

**REPORT TO:** Planning Portfolio holder

26 July 2017

**LEAD OFFICER:** Joint Director of Planning and Economic Development

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## **Land North of Cherry Hinton Draft Supplementary Planning Document (SPD)**

### **Purpose**

1. To provide an update on the preparation and next steps for the SPD for Land North of Cherry Hinton (LNCH).
2. This is not a key decision because the SPD does not create new policy, but provides further guidance on delivering an identified development site in the Council's emerging Local Plan.

### **Recommendations**

3. It is recommended that the Portfolio Holder agrees:
  - a) The content of the draft Land North of Cherry Hinton SPD (Appendix A);
  - b) That any amendments which may arise from consideration of the SPD by Cambridge City Council can be agreed by the Joint Director of Planning and Economic Development in consultation with the Planning Portfolio Holder.
  - c) To approve the draft SPD for public consultation to commence in August 2017;
  - d) To approve the consultation arrangements as set out in paragraphs 16 and 17 and the proposed schedule of consultees in Appendix B.

### **Reasons for Recommendations**

4. The preparation of an SPD for Land North of Cherry Hinton, in both Cambridge and South Cambridgeshire, accords with the emerging local plans of both Councils and subject to any amendments agreement is sought to commencing public consultation on the SPD in August.

### **Executive Summary**

5. The draft Cambridge Local Plan 2014: Proposed Submission (as amended) allocates Land North of Cherry Hinton for residential-led development under Policy 12: Cambridge East. The site extends into South Cambridgeshire and the draft South Cambridgeshire Local Plan, also allocates the site for residential-led development under Policy SS/3: Cambridge East. The wording of both policies 12 and SS/3 is identical. The Councils, as the Local Planning Authorities, have been working in partnership with local stakeholders to prepare an SPD that looks at how this residential-led allocation can be delivered successfully. The work has been guided by input from local stakeholders, including residents groups, local Councillors and other interest groups, at a series of workshops. The SPD will help guide the development of the area and will provide greater certainty and detail to support delivery of the site.

6. The draft Land North of Cherry Hinton SPD (Appendix A) has been produced for public consultation. The document outlines the aspirations for the area, as well as the key issues, constraints and opportunities that will influence how new development will take place. Detailed local and stakeholder consultation has taken place which has helped inform the drafting of the SPD. The statement of consultation for the draft development framework SPD is set out in Appendix B to this committee report.
7. An eight week public consultation is proposed to take place commencing in August 2017. The statutory minimum period for consultation on an SPD is six weeks, as this consultation period runs over the summer holidays it is proposed that it is extended to run for eight weeks so as to allow everyone an opportunity to respond.

### **Background**

8. The site is located between Airport Way and Cambridge Airport, north of Coldham's Lane, west of Teversham, and site comprises 47ha in area. The largest part of the site is currently in agricultural use with the western-most areas forming part of the Airport land. The site is part of a larger site that is allocated for development in the Cambridge East Area Action Plan, and this smaller part of the site is proposed to continue to be allocated within the emerging Cambridge and South Cambridgeshire Local Plans for residential development with a primary school secondary school, a local centre with community hub, open space and a spine road connecting Coldham's Lane with Cherry Hinton Road.
9. The City and District Council as the Local Planning Authorities have been working in partnership with Cambridgeshire County Council, the landowners and local interest groups to consider ways to deliver development on site in a successful manner. In preparing the draft SPD, a workshop took place on 9 March 2017, and the comments provided at this workshop proved valuable in helping shape the document prior to a second workshop that was held on 7 April. Comments from both workshops have been instrumental in the development of the SPD. An event record for these workshops has been produced and can be found at Appendix C.
10. A full summary of the points made by the workshop participants can be found in the statement of consultation at Appendix B. Some of these points are pulled out below:
  - Spine Road – strong desire to avoid rat running;
  - Cycling – consensus that cycle routes could play an important role in minimising traffic through the development and providing sustainable access to key destinations and local facilities;
  - Secondary school should be placed carefully in relation to transport routes, possibly on the edge of development;
  - Allotments – should be located between the built development and existing village;
  - There should be a clear green edge with Teversham;
  - Airport – felt to be an interesting view;
  - Character – a mix of styles are found in Cherry Hinton; and
  - Height – 4/5 story maximum.
11. The draft Land North of Cherry Hinton SPD (Appendix A) includes the following key sections:
  1. Introduction
  2. Planning Policy Context
  3. The Site and Surrounding Area

4. Vision and Key Principles
5. Framework Principles and Masterplan

12. Some key diagrams of note from the draft SPD are shown below. In summary, these diagrams note the following:
- Two options setting out the route for the main spine road through the development (Appendix A, Figures 41 & 42, page 49)



- Indicative pedestrian and cycle routes through the site (Appendix A, Figure 44, page 51)



Figure 44: Indicative pedestrian and cycle routes

- Indicative landscape framework plan (Appendix A, Figure 50, page 63)



Figure 50: Indicative landscape framework plan

- Indicative building heights plan (Appendix A, Figure 51, page 70)



Figure 51: Indicative building heights strategy

13. One of the key questions the consultation is asking for views on the best route for a spine road through the site. The two access points for this spine road have been determined by: ensuring there is a large enough gap between the access for the Western Home scheme (adjacent to Hatherdene Close) and access to the site; and using the existing roundabout at the Cherry Hinton Road / Gazelle Way junction. The consultation is then asking for people's views on whether it should run along the northern boundary of the site or through the centre of the site. Page 49 of the SPD (see Appendix A) sets out the advantages and disadvantages of each of these options.
14. The consultation also notes the fact that there is also a possibility to introduce a bus gate along the spine road to prevent private motor vehicles passing all the way through the site.
15. The indicative building heights strategy seeks to have lower density development along the southern portion of the site, adjacent to Cherry Hinton, and increasing density northwards through the site. The highest density development will be around the Local Centre and main activity zone. This strategy will allow the site to deliver the dwellings required to meet South Cambridgeshire's (and Cambridge's) housing need, while integrating well with edge of the urban area and the surrounding airport and countryside.

### Consultation Arrangements

16. The statement of consultation for the draft development framework SPD is set out in Appendix B. It is proposed that a public consultation takes place running from 7



August for eight weeks to 2 October 2017. The statutory minimum period for consultation on an SPD is six weeks, as this consultation period runs over the summer holidays it is proposed that it is extended to run for eight weeks so as to allow everyone an opportunity to respond.

17. In line with the Councils' adopted Statements of Community Involvement, the proposed consultation arrangements will be as follows:
  - Letters / e-mails including consultation details to be sent to statutory and general consultees.
  - The draft SPD to be made available to view at the following locations:
    - Online on the City Council's website:  
<https://www.cambridge.gov.uk/land-north-cherry-hinton-spd>
    - At the City Council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 9am-5.15pm Monday to Friday.
    - South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA;
    - At Cherry Hinton Library.
  - An [online consultation system](#) will be available on the City Council's website in order for people to respond directly via the internet. Hard copies of the response form will be made available at the Council's Customer Service Centre for those who do not have access to the internet.
  - Two exhibitions will be held in the local area during the course of the consultation. The date and location of which will be agreed at a later date, however it is intended to have one towards the start of the consultation process and one in September, when schools are back. Once arranged, the event will be advertised locally.
18. Sustainability Appraisals and Habitats Regulations Assessment Screening Reports have been carried out and consulted upon for the draft Cambridge Local Plan 2014 and the draft South Cambridgeshire Local Plan. These consultations took place in 2013 and in relation to plan modifications between December 2015 and January 2016. These documents, along with other supporting documents will also be made available to view during this consultation. As the draft SPD supports the draft Cambridge Local Plan and draft South Cambridgeshire Local Plan, there is no further need to undertake a separate Sustainability Appraisal or Habitats Regulations Assessment for this document, although screening reports have been completed and will be made available during the consultation.

### **Next Steps**

19. The representations received will then be used to help guide the development of the draft SPD and will be reported along with the final version of the development framework.
20. The document will be adopted by the Councils as an SPD at the same time as, or shortly after, they adopt their respective Local Plans. It cannot be adopted before the Local Plans are adopted as it is the Local Plans that provides the policy basis for this site's designation as a residential-led allocation.

## Implications

21. There are no significant financial, legal or staffing implications for the Council. In terms of environmental implications the development of Land North of Cherry Hinton as set out in the SPD will provide new open spaces and recreation uses, it will take into account impacts from and on flooding and will be designed to a high standard. It should also enable the development of energy efficient buildings as well as the inclusion of renewable and low carbon energy generation.

## Equality and Diversity

22. The SPD, once adopted, will have a positive impact by providing houses and infrastructure to meet Cambridge's and South Cambridgeshire's needs.

## Consultation responses

23. None

## Effect on Strategic Aims

### **A. LIVING WELL Support our communities to remain in good health whilst continuing to protect the natural and built environment**

23. LNCH and the other strategic developments form a key part of the sustainable development strategy contained in the submitted Local Plan. Preparation of the SPD will help ensure that the site is built in a way that supports healthy lifestyles and protects and brings overall benefits to the natural and built environment.

### **B. HOMES FOR OUR FUTURE**

#### **Secure the delivery of a wide range of housing to meet the needs of existing and future communities**

24. LNCH and the other strategic sites are a key part of the Local Plan aim to support delivery of new homes to meet identified needs.

### **C. CONNECTED COMMUNITIES**

#### **Work with partners to ensure new transport and digital infrastructure supports and strengthens communities and that our approach to growth sustains prosperity**

25. Preparing an SPD for the site means transport and digital infrastructure can be appropriately planned to accommodate growth.

### **D. AN INNOVATIVE AND DYNAMIC ORGANISATION**

#### **Adopt a more commercial and business-like approach to ensure we can continue to deliver the best possible services at the lowest possible cost**

26. The proposed approach to preparation of the SPD reflects this strategic aim.

## Background Papers

These background papers were used in the preparation of this report:

- South Cambridgeshire Proposed Submission Local Plan (as amended)  
<https://www.scambs.gov.uk/localplan>
- Cambridge Local Plan 2014: Proposed Submission (as amended)  
<https://www.cambridge.gov.uk/local-plan-review>
- South Cambridgeshire Statement of Community Involvement  
<https://www.scambs.gov.uk/content/statement-community-involvement>
- Cambridge City Council – Statement of Community Involvement:

[https://www.cambridge.gov.uk/sites/default/files/documents/Statement\\_of\\_Community\\_Involvement.pdf](https://www.cambridge.gov.uk/sites/default/files/documents/Statement_of_Community_Involvement.pdf)

- Land North of Cheery Hinton SPD background documents can be found at [www.cambridge.gov.uk/land-north-cherry-hinton-spd](http://www.cambridge.gov.uk/land-north-cherry-hinton-spd)

These documents include:

- Habitats Regulations Assessment Screening Report;
- Sustainability Appraisal Screening Report;
- Land North of Cherry Hinton Statement of Consultation;
- Land North of Cherry Hinton Workshop Events Record;
- Land North of Cherry Hinton Equalities Impact Assessment

## **Appendices**

- Appendix A: Land North of Cherry Hinton Supplementary Planning Document (Draft)
- Appendix B: Land North of Cherry Hinton SPD Statement of Consultation
- Appendix C: Land North of Cherry Hinton Workshop Event Record

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