPS3 sets out a requirement for a more responsive approach to housing land supply, which is lost in the test of the AAP.
- Do not accept that the housing is deliverable in the expected timescales (particularly the 200 dwellings in 2011/2012).
- The University is yet to demonstrate a need for the release of land to meet its needs. The AAP should include a trigger requiring that need be demonstrated prior to releasing land for development (this should also preclude the grant of outline permissions)

Policy NW6: Affordable Housing

- Remove any mention of including open market housing for this site and make it 100% affordable housing for sole use of the University.
- As currently worded, the policy suggests that in view of competing demands for funding, provision below 50% may be considered. In view of the scale of identified need, this should be framed so as to set the realisation of a higher proportion as a clear objective.
- There are some concerns over the inclusive nature of the policy.

Policy NW7: Balanced and Sustainable Communities

- Houses bordering the existing residential areas should be two-storeys with peaked roofs and with 30 metre gardens. These should be market housing or affordable housing for key University staff. Student housing should be situated away from the boundaries.
- Object to the proposals to distribute affordable housing in small groups or clusters as normal objectives for mixing affordable housing and market housing are not relevant here.

- It is not possible to ensure that student housing will be provided in each individual phase of the development in small clusters as this approach would not provide suitable development sites for such accommodation and would have implications for delivery.
- Wording in relation to Lifetime Homes does not give a sufficiently firm impression about the level of provision.
- Housing mix needs to be sensitive to the nature of existing communities.

CHAPTER 6: TRAVEL

- The need to travel outside of the development cannot be achieved for many reasons. A high proportion of the University personnel living there will have a constant need to visit College, other departments etc.
- Madingley Road Park and Ride needs to become a major coach transfer station for Cambridge coach routes west and north.
- Strongly object to the possible adoption of signalised crossroads on Huntingdon Road. This would require the compulsory purchase of properties on the south side of Huntingdon Road and would fragment existing historic communities. New road construction should protect the amenity of existing adjoining properties at all times.
- Impacts on local residents must be reasonable.
- Cycle and pedestrian access to the site from Huntingdon Road should be limited to the three existing access points. Inbound cycle traffic should be directed towards Madingley Road. Walkers to inbound buses should be directed away from Madingley Road and the NIAB site and towards buses at the local centre and on Madingley Road. Cycle traffic and pedestrians should not be channelled into the Ascension Burial Ground or All Souls Lane. Existing adjoining and adjacent houses should not be purchased and demolished to provide cycle access, pedestrian access or construction access.
- Cycle routes should also be 'high quality' planned in accordance with the Manual for Streets.
- Concern over overspill car parking in adjoining communities.
- Secondary access through the Observatories would bisect the Bullard Laboratories and BP Institute, with severe environmental and safety consequences due to position of having roads crossing the strategic gap only once. This restriction should be re-examined.
- The AAP should refer to access through Madingley Rise and not through the University Observatories.
- High quality public transport needs to be defined.
- Concern of re-routing of bus services away from existing routes and into the North West site.
- The grid system of paths should be designed such that it can be used by both cyclists and walkers as a "shared space". No "cycling chicanes" should be used anywhere on the site. Where pedestrian and cycle routes are separated, both should always be running in parallel such that there is no preference of pedestrians over cyclists or vice versa.

Policy NW11: Sustainable Travel

- The 40% modal split is unachievable and impossible to monitor and enforce.
- Concern that this could have a detrimental effect in existing and future residents in terms of public transport and overspill car parking.
- This should include explicit mention to the Governments 'Manual for Streets' and its hierarchy of users.

Policy NW12: Highway Infrastructure

- There is currently insufficient highway capacity at peak times thus any increase in motor traffic will make a bad situation even worse. The 'significant' diverse traffic impacts must be objectively considered.
- The improvement of the M11 junction at Madingley Road is essential and should be explicitly included in this policy.

Policy NW13: Vehicular Access

- Huntingdon Road is already inadequate for current demand. No indication is given of how traffic will interface with that of other developments.
- No argument is put forward for the restriction of access from Storey's Way being only for private motor vehicles.

Policy NW14: Madingley Road to Huntingdon Road Link

- Concerned that the route will lead to an outer orbital route for Cambridge, which will foster only orbital movements served primarily by car rather than radial movements by public transport.
- Seems to be a lack of joined-up thinking about access routes through this site (and NIAB) and how they will be connected.

Policy NW16: Public Transport Provision

- There is not to be missed an opportunity to improve bus services throughout a large sector by developing a segregated busway west of Cambridge.
- No reference is made to the effect of the TIF bid on public transport and how these plans will integrate with it.
- There are no clear mechanisms for enhancing bus services through the development other than through infrastructure provision, which is already dealt with in the policy. The AAP is not sound if the development is required to deliver operational, service or other enhancements to bus services.

Policy NW17: Cycling Provision

- The road and cycle track at the south end of Huntingdon Road all the way down to Senate House is dangerously congested at term time as it is. It may well be impossible to cater safely for additional cyclists unless vehicular traffic is curtailed in the congested areas.
- Cycle access should be limited to three points and inbound traffic directed away from Huntingdon Road and the NIAB site towards Madingley Road. No properties should be demolished in order to encroach on the graveyard or All Souls Lane.
- Plan gives no indication of how conflict with buses can be avoided and how proper south-bound cycle facilities can have priority.

Policy NW18: Walking Provision

- Some of the information about walking distances in the Transport Study appears to be seriously misleading.
- Need to define what is meant by adjacent communities.
- Walking access to the site from Huntingdon Road should be limited to three existing routes on Huntingdon Road and pedestrians intending to catch buses into the City centre should be directed away from Huntingdon Road and the NIAB site and towards buses at the local centre and on Madingley Road. Walkers should not be channelled into the Ascension Burial Ground or All Souls Lane. Adjoining and adjacent houses should not be purchased and/or demolished in whole or in part to provide walking access to the site.

Policy NW19: Parking Standards

- No indication is given as to how visitor access is to be controlled to ensure that the number of visitor cars does not exceed the parking provision.
- Additional measures are needed to ensure that inadequate parking provision does not drive motorists to use footways, roads and possible land for parking.
- Reliance on proctorial control of student motor vehicles is inappropriate as well as ineffective.

CHAPTER 7: COMMUNITY SERVICES & FACILITIES

- The County Councils preferred for locating a Local Recycling Centre to serve the northern sector of Cambridge is within the Cambridge Northern Fringe east. If this option is found to be untenable, then an alternative option will have to be pursued, and this is likely to be the North West site. The AAP should make reference to the possible need for this Recycling Centre.
- The site will require primary provision for a least 3 forms of entry (FE) to cater for the highest levels of development. To deliver this provision the County Council would be seeking a second primary school at North

West Cambridge, initially on a site for 1FE, but with the capacity to expand if demand for further places emerged.

- Cambourne is a perfect example of how very wrong a development can go and what a lasting and adverse impact is created for the entire community when community services and facilities are not in place at the outset.
- Health services and facilities for religious worship must be included in the range of services provided.
- Services and facilities should be available before occupation of either the proposed NIAB site or the proposed University site to prevent overload of limited services and facilities in the area between Huntingdon Road and Histon Road.

NW21: A Local Centre

- There is a need to state explicitly that these facilities, which will be shared with those living to the north of Huntingdon Road, should be within reasonable walking distances of those communities.

CHAPTER 8: RECREATION

- Sport and recreational facilities for disabled residents must be provided and the entire open space planned to ensure no nuisance to or abuse of existing local residents.

NW23: Open Space and Recreation Provision

- The ability to meet the standards for open space and recreation are questioned given the size of the green corridor. Whilst it may be able to accommodate recreational facilities, biodiversity and landscape may be compromised.
- Policy also needs to refer to the provision of sufficient natural green space in accordance with Accessible Natural Greenspace Standards (ANGST).

CHAPTER 9: NATURAL RESOURCES

- Wind turbines should be deleted as an option. There is no clear space for such structures and they have been proven to be cost ineffective. The adverse impact on the new as well as existing local residents is totally unacceptable.
- Wish to ensure that following any appraisal of sewerage provision, no foul water drainage from the North West Cambridge site will be directed towards Uttons Drove, which is presently working at capacity.
- A renewably fuelled CHP is, ultimately, likely to be the most sustainable solution when there is significant year-round thermal demand of suitable large scale, as development across the site is at or nearing completion. Until then, renewably fuelled district heating, or gas CHP are more feasible options.

- Government policy in the PPS1 addendum consistently refers to 'renewable or low carbon energy sources'. In some cases heat from fossil fuel CHP can deliver more carbon savings than heat pumps or even biomass boilers and a lower cost and therefore should be included in this section (Air Source Heat Pumps and Fossil Fuel Fired CHP).
- While we entirely support the goal of reducing water consumption we are concerned at the possibility of these figures being used to drive an inadequate waste and drainage strategy.

Policy NW24: Climate Change and Sustainable Design and Construction

- A very close watch will be needed to prevent unacceptably high levels of water in the locality.
- Goals need clarifying and implementation mechanisms identifying.
- There will be insufficient year-round thermal demand to support CHP until a substantial amount of academic research space is built. There is no evidence that the Code for Sustainable Homes Level 5 will be deliverable by April 2013.
- The Councils have not justified the specified Code Levels in terms of an appropriate evidence base. Such an approach is inconsistent with national planning policy.
- The plan should specify that the decentralised energy is indeed from renewable sources, and provides all the needs of a minimal proportion of the development (around 75% is too vague).
- These levels are far from a high degree of sustainability. Code Level 5 should be the absolute minimum and there should be demand for zero carbon buildings from the outset.
- Policy needs to make reference to adverse impacts on Geodiversity.

Policy NW25: Surface Water Drainage

- Considerable surface water drainage already exists from the site into gardens and basements in properties along Huntingdon Road and construction on site will greatly increase run off and sub-surface seepage from the site towards Huntingdon Road.
- A very close watch will be needed to prevent unacceptably high levels of water in the locality.
- Currently the Strategic Flood Risk Assessment carried out for the Council is using a non-verified model of the river (i.e. not verified by the Environment Agency).
- The policy states that the surface water drainage should be designed "as far as possible as a [SuDS] to reduce overall run-off". This might be insufficient to protect existing adjacent properties including those on Huntingdon Road. The wording needs to be tightened to ensure there is no increase in run-off leaving the site in the direction of those properties.
- SuDS is little more than a idea and certainly not a proven technology.

- The policy is insufficiently robust and does not make it clear that flood risk may be increased at some distance from the site due to development.

Policy NW26: Foul Drainage and Sewage Disposal

- The need to consider the effects on Cambridge City and Cambridgeshire must be strengthened.
- This is an additional 7,900 dwellings over the previous indications. The current strategy under consideration by Anglian Water Services only allows for 2,500 dwellings in this area and cannot accommodate any further numbers (in terms of the effect on the wastewater sewerage system).

Policy NW27: Management and Maintenance of Surface Water Drainage Systems

- The Council is concerned that the major problems begin when the water leaves the site and obligations should be built in concerning the history of the water at least as far as the Cottenham Lode, preferably all the way to the Ouse.

CHAPTER 10: DELIVERY

- Construction spoil should not be placed along the boundary of the site where it would create mounds that would diminish the amenity of existing adjoining and adjacent properties.
- Construction spoil should not be placed on the site in a position that leads to surface run-off or sub-surface seepage from the site into the gardens and houses of existing and adjoining and adjacent properties on Huntingdon Road and in All Souls Lane and into the Ascension Parish Burial Ground.
- It should be built into the requirements that Parish Councils will be involved at all stages of the delivery planning process and in all Section 106 discussions.
- Provision for archaeological assessment, investigation and recording, in accordance with PPG16, should be included in the items requiring development funding.
- Infrastructure provision should, where relevant, include contributions for long-term maintenance of sites.
- Concern is expressed that delivery rates in the housing trajectory have been “stepped up” when on other sites within the housing trajectory for South Cambridgeshire District Council as a whole, delivery is being delayed.

Policy NW28: Construction Process

- Construction spoil must not either during the course of the development or permanently be stacked or left on or near the boundaries of the site where they adjoin or are close to existing dwellings.
- The phrase “where practicable” when read with paragraph (d) has insufficient rigour to protect parts of the City from disruption.
- Account has not been taken of the impact of the development on adjoining and adjacent residences.

Policy NW29: Strategic Landscaping

- The policy should be reworded to make specific reference to impacts on geodiversity.

Policy NW30: Phasing and Need

- Construction of the North West Cambridge site should be scaled and phased with respect to construction at the NIAB site and construction access to the site should be primarily through the University’s property on Madingley Road.
- Policy should not require demonstration that there is a need for the University or collegiate housing. This need was established through the Local Plan Inquiry.
- To provide more certainty with regards to delivery, a Needs Assessment should be submitted and at the earliest possible opportunity.
- More stringent criteria for assessment of University need have to be developed, including reference to the need to consider alternative site opportunities and to place the onus more directly on the University to justify the release of the site.
- The site should be phased to start from the existing urban edge, i.e. from the eastern part of the site. Providing for the start of development on the western part of the site would leave the development divorced from the urban area and would represent an incongruous starting point for the development.
- The housing trajectory should be adjusted to reflect a more realistic expectation of delivery, founded upon a more robust evidence base.

Housing Trajectory

- Concern is raised in relation to the figures provided within the housing trajectory for the following reasons:
 - There is clear recognition that there are many factors which are beyond the control of Ipa’s and the development industry and therefore rates of delivery are uncertain;
 - The site is not capable of accommodating the number of houses identified;
 - The AAP recognises that the University has to prove its need for the land to be released for development. Should the University

be unable to prove this need, all or part of the proposed development would not proceed.

In view of the above we are concerned about the over-reliance on this site in terms of meeting housing requirements.

- The housing trajectory should be consistent with figures contained in the South Cambs AMR (2007), which provides for a total of 400 units to be completed by 2016 as opposed to the revised position within the AAP of some 550 units. Concern is expressed that the delivery rates have been “stepped up” when on other sites within the housing trajectory for South Cambridgeshire District Council as a whole, delivery is being delayed.
- The housing trajectory should make provision for a minimum of 2,500 dwellings as this makes deliverability more secure.
- In order to comply with the national Strategic Housing Land Availability Assessment Practice Guidance, a comprehensive SHLAA should be produced jointly with key stakeholders in order that all assumptions are as realistic and accurate as possible.

Table 11.1 – Core and Local Output Indicators

- Biodiversity and geodiversity should be included here.

Proposals Map

- Land at Madingley Road does not perform the functions of the Cambridge Green Belt and should not therefore be allocated as Green Belt in the AAP. The land should be allocated as Open Countryside.
- The development site would not deliver the Plan’s development proposals.
- The development boundary is not based on a consistent evaluation process and does not consider masterplanning principles and is not based on up-to-date information.
- Land designated as Green Belt does not serve a Green Belt function.
- Part of the Green belt boundary is not defined by readily recognisable features in the landscape. Designation of the development footprint as the Green Belt boundary does not enable sufficient flexibility to bring forward a sustainable development through masterplan refinement
- The strategic gap appears to provide for reduced opportunities for accessibility, biodiversity and landscape and creates poor separation between Girton and Cambridge.
- Whilst the limited size of the green corridor may be sufficient to accommodate recreational facilities, biodiversity and landscape may be compromised. Amend the proposals map to increase the strategic gap.
- The Green Belt Landscape Study recognised the heritage and landscape values of land below Girton Ridge and as such the development parcels should exclude land to the south of Girton Ridge.
- Boundary of the SSSI is incorrect and should be amended.
- The location of a major development site so close to the existing SSSI would be directly damaging to the special geological interest of this

site. In addition, specialist survey work has indicated that surrounding land, in all likelihood has features of additional special geological importance, which would be sterilised by the location of major development in the vicinity of the SSSI. Would prefer to see the area of special geological interest incorporated within the area of natural green space (prior to a process of SSSI re-notification).

Appendix 3: Open Space and Recreation Standards

- Natural England's Accessible Natural Greenspace Standards (ANGST) should be referenced throughout this appendix.

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