

Land North of Cherry Hinton SPD
Summary of Representations & Council's Response

1.0 Introduction

Paragraph 1.1

Table with 4 columns: Representation(s), Nature, Appearance, Soundness Tests. Row 1: 31686 AMEC FOSTER WHEELER E&I UK (on behalf of National Grid) (Ms Hannah Bevins) [7042], Support, Not Specified, None.

Summary:
We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

Response

Comments duly noted.

Action

No change to SPD.

Table with 4 columns: Representation(s), Nature, Appearance, Soundness Tests. Row 1: 31774 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801], Support, Not Specified, None.

Summary:
Cambridge Past, Present & Future have participated in both community consultations held to inform the drafting of the SPD for the Land north of Cherry Hinton site (LNCH). We welcome the ongoing consultation to help inform the development of this site and the draft SPD as a mechanism for providing a framework for future applications and proposals. Whilst the site has been considered appropriate for future development, it is not without its constraints, which are highlighted in the draft SPD.

Response

Comments duly noted.

Action

No change to SPD.

Table with 4 columns: Representation(s), Nature, Appearance, Soundness Tests. Row 1: 31806 Endurance Estates Limited [2466], Support, Not Specified, None.

Agent: Terence O'Rourke (Greg blaquiere) [7060]
Summary:
We write to confirm the commitment that the landowners have for these exciting proposals, as set out in the SPD. The landowners are keen to evidence their enthusiasm for this important residential-led mixed-use neighbourhood, by contributing to the SPD process and fully supporting the Land North of Cherry Hinton SPD as currently drafted.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 1.3

Representation(s)

31780 Anderson Group [1383]

Nature Appearance Soundness Tests

Object Not Specified None

Agent: Savills (Mr david henry) [43]

Summary:

The City Council, the Environment Agency and other local stakeholders are aware that The Anderson Group intend to bring forward shortly comprehensive proposals for its land holdings as part of the wider regeneration of the Land South of Coldhams Lane AMC. At present, the draft SPD does not make any obvious reference to the adjacent LSCL AMC. It thus presents an incomplete picture to the reader of the strategic plans for the area. It is considered that the draft SPD should include due consideration of the LSCL AMC. This deficiency can be remedied by minor modification of the SPD.

Response

Comments duly noted. No change considered necessary.

Action

No change to the SPD.

Representation(s)

31849 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

The SPD is compared to the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire.

The JSNA contains evidence review of the built environment's impact on health and has distilled the evidence into the following themes:

- * Generic evidence supporting the built environment's impact on health.
- * Green space.
- * Developing sustainable communities.
- * Community design (to prevent injuries, crime, and to accommodate people with disabilities).
- * Connectivity and land use mix.
- * Communities that support healthy ageing.
- * House design and space.
- * Access to unhealthy/"Fast Food".
- * Health inequality and the built environment.

It is welcomed that the SPD recognises that "where necessary, appropriate mitigation of environmental and health impacts will be required within any proposal to ensure future residents are provided with a satisfactory living environment".

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 1.4

Representation(s)

31781 Anderson Group [1383]

Nature Appearance Soundness Tests

Support Not Specified None

Agent: Savills (Mr david henry) [43]

Summary:

The purpose of the SPD is stated as being to support policy in both the draft Cambridge City Local Plan and the draft South Cambridgeshire Local Plan. If that is so, then it is appropriate to take into account the adjacent LSCL AMC as a material consideration in the preparation of the SPD. Failure to do so would result in the SPD being deficient in terms of the 'plan led' requirements established by national planning policy.

Response

Comments duly noted. No change considered necessary.

Action

No change to the SPD.

Representation(s)

31807 Endurance Estates Limited [2466]

Nature Appearance Soundness Tests

Support Not Specified None

Agent: Terence O'Rourke (Greg blaquiere) [7060]

Summary:

The SPD sets out the aspirations for the Land North of Cherry Hinton area and objectives in terms of creating a local centre, providing market and affordable housing, employment, leisure and community facilities, and improved pedestrian and cycle connectivity, as well as guiding principles relating to landscape, biodiversity, water strategy and sustainability, which the landowners support.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 1.8

Representation(s)

31658 Historic England (Mrs Debbie Mack) [5828]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

We welcome the vision for this land to 'reflect and enhance the special character of the surrounding area'. This is an important aim and needs to be reflected throughout the document.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31720 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Support	Not Specified	None

Summary:

There is a need for a more compelling narrative for this new development, and the initial consultations led by Snapdragon have to my mind been disappointing in constructing this.

Response

Comments duly noted.

Action

No change to the SPD.

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<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31782 Anderson Group [1383]	Support	Not Specified	None

Agent: Savills (Mr david henry) [43]

Summary:

The vision for the land north of Cherry Hinton is described as being to create a vibrant, high quality and distinctive extension to the existing settlement, reflecting and enhancing the special character of the surrounding area, whilst working in synergy with Cambridge as a whole. This vision is supported in principle, although it is considered reasonable for the development in seeking to fulfil these aims to have due regard to both its current and proposed surroundings, including the AMC just metres away south of Coldham's Lane.

Response

Comments duly noted.

Action

No change to the SPD.

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2.0 Planning Policy Context

Paragraph 2.3

Representation(s)

31678 Historic England (Mrs Debbie Mack) [5828]

Nature

Object

Appearance

Not Specified

Soundness Tests

None

Summary:

Figure 4 It would be helpful to put a date under this Plan given its historic status, i.e. having been superseded by the Local Plan.

Response

Comments duly noted. Agree.

Action

Year to be added to the title of figure 4.

Paragraph 2.4

Representation(s)

31721 St Andrew's Church (Rev'd Karin Voth Harman) [6898]

Nature

Support

Appearance

Not Specified

Soundness Tests

None

Summary:

The closure of the airport and loss of jobs would be detrimental to the character of this area and the livelihoods of many. The company is a source of pride to people in the local area, and we support its continued operation on this site. We would not want any development to occur which imagines the eventual filling in with housing of this airfield site.

Response

Comments duly noted. The SPD brings forward land which is not required for the operational use of the airport. The site landowner is also the landowner of Cambridge Airport.

Action

No change to the SPD.

Paragraph 2.6

Representation(s)

31842 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature

Object

Appearance

Not Specified

Soundness Tests

None

Summary:

The SPD omits to include the planning policy of the adopted Cambridgeshire and Peterborough Mineral and Waste Core Strategy (2011), and the Cambridgeshire and Peterborough Mineral and Waste Site Specific Proposals Plan (2012); both of which are part of the adopted development plan for the area.

The Cherry Hinton site which forms part of a larger Area of Search for the potential location of waste management facilities allocated by Policy SSP W1E of the Site Specific Proposals Plan; and this allocation is safeguarded through Policy SSP W8H which designates a Waste Consultation Area over and around the Area of Search.

Response

Comments duly noted.

Action

Include additional paragraph (2.6) which refers to Minerals and Waste Core Strategy and Minerals and Waste Site Specific Proposals Plan

Representation(s)**Nature Appearance Soundness Tests****31783** Anderson Group [1383]**Support****Not Specified****None****Agent: Savills (Mr david henry) [43]****Summary:**

The acknowledgement that national and local policy has evolved since the adoption of the Cambridge East Area Action Plan February 2008 is supported. So, as stated within paragraph 1.4 (see above), the draft SPD ought to have due regard to the more recent policies and proposals of the draft City Local Plan, including the adjacent AMC, as well as its South Cambridgeshire counterpart.

Response

Comments duly noted. Paragraphs 2.8-2.13 make explicit reference to the relevant policies in the emerging plans.

Action

No change to the SPD.

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Paragraph 2.8**Representation(s)****Nature Appearance Soundness Tests****31784** Anderson Group [1383]**Object****Not Specified****None****Agent: Savills (Mr david henry) [43]****Summary:**

It fails to make reference to other significant, material policies and proposals within the emerging Cambridge City Local Plan, contrary to the aims of the SPD set out in paragraph 1.4 of the document, for example. To remedy this omission, an additional sentence should be added within this section of the SPD to inform the user that; "The emerging Cambridge Local Plan also allocates adjacent land to the south of Coldham's Lane as an Area of Major Change, under Policies 13 and 15 of the draft City Local Plan".

Response

Comments duly noted. The cumulative impacts of the development will be assessed as part of the Environmental Impact Assessment and Transport Assessment which are required as part of any future outline planning application.

Action

No change to the SPD.

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Paragraph 2.9

Representation(s)

31795 Natural Cambridgeshire (Mr Philip Clark) [6119]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

The AAP, LNCH is a small part of a much larger development, with the intention that there would be collective benefits arising from large scale development in this location, e.g. a new country park and wetland habitat within the Greenbelt, community and transport improvements. The LNCH is an independent development, with no idea if, or when, the larger scheme on the airport comes to fruition. The SPD does not place enough emphasis on this bigger picture and should make clearer that the LNCH should be developed with consideration for future development on the safeguarded land, in terms of appropriate mitigation, transportation, views, open spaces, local centres, etc.

Response

Comments duly noted. The Masterplanning of the wider site area will be considered as part of the pre-application planning process. The delivery of a new country park for the wider region is beyond the remit of this SPD.

Action

No change to the SPD.

Representation(s)

31850 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

It is welcomed that the SPD acknowledges both the emerging Cambridge Local Plan, and South Cambridgeshire Local Plan in that in section "2.9 Proposals for residential development will be supported if... "acceptable mitigation of environmental and health impacts (including noise) from the airport can be provided... "

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 2.10

Representation(s)

31583 Ms Anna Le Gouais [6888]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

The spine road isn't going to be linking to Cherry Hinton Road - should this be Airport Way?

Response

Comments duly noted. The reference to the connection with Cherry Hinton Road is taken directly from the relevant policies in the emerging Local Plans (R47 and SS/3).

Action

No change to the SPD.

Paragraph 2.12

Representation(s)

31758 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

The AAP is a small part of a much larger development with intended collective benefits arising from large scale development in this location, such as a new country park and wetland habitat creation within the Greenbelt, as well community and transport improvements. Our view is that this SPD does not place enough emphasis on this bigger picture and should make clearer that the LNCH should be developed with consideration for future development on the safeguarded land, in terms of mitigation, transportation, views, open spaces, local centres, etc. This is piecemeal development not planned development that Cambridge needs.

Response

Comments duly noted. The SPD provides an enhanced level of detail for the wider AAP area.

Action

No change to the SPD.

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Paragraph 2.16

Representation(s)

31785 Anderson Group [1383]

Nature Appearance Soundness Tests

Object Not Specified None

Agent: Savills (Mr david henry) [43]

Summary:

Neither Figures 4 nor 5 of the SPD present the reader with the important, relevant contextual information to be found within the Key Diagram of the City Local Plan and on its associated Policies Map. In short, the draft SPD makes a significant "jump" between the Area Action Plan (Figure 4) and the partial information provided by the Proposed Modifications to the emerging Local Plan (within Figure 5). It does not show the proposals of the emerging City Local Plan itself.

The Key Diagram to the Local Plan, as proposed to be modified, should be included as an additional Figure.

Response

Comments duly noted. Disagree. The SPD should be read in conjunction with the emerging Local Plans, which provide the overall policy context for the area.

Action

No change to the SPD.

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Paragraph 2.17

Representation(s)

31759 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

We welcome the need to preserve the adjacent wildlife sites and on-site habitats and in particular to treat wildlife site on eastern boundary with sensitivity and to create additional grassland habitat in that location. The wildlife site is noted for perennial flax and crested cow-wheat, which will have specific habitat requirements - it would be helpful if the SPD was clear that any habitat or open space enhancements in this location should not unintentionally have an impact on these plant species and that ideally, they should enable them to spread. An ongoing management contribution to achieve this would be required.

Response

Comments duly noted. Such detail is beyond the scope of this SPD. A landscape and ecological management plan will be required as part of any future outline planning application for the site.

Action

No change to the SPD.

Paragraph 2.19

Representation(s)

31839 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

SUPPORT: The principle of secondary school playing fields in the green belt is acceptable to the Education Place Planning team, although it is recognised that there will need to be a balance between providing appropriate boundary treatments, and maintaining the character of the green area.

COMMENT: The local planning authority should satisfy themselves that the greenbelt tests will be met to not prejudice the deliverability of a secondary school.

Response

Comments duly noted.

Action

No change to the SPD.

Representation(s)

31722 St Andrew's Church (Rev'd Karin Voth Harman) [6898]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

We object to green belt land being used for school playing fields unless those fields are opened to the public. There should be benefit to all when greenbelt land is used in this way.

Response

Comments duly noted. The use of the school playing fields is currently under discussion. Agree this should be referenced in SPD.

Action

Insert additional sentence at end: 'The school playing fields may be accesible to the general public, subject to a Community Use Agreement'.

Representation(s)**Nature Appearance Soundness Tests****31800** Natural Cambridgeshire (Mr Philip Clark) [6119]**Object****Not Specified****None****Summary:**

The school playing fields extend out with the development site and into the Greenbelt. Whilst playing fields are an excepted use of Greenbelt, some school playing fields are increasingly urban in character, utilising artificial surfaces, ball courts, flood-lighting, fencing, etc. The purpose of the Greenbelt in the location proposed for the school fields is to prevent the merging with Teversham and also as a green corridor linking Cambridge with the rural countryside to the east.

We are concerned that the playing fields could significantly erode both of these functions. No indication in the SPD regarding landscaping on the north-eastern and eastern edges of the playing fields. Assuming the wildlife site are on this boundary, then some of the land allocated for school playing towards its eastern boundary should be reserved for landscaping/buffering and should be clearly indicated in the SPD. Ideally, the playing fields in this location should be allocated as a nature area for the school to use for educational purposes.

Response

Comments duly noted. The site's landscaping/buffering strategy will be addressed as part of the Development Management process. Figure 50 provides an indicative landscape framework plan.

Action

No change to the SPD.

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Paragraph 2.20**Representation(s)****Nature Appearance Soundness Tests****31614** Margaret Starkie [1957]**Object****Not Specified****None****Summary:**

If the school playing field has to be moved into Green Belt it infers that the original provisions for school field have changed contrary to the planning permission

Response

Comments duly noted. Planning permission for the site has not been granted at this stage. The inclusion of sports fields in the Green Belt is not incompatible with this designation, provided that the function of the Green Belt unaffected (i.e. maintains proper separation between Teversham and Cherry Hinton and protects the setting of Cambridge).

Action

No change to the SPD.

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3.0 The Site and Surrounding Area

Paragraph 3.1

Representation(s)		Nature	Appearance	Soundness Tests
31786	Anderson Group [1383]	Object	Not Specified	None
Agent: Savills (Mr david henry) [43]				
Summary:				
This section fails in its aim by not acknowledging existence of the important AMC immediately to the south of Coldham's Lane, and only metres away from the area covered by the SPD.				
It is proposed that a new paragraph is added, as paragraph 3.4, to say that 'Land to the south of Coldham's Lane is allocated under Policy 15 of the emerging Cambridge Local Plan as an Area of Major Change. Here regeneration is being encouraged by its appropriate redevelopment and the creation of an urban country park to serve the east of the City'.				

Response
Comments duly noted. The Area of Major Change south of Coldham's Lane is beyond the scope of this SPD and therefore requires no specific reference or additional text other than what is already contained within the SPD.

Action
No change to the SPD.

Paragraph 3.4

Representation(s)		Nature	Appearance	Soundness Tests
31604	Terri Lewis [6891]	Object	Not Specified	None
Summary:				
The are in which the proposed settlement will be is in an already heavily trafficked area. During the morning rush hour it can already take a considerable time to actually get off of my drive at present. With the extra traffic due to this development it will increase already struggling areas with the sheer amount of homes due to be built.				

Response
Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31708	Mr Keith Cowley [7049]	Object	Not Specified	None
Summary:				
Traffic arteries are wholly inadequate to cope with the additional traffic generated.				

Response
Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application.

Action
No change to the SPD.

Paragraph 3.5

Representation(s)		Nature	Appearance	Soundness Tests
31605	Terri Lewis [6891]	Object	Not Specified	None

Summary:

These services are already stretched and at peak times buses may not be running every 10 minuets. Cambridge is already an area That struggles with its transport services and stretching them further is a concern to all residents in the city. At times it can take nearly an hour to get into town.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.



Representation(s)		Nature	Appearance	Soundness Tests
31611	Mrs Linda Godden [6894]	Object	Not Specified	None

Summary:

The buses are already overcrowded and late every morning due to very heavy traffic along Cherry Hinton High Street, Queen Ediths Way and Hills Road. It can sometimes take 40 minutes just to get along the High Street due to more and more people using the service (which in principle is good but by the time a queue of people are processed, a whole lot more have joined the queue and it gets very frustrating) The inevitable increase in traffic in the High Street fills me with dread.

If all other traffic was banned from the High Street, the Citi 1 buses would be able to run to time (but there would have to be more of them !). The cylce routes would then be safer to use. Although I do not use the number 17 route, I have often thought that it is a shame it only runs as a limited service for the people who do need it.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.



Representation(s)		Nature	Appearance	Soundness Tests
31634	Will Lord [6915]	Object	Not Specified	None

Summary:

A twice daily service is woefully inadequate for the number of individuals who will live on the new development. Relying on bus services as they are is unacceptable.

Response

Comments duly noted. A comprehensive Transport Assessment for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that the bus services and cycle routes between Cherry Hinton and other destinations will be improved to encourage the usage of more sustainable forms of transport.

Action

No change to the SPD.



<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31709 Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:

The stops on Coldhams Lane have woefully poor services, that have recently been reduced without consultation.

CITI 1 is frequent during the day but unreliable in terms of timekeeping and takes a very roundabout route to station and city centre.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31723 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:

Point of clarification rather than objection. A bus stop used only once a day in each direction (no 17) should not be considered provision of public transport as it is virtually unusable. We would support an increase to every 10-15 minutes along this route at least during peak times to take the increased population out of their cars.

Response

Comments duly noted. It is an expectation that the bus services and cycle routes between Cherry Hinton and other destinations will be improved as part of the proposals to encourage the usage of more sustainable forms of transport.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31584 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

The bus services should be improved - it can take almost an hour in rush hour to get from the bus stop near St Andrews church to the railway station. The only useful place to get the bus to is Addenbrookes. The No.17 bus is useless.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that the bus service connections between Cherry Hinton and other destinations will be improved as part of the proposals to reduce travel times and discourage car use.

Action

No change to the SPD.

Paragraph 3.6

Representation(s)		Nature	Appearance	Soundness Tests
31710	Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
No public transport link to Cambridge north which, in any case, is currently poorly served by train services likely to be of use to the new residents.

Response
Comments duly noted. A comprehensive Transport Assessment for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that the bus services and cycle routes between Cherry Hinton and other destinations will be improved to encourage the usage of more sustainable forms of transport.

Action
No change to the SPD.

Paragraph 3.8

Representation(s)		Nature	Appearance	Soundness Tests
31635	Will Lord [6915]	Object	Not Specified	None

Summary:
Cycling infrastructure needs further thought. People will not cycle down to the Tins - they will want to use Coldhams Lane which is extremely busy at peak times and not wide enough for the purposes of shared use between cyclists and cars. I think that widening the road (which seems very feasible given the land adjacent to the majority of the stretch running alongside the airport) is critical for the success of this project.

Response
Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage the usage of more sustainable forms of transport.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31711	Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
Vague 'pie-in-the-sky' nonsense. Coldhams Lane is already a dangerous nightmare for cyclists (I use it regularly) and the additional traffic can only make it worse. Tins footpath is already very well used but roughly surfaced and the narrow doglegged bridge over the railway is dangerous due to speed of cyclists and lack of visibility.
Airport Way is useful only if bound for Newmarket Road and north thereof. Experience says that most new resident will use cars.

Response
Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action
No change to the SPD.

Paragraph 3.11

Representation(s)		Nature	Appearance	Soundness Tests
31858	Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:
The SPD needs to address the need for local employment opportunities further.

Response
Comments duly noted. Employment considerations are beyond the scope of this SPD.

Action
No change to the SPD.

Paragraph 3.12

Representation(s)		Nature	Appearance	Soundness Tests
31819	Smarter Cambridge Transport [7062]	Object	Not Specified	None

Agent: Smarter Cambridge Transport (Edward Leigh) [7063]
Summary:
Only way to achieve a large modal shift is to provide a rail station on the existing railway line. We have proposed that a new station be built at the point where Fulbourn Old Drift used to cross the railway line. The south side is readily accessible from Fulbourn and much of Cherry Hinton as well as from northern Cherry Hinton, the proposed new development and Teversham. The station would also give workers at the local employment sites a practical alternative to driving into work at Peterhouse Technology Park (home to ARM), Capital Park, Fulbourn Hospital, Tesco, etc.

Response
Comments duly noted. A new rail station would require involvement from other strategic bodies, including the Greater Cambridge Partnership and rail authorities.

Action
No change to the SPD.

Paragraph 3.13

Representation(s)		Nature	Appearance	Soundness Tests
31613	Mrs Linda Godden [6894]	Object	Not Specified	None

Summary:
When the Folk Festival is on in July, it often feels that Cherry Hinton High Street is over run with extra people....and that is just one weekend a year. A new "village" with 1200 homes (average 2 people per home) is going to be too much.

Response
Comments duly noted.

Action
No change to the SPD.

Paragraph 3.14

Representation(s)		Nature	Appearance	Soundness Tests
31636	Will Lord [6915]	Object	Not Specified	None

Summary:
All of these schools are oversubscribed.

Response
Comments duly noted. School provision needs to be carefully planned to ensure there are enough places for local children. The specification for the educational facilities and the timing of the delivery of the schools will be part of the Section 106 agreement.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31585	Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:
Two primary schools are not highlighted on the map - Cherry Hinton Primary and Colville Primary.

Response
Comments duly noted.

Action
Amend figure 11 to identify existing school provision, including Cherry Hinton Primary and Colville Primary.

Paragraph 3.15

Representation(s)		Nature	Appearance	Soundness Tests
31586	Ms Anna Le Gouais [6888]	Object	Not Specified	None

Summary:
"a number of restaurants" is misleading - Cherry Hinton is really lacking restaurants - The Robin Hood is on the far edge, and the Indian restaurant is the only other place (other than fast food outlets).

Response
Comments duly noted.

Action
No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31610 Mrs Linda Godden [6894]	Object	Not Specified	None

Summary:

Tesco in Fulbourn is always really busy. I hope there are plans for it to expand or maybe the new estate will be encouraged to use Sainsburys along Coldhams Lane / Brooks Road (which will probably also need to increase in size)

Response

Comments duly noted. The new development will be expected to provide local shops reducing the need for people to travel by car.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31725 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:

As the map shows, the convenience and retail stores, pharmacy are not easily walkable from this new development and in order to have a high quality of life in this development planning will need to go into what sort of retail facilities are needed 'on site' to deter people from getting in their cars to access the shops and facilities they need.

Response

Comments duly noted. It is an expectation that the local centre will provide a retail element. The exact type of uses within the local centre is beyond the scope of this SPD.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31712 Mr Keith Cowley [7049]	Support	Not Specified	None

Summary:

Existing facilities are wholly inadequate for the number of dwellings proposed. Everyone will get into their cars and head for the supermarkets adding yet more traffic to the already congested roads.

Response

Comments duly noted. The new development will be expected to provide local shops reducing the need for people to travel by car.

Action

No change to the SPD.

Paragraph 3.16

Representation(s)

31606 Terri Lewis [6891]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

It is a concern that the services that are already available are stretched due to the government cuts to add the additional housing would mean that it may be virtually impossible to gain get an appointment in the Drs surgery when needed as it is already difficult as it is.

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities, including GP services. This can be secured through the S106 process.

Action

No change to the SPD.

Representation(s)

31607 Dr Alexandra Simperler [6893]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

There are long waiting times in the surgeries and at Addenbrooke's already. Fulbourn Hospital is a mental health facility, so hopefully not a mainstream facility. What is needed is a new Health Centre plus GP that can do some common medical tests etc. I do not think the existing health structure is sufficient.

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities, including GP services. This can be secured through the S106 process.

Action

Amend Fulbourn Hospital annotation in in Figure 9 to match Addenbrooke's Hospital.

Representation(s)

31609 Mrs Linda Godden [6894]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

A new Doctors Surgery will be required as the existing excellent Surgery in Fishers Lane is already difficult to get an appointment with.

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities, including GP services. This can be secured through the S106 process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31627 Celine Curtis [6910]	Object	Not Specified	None

Summary:

3.16 - The existing doctors do not satisfy the needs of the existing population

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities, including GP services. This can be secured through the S106 process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31633 Will Lord [6915]	Object	Not Specified	None

Summary:

The doctors surgeries are already nearing/exceeding capacity. Fulbourn hospital is not a hospital in any meaningful sense for this proposal since it only provides specialist support. There is, for example, no A&E and no drop in services.

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities, including GP services. This can be secured through the Section 106.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31726 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:

As in the previous question, just pointing out the distance and lack of easily walkable routes to surgeries and other medical facilities for this new development.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 3.17

Representation(s)		Nature	Appearance	Soundness Tests
31608	Mrs Linda Godden [6894]	Object	Not Specified	None

Summary:
Already heavy congestion in Cherry Hinton High Street from 7.50 am during the week. Too many cars which hold up too few buses (ie they get caught up in the traffic jams!) and unsafe cycle paths as cars reverse out of driveways straight into the cycle paths and they drive too close to cyclists

Response
Comments duly noted. It is an expectation that the bus service connections between Cherry Hinton and other destinations will be improved as part of the proposals to reduce travel times and discourage car use.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31628	Celine Curtis [6910]	Object	Not Specified	None

Summary:
3.17 - The bus services (18, 17, 16A) are too infrequent to be of any value

Response
Comments duly noted. This section of the SPD presents the existing provision within Cherry Hinton. It is beyond the scope of the SPD to specify the frequency of bus services. It is anticipated that bus and cycle routes will be improved in the context of the development.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31729	St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:
This map shows that existing bus stops are not close enough to many parts of this new development. In particular there are no bus stops near the site of the proposed new secondary school.

Response
Comments duly noted. This section of the SPD shows existing public transport provision within Cherry Hinton. Figure 39 shows the movement strategy for the site and recognises that encouraging travel by bus is a key sustainable transport principle.

Action
No change to the SPD.

Paragraph 3.18

Representation(s)	Nature	Appearance	Soundness Tests
31713 Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
The site represents an important buffer between urban development and countryside. This proposal will turn Teversham into a suburb.

Response
Comments duly noted. The site's Green Belt/landscaping/buffering strategy will be addressed as part of the outline planning application process. It is an expectation that the Green Belt designation should continue to provide clear separation between Cherry Hinton and Teversham.

Action
No change to the SPD.

Paragraph 3.19

Representation(s)	Nature	Appearance	Soundness Tests
31714 Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
Most of the site represents productive farmland that should be used for food production. While it may not be of high value for wildlife the hedges and open fields do support a wide range of birds while the area within Airport boundaries supports breeding skylarks, a protected species.

Response
Comments duly noted. Consideration was given to the loss of agricultural land when the area covering the Cambridge East Area Action Plan (AAP) was first prepared. The site has been allocated for development since the Cambridge East AAP was adopted in 2008, when its sustainability and suitability for development were carefully considered and when it was subject to a public examination. The proposals present an opportunity to enhance biodiversity. It is an expectation that any potential ecological losses are mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action
No change to the SPD.

Paragraph 3.20

Representation(s)	Nature	Appearance	Soundness Tests
31715 Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
What is the point of retaining the hedges that form County Wildlife sites when the surrounding land on which the wildlife depends is to be heavily developed. After development they will become largely devoid of wildlife, other than a few garden birds and will cease to be of value.

Response
Comments duly noted. The proposals present an opportunity to enhance biodiversity. It is an expectation that any potential ecological losses are mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action
No change to the SPD.

Paragraph 3.21

Representation(s)		Nature	Appearance	Soundness Tests
31843	Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None
Summary: Paragraph 3.21 is incomplete '...onsite attenuation provided to mitigate risk to the wider catchment. Maximise and incorporate existing'.				

Response
Comments duly noted. Paragraph 3.2.1 is not incomplete, but split over 3 columns.

Action
Adjust the size of figure 15 so that the paragraph is not split over multiple columns.

=====

Paragraph 3.22

Representation(s)		Nature	Appearance	Soundness Tests
31802	Natural Cambridgeshire (Mr Philip Clark) [6119]	Object	Not Specified	None
Summary: While the open spaces proposed for the development site are local in nature, they will not meet resident's needs for accessing larger open spaces or achieve significant biodiversity gains. The larger open spaces that residents will access include Wandlebury Country Park and National Trust estates such as Anglesey Abbey and Wicken Fen. This will place increased visitor pressure on these sites, some of which are already struggling with capacity at peak times and which can impact on the biodiversity of those sites. This is not factored into the SPD or the suggested mitigation. We note the AAP concept plan on page 10 shows a new country park - which highlights the need for this kind of space. We are concerned that piecemeal developments such as LNCH and Wing will fail to contribute financially towards the creation of new large public spaces or towards offsetting the impacts on existing sites. We would like to see this addressed directly in the SPD.				

Response
Comments duly noted. The Masterplanning of the wider site area will be considered as part of the pre-application planning process. The delivery of a new country park for the wider region is beyond the remit of this SPD however, the site will need to have regard for the Cambridgeshire Infrastructure Strategy. Impact of increased visitor pressure on recreational areas will be assessed as part of the outline and reserved matters planning application process.

Action
No change to the SPD.

=====

Representation(s)		Nature	Appearance	Soundness Tests
31730	St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None
Summary: Object to the wording 'close proximity'. We do not think that those in the new development will feel in close proximity to any of these save the small bit of roadside land which is Church End green and has little to offer children, or dog walkers as it lies open to a busy road.				

Response
Comments duly noted. Agree.

Action
Amend first sentence in paragraph 3.22: "There are a number of existing open spaces within Cherry Hinton and the surrounding area, including the following (see figure 16)."

=====

Paragraph 3.23

Representation(s)		Nature	Appearance	Soundness Tests
31716	Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
Skylarks breed on the Airport in the yellow shaded area. This is the only location in Cambridge where this iconic grassland species can still be seen and heard.

Response
Comments duly noted. The proposals present an opportunity to enhance biodiversity. Substantial ecological losses should be avoided as part of the detailed design of the scheme. It is an expectation that any loss of habitat is mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31763	Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:
There will be a loss of farmland wildlife as a result of this development which needs to be mitigated off-site. This is only mentioned in the table on p75. We feel that this should be made more explicit and included in the two sections that deal with ecology in the main document.

Response
Comments duly noted. The proposals present an opportunity to enhance biodiversity. Substantial ecological losses should be avoided as part of the detailed design of the scheme. It is an expectation that any loss of habitat is mitigated and where possible enhanced, as part of the outline and reserved matters planning application process.

Action
No change to the SPD.

Paragraph 3.25

Representation(s)		Nature	Appearance	Soundness Tests
31615	Margaret Starkie [1957]	Object	Not Specified	None

Summary:
The Drift is a habitat for bats and other nocturnal animals and birds

Response
Comments duly noted. An ecological re-assessment will be required as part of the outline and reserved matters planning applications.

Action
No change to the SPD.

Paragraph 3.26

Representation(s)	Nature	Appearance	Soundness Tests
31659 Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:
Para 3.26 Should mention Green Belt and historic landscape characterisation of the area.
Figure 18 The Teversham Conservation Area should be shown on this plan.

Response
Comments duly noted. Agree.

Action
Amend paragraph: 'There are no statutory or local landscape designations that cover the site. The site is not within the Green Belt (Figure 18).

Paragraph 3.27

Representation(s)	Nature	Appearance	Soundness Tests
31766 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:
Whilst there are no listed buildings within or immediately adjacent to the site, there are several in the wider area. One of the key views discussed during the consultations was through views to Teversham church.

Response
Comments duly noted. As part of the outline planning application, a Landscape and Visual Impact Assessment will be required.

Action
No change to the SPD.

Representation(s)	Nature	Appearance	Soundness Tests
31833 Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:
Whilst we welcome reference to the listed buildings in Cherry Hinton, specifically the Church and Cherry Hinton Hall and the Red Lion Pub, we suggest that it is also important to mention the listed buildings that are much nearer to the site including 67 Church End, a grade II listed 18th century or earlier timber framed plaster and painted building, the striking Mefeking Cottage, and Uphall, also both grade II. Mention should also be made of The Rectory and Teversham Hall, both grade II listed.

Response
Comments duly noted.

Action
Figure 18 to be updated to identify heritage assets, including 67 Church End, Mafeking Cottage and Uphall, The Rectory and Teversham Hall.

Paragraph 3.28

Representation(s)

31660 Historic England (Mrs Debbie Mack) [5828]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

However, this paragraph should mention the Teversham Conservation Area to the north east of the site.

Response

Comments duly noted. Agree.

Action

Reference to Teversham Conservation Area to north east of site to be included in paragraph 3.28. Figure 18 to be amended to reference conservation area boundary.

Paragraph 3.29

Representation(s)

31652 Mrs Christine Shaw [5589]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

There is a conservation area in the village area of teversham which is adjacent to this site

Response

Comments duly noted. Agree.

Action

Reference to Teversham Conservation Area to north east of site to be included in paragraph 3.28. Figure 18 to be amended to reference conservation area boundary.

Representation(s)

31661 Historic England (Mrs Debbie Mack) [5828]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Please amend to scheduled monument, rather than scheduled ancient monument as this is the current NPPF terminology.

Response

Comments duly noted. Agree

Action

Deletion of word 'ancient'

Paragraph 3.30

Representation(s)	Nature	Appearance	Soundness Tests
31662 Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:
We welcome the preliminary archaeological investigations that have taken place. Reporting of the findings may also indicate that preservation in situ may be appropriate in some areas. Advice should be sought from Cambridgeshire County Council HER.

Response
Comments duly noted. The site's archaeology and impacts on heritage assets will be addressed as part of the outline planning application process.

Action
No change to the SPD.

Representation(s)	Nature	Appearance	Soundness Tests
31859 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:
The site has been subject to a programme of archaeological evaluation, the results of which indicate that significant archaeological remains survive in the area. Any planning application will require a programme of archaeological excavation, secured by condition, as appropriate methodology for mitigating the development impact.

Response
Comments duly noted.

Action
No change to the SPD.

Paragraph 3.32

Representation(s)	Nature	Appearance	Soundness Tests
31663 Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:
Wroxham House on Church End is a building of Local Interest. Due to its proximity to the site Wroxham House should be specifically mentioned in this paragraph. It may also be helpful to mention the group of former barns 62 - 66 Church End, currently used as workshops on Church End.

Response
Comments duly noted.

Action
Update Figure 18 to identify listed buildings including: 67 Church End, Mafeking Cottage and Uphall, The Rectory, Teversham Hall, Wroxham House and 62-66 Church End.

Representation(s)		Nature	Appearance	Soundness Tests
31840	Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None
<i>Summary:</i> For completeness, the map of surrounding schools, on page 18 of the SPD, appears to omit Abbey Meadows Primary School, which is within the 1600m isochrone and St Philip's Church of England Primary School, just outside of the 1600m isochrone.				
<i>Response</i> Comments duly noted.				
<i>Action</i> Amend figure 11 to include Abbey Meadows Primary School and St Philip's Church of England Primary School.				

Paragraph 3.34

Representation(s)		Nature	Appearance	Soundness Tests
31665	Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None
<i>Summary:</i> It would also be helpful to address the morphology of Teversham and Church End in this paragraph.				
<i>Response</i> Comments duly noted. Agree.				
<i>Action</i> Amend first sentence of paragraph: 'The historic core of Cherry Hinton, along with many other typically South Cambridgeshire villages, including Teversham, is organised along a linear high street, with later phases of development extending out from this core'.				

Paragraph 3.38

Representation(s)		Nature	Appearance	Soundness Tests
31699	Mr & Mrs Em and Kev Ritchie [6903]	Object	Not Specified	None
<i>Summary:</i> The report notes that housing in Teversham Drift is 'arranged around internal courtyards' and we wish to point out that this generates issues for residents who desire to park their car right outside their property (or as close as), as inevitably the design of this has meant that some residents cannot, and so parking overspills into surrounding main roads such as March Lane, the main highroad of Teversham Drift and Church End.				
<i>Response</i> Comments duly noted.				
<i>Action</i> No change to the SPD.				

Paragraph 3.45

Representation(s)		Nature	Appearance	Soundness Tests
31667	Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:
It could be slightly confusing as to which the key findings are and which are the key precedents on this page.

Response
Comments duly noted. Agree.

Action
Omit word 'detailed' and replace with 'identified' (first sentence). Replace 'precedents' with 'characteristics' (second sentence).

Paragraph Vernacular

Representation(s)		Nature	Appearance	Soundness Tests
31666	Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:
Although some red brick buildings in the wider area, closer to the site many of the properties are in Cambridge brick (see full response for details). Therefore it would be more appropriate to reference this brick. It would also be helpful to reference roof materials.

Response
Comments duly noted.

Action
Specific reference to be made to Cambridge brick and roof materials.

Paragraph 3.47

Representation(s)		Nature	Appearance	Soundness Tests
31787	Anderson Group [1383]	Object	Not Specified	None

Agent: Savills (Mr david henry) [43]
Summary:
Objection is made to the description that the southern edge of the site made within this paragraph. Although it is predominantly characterised by residential streets, this is an incomplete description. Part of the southern edge of the SPD area abuts Coldham's Lane, and is proposed to gain access from it. This frontage faces onto the AMC, which at this point is of a distinctly and prominent commercial character. Therefore, it is proposed that 3.47 should be modified to add at the end of the sentence "except where it abuts Coldham's Lane".

Response
Comments duly noted. Current wording considered acceptable.

Action
No change to the SPD.

Paragraph 3.48

Representation(s)		Nature	Appearance	Soundness Tests
31824	Natural England (Miss Carla Jackson) [5507]	Support	Not Specified	None

Summary:
Natural England supports the proposal to preserve the adjacent wildlife sites and on-site habitats and to create additional grassland habitats.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 3.53

Representation(s)		Nature	Appearance	Soundness Tests
31717	Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
The extent of green belt remaining after development will be so narrow as to be effectively meaningless.

Response

Comments duly noted. The site's Green Belt/landscaping/buffering strategy will be addressed as part of the outline planning application. It is an expectation that the Green Belt designation should continue to provide clear separation between Cherry Hinton and Teversham.

Action

No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31616	Margaret Starkie [1957]	Support	Not Specified	None

Summary:
Maintenance of the demarkation with Teversham essential for Cherry Hinton cohesion

Response

Comments duly noted. The site's Green Belt/landscaping/buffering strategy will be considered as part of the outline planning application process. It is an expectation that the Green Belt designation continues to provide clear separation between Cherry Hinton and Teversham.

Action

No change to the SPD.

Paragraph 3.54

Representation(s)		Nature	Appearance	Soundness Tests
31788	Anderson Group [1383]	Object	Not Specified	None

Agent: Savills (Mr david henry) [43]

Summary:

The paragraph fails to identify the LSCL AMC to the south of the SPD's location. It is proposed that the heading to the paragraph should be altered to say 'Safeguarded Land and Area of Major Change'. An additional sentence should then be added to the end of the paragraph to say "Land to the south of Coldham's Lane is identified within the emerging Cambridge Local Plan as an Area of Major Change, for regeneration, appropriate redevelopment, and the creation of an urban country park". This should be shown accordingly on Figure 28 and the title of the Figure modified likewise.

Response

Comments duly noted. Disagree. No change required.

Action

No change to the SPD.

Paragraph 3.55

Representation(s)		Nature	Appearance	Soundness Tests
31617	Margaret Starkie [1957]	Support	Not Specified	None

Summary:

Screening should be dense to encourage small flora and fauna to support wildlife

Response

Comments duly noted. The proposals present an opportunity to enhance biodiversity. Substantial ecological losses should be avoided as part of the detailed design of the scheme. It is an expectation that any loss of habitat is mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Paragraph 3.58

Representation(s)		Nature	Appearance	Soundness Tests
31718	Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:

How can farmland birds be 'encouraged' after virtually all farmland in the vicinity has been developed. They need farmland, not gardens. This statement is pious nonsense.

Response

Comments duly noted. The proposals present an opportunity to enhance biodiversity. Substantial ecological losses should be avoided as part of the detailed design of the scheme. It is an expectation that any loss of habitat is mitigated and where possible enhanced, as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Representation(s)**31801** Natural Cambridgeshire (Mr Philip Clark) [6119]**Nature****Object****Appearance****Not Specified****Soundness Tests****None****Summary:**

There will be a loss of farmland wildlife as a result of this development which needs to be mitigated off-site. This is only mentioned in the table on p75. We feel that this should be made more explicit and included in the two sections that deal with ecology in the main document.

Response

Comments duly noted. The proposals present an opportunity to enhance biodiversity. It is an expectation that any potential ecological losses are mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

=====

Paragraph 3.59**Representation(s)****31653** Mrs Christine Shaw [5589]**Nature****Object****Appearance****Not Specified****Soundness Tests****None****Summary:**

This area has been flooded recently but as its used as a field that would not have been noticed

Response

Comments duly noted. A Flood Risk Assessment will be required as part of any future outline planning application.

Action

No change to the SPD.

=====

Representation(s)**31654** Mr Paul Cutmore [4111]**Nature****Support****Appearance****Not Specified****Soundness Tests****None****Summary:**

As a representative of Cambridge Ramblers Group, we do not object to the development of the land, but we request that the public footpaths be kept open during any works. We also request that a green border be maintained between the development and the footpath. We also ask you to note that Cambridge Ramblers Group, as part of the Ramblers' Association, should in future be included in the statutory consultees for such developments.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 3.61

Representation(s)		Nature	Appearance	Soundness Tests
31837	Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:
The gas main should not run under any part of the school sites, and any agreed school site will need to meet the site specification requirements set out by the County Council.

Response
Comments duly noted. The gas main route will need to be agreed with the relevant infrastructure providers.

Action
No change to the SPD.

Paragraph 3.63

Representation(s)		Nature	Appearance	Soundness Tests
31655	Mr David Martin [7036]	Object	Not Specified	None

Summary:
Pollution from aircraft will cause health problems. Especially vulnerable are children.
The airport will get busier as Cambridge continues to expand as a Technology Centre with an increasing population, this will add to the risks from pollution.
The development is too near the runway to allow dispersal of pollution.
Locating a school near a runway, significantly increases the time children are exposed to dangerous pollutants.

Response
Comments duly noted. The environmental impacts of existing development (including Cambridge Airport's operational activities) on the residential amenity of prospective residents will be assessed as part of any future outline planning application.

Action
No change to the SPD.

Paragraph 3.64

Representation(s)		Nature	Appearance	Soundness Tests
31719	Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:
How can the introduction of thousands more polluting vehicles have anything other than a detrimental effect on air quality?

Response
Comments duly noted. Section 5.37 refers to Air Quality. An Air Quality Assessment will be required as part of any future outline planning application.

Action
No change to the SPD.

Paragraph 3.65

Representation(s)		Nature	Appearance	Soundness Tests
31637	Environment Agency (Mr Tony Waddams) [1273]	Support	Not Specified	None
<p><i>Summary:</i></p> <p>-We thank the developers for acknowledging that, based on preliminary ground investigation works which have been undertaken at the site,, the site could have soil that is affected by contamination which is associated with current and historical land uses.</p> <p>-Welcome proposed detailed ground investigation works to delineate the extent of contamination at the site.</p> <p>-EA would expect that all of our previous comments provided will be addressed as part of any works.</p> <p>-Infiltration drainage is being considered for the proposed development at the site.</p> <p>-We thank the developers for acknowledging that the shallow groundwater beneath the site will be considered as part of any surface water drainage strategy.</p> <p>-Infiltration drainage could provide a pathway to the underlying groundwater, or mobilise any potential pre-existing contamination.</p>				

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 3.67

Representation(s)		Nature	Appearance	Soundness Tests
31702	Mr & Mrs Em and Kev Ritchie [6903]	Object	Not Specified	None
<p><i>Summary:</i></p> <p>When purchasing a property this side of Cherry Hinton, awareness of the airport and its day-to-day running are an inevitable factor and one that ultimately cannot be used as a negative if purchase goes ahead. Indeed, residents of Cherry Hinton appreciate our unique relationship with Marshalls and the aircraft that use it: we are treated to aerial displays by the Red Arrows (and not just at Marshalls 100 year celebrations) and by the smaller aircraft that dip and glide above us, it provides a useful landmark, is a valued local employer and is part of the village. We were delighted at the award of MoD contracts for the RAF Hercules earlier this year as a way of continuing its presence. We are concerned that this land development will be used in the future as a case study for noise pollution or for highlighting the danger of flying routes above residential areas and that future pressures will be placed upon Marshalls to close. This is not a chicken/egg situation, the airport was here first, and residents would not want to see re-routing of take offs or runway angles, or closure at all.</p>				

Response

Comments duly noted. The SPD brings forward land which is not required for the operational use of the airport. The site landowner is also the landowner of Cambridge Airport. There are no plans to introduce development that will undermine the current or future operations of the airport.

Action

No change to the SPD.

Paragraph 3.70

Representation(s)		Nature	Appearance	Soundness Tests
31656	Mr David Martin [7036]	Support	Not Specified	None

Summary:
Helicopter flight paths are directly over the development area, will the flight path change?
What are the noise implications of night time engine testing on the nearest houses in the development?
What are the future development plans for the airport and how will this affect the development in relation to noise?

Response
Comments duly noted. The SPD brings forward land which is not required for the operational use of the airport. The site landowner is also the landowner of Cambridge Airport. There are no plans to introduce development that will undermine the current or future operations of the airport. The environmental impacts of existing development (including Cambridge Airport's operational activities) on the residential amenity of prospective residents will be assessed as part of any future outline planning application.

Action
No change to the SPD.
=====

Paragraph 3.74

Representation(s)		Nature	Appearance	Soundness Tests
31770	Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:
Aircraft noise, there is a current application for relocation of engine testing shed up near the Newmarket Road but approval of Wing development was conditional on Marshalls moving it. Therefore, consideration of the noise and pollution implications needs to take place.

In addition, we understand that the aircraft flight direction beacon at the southern end of the runway could also be a concern and whether tall buildings (like four stories) at the southern side of the airport would affect their operation. This too should be clarified.

Response
Comments duly noted. The SPD is being produced in consultation with Marshall, with a view to maintaining the operational safety of Cambridge Airport. Any development proposal on the site as identified by the SPD will need to avoid impacts on airport operations. This matter will be assessed as part of any future outline planning application.

Action
No change to the SPD.
=====

Paragraph 3.76

Representation(s)		Nature	Appearance	Soundness Tests
31706	Mr David Garside [7048]	Object	Not Specified	None

Summary:

Coldhams Lane bridge is not only too low but also too narrow with inadequate footpath widths and no provision for cyclists. There is a need for a cycle track along Coldhams Lane from the proposed site to the Sainsbury's roundabout as the existing one past the health club to the bottom of Mill Road is an unsuitable route for anyone travelling to Sainsbury's or the Beehive Centre for example. These improvements should be a requirement before any further housing is permitted on this site.

Response

Comments duly noted. It is anticipated that improvements to the cycle routes beyond the SPD boundary will be secured through the planning process to encourage the usage of more sustainable forms of transport.

Action

No change to the SPD.



Representation(s)		Nature	Appearance	Soundness Tests
31769	Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

There are other constraints or areas of mitigation included in the document that may need additional clarification or guidance. These include; soil contamination, noise, air quality, airport equipment relocations and impact on residential amenity as well as electrical interference. These needs to be addressed in the SPD.

Response

Comments duly noted.

Action

No Change to the SPD.



4.0 Vision and Key Principles

Paragraph 4.2

Representation(s)

31746 Mr Keith Cowley [7049]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Meaningless words. Every development in Cambridge has been described as vibrant and high quality. Walk around the endless new estates at Trumpington and Kings Hedges and you will see silent streets, no community facilities and repetitive and unappealing architecture that would not look out of place in the Soviet bloc.

Response

Comments duly noted.

Action

No change to the SPD.

Representation(s)

31668 Historic England (Mrs Debbie Mack) [5828]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

We welcome the reference to the need for the development to reflect and enhance the special character of the surrounding area.

Response

Comments duly noted.

Action

No change to the SPD.

Representation(s)

31809 Endurance Estates Limited [2466]

Nature Appearance Soundness Tests

Support Not Specified None

Agent: Terence O'Rourke (Greg blaquiere) [7060]

Summary:

The vision for Land North of Cherry Hinton is that of a vibrant, high-quality and distinctive new neighbourhood of Cherry Hinton, reflecting and enhancing the special character of the surrounding area and establishing a new neighbourhood that will be an exciting place with a strong identity, which is supported by the landowners. The proposed residential-led mixed use scheme will represent a considerable benefit to the local area, with high quality facilities that will be provided and made available to the residents and wider community.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 4.3

Representation(s)

31630 Ayleen Ross [6906]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Cherry Hinton is divided into 2 areas. One in the city and one area in south Cambs (some in Teversham, some in Fulbourn). Those of us in South Cambs are treated as second class citizens as we do not have access to city facilities. All you will be doing is creating another are of disenfranchised who have no say in their local community and who are continually told that they are NOT CHERRY HINTON!!

Response

Comments duly noted. The intention of the SPD is to create a community that is properly integrated with Cherry Hinton and Teversham. The matter of access to city services by residents in South Cambridgeshire is beyond the remit of the document.

Action

No change to the SPD.

Representation(s)

31632 Mrs Pamela D. Tucker [6907]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Although the vision/aims outlined in 4.3 are admirable, I live as you can see in what was named the "Foxglove" estate and have been there since 1987. We are part of Teversham, in south Cambs. We neither belong to Teversham village or Cherry Hinton. We do not belong after over 30 years. The original plans were altered for our estate and a deal done with the City Council who built houses in Antelope, Buffalo and Panther Way. I cannot see that any of these 'ground plans' will really happen.

Response

Comments duly noted. The intention of the SPD is to create a community that is properly integrated with Cherry Hinton and Teversham. The matter of access to city services by residents in South Cambridgeshire is beyond the remit of the document.

Action

No change to the SPD.

Representation(s)

31743 Mr Keith Cowley [7049]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

This is just a meaningless claptrap:

1. Open spaces and play areas are part of every development. Community facilities, as we know from the many other developments around Cambridge, are rarely provided in the promised form and even more rarely enforced in the promised form by planners.
2. This will be dormitory development like all the other Cambridge housing developments. There will be minimal social interaction or sense of belonging.
3. A strong green framework can mean different things to different people. Needs definition.
4. If not be centrally located it will not be a centre.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31669 Historic England (Mrs Debbie Mack) [5828]	Support	Not Specified	None

Summary:

We welcome the reference to a strong green framework.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31732 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Support	Not Specified	None

Summary:

We completely support these aims but want closest possible attention paid to how these aspirations will come to pass. What will actually make this a 'vibrant community' rather than a dormitory? and how can the design reflect, but improve upon, the design of the rest of Cherry Hinton, much of which is piecemeal and pedestrian?

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31810 Endurance Estates Limited [2466]	Support	Not Specified	None

Agent: Terence O'Rourke (Greg blaquiere) [7060]

Summary:

While the primary purpose of the proposals is to provide much needed new market and affordable homes and community facilities to meet both the city and district council's needs, the project will also create many other planning benefits for the wider community. Much of the social infrastructure that is proposed will be accessible to the wider public (including schools, local centre, public open space) and transport connectivity will also create better connections for pedestrians and cyclists. The housing proposed will also be of a high quality that will help contribute towards the housing targets set for the City and District.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 4.4

Representation(s)

31670 Historic England (Mrs Debbie Mack) [5828]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

4.4 We welcome the reference to the development being inspired by the unique characteristics of the existing settlement and surrounding area, with cherry trees and countryside setting and celebrating views. More specificity with respect to the materials palette would be helpful e.g. Cambridge brick and preferred roof materials based on an analysis of the local characteristics.

Response

Comments duly noted. The detailed design of the development will be considered as part of any future outline and reserved matters planning applications.

Action

No change to the SPD.

Paragraph 4.5

Representation(s)

31745 Mr Keith Cowley [7049]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Can only work if cheap and efficient public transport is provided to tempt residents away from their cars. The existing services will not be in any way adequate to achieve this.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.

Representation(s)

31733 St Andrew's Church (Rev'd Karin Voth Harman) [6898]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

Again, we are looking for imaginative thinking here. At the moment the proposals are not suggesting great connectivity between this development and existing Cherry Hinton. Current residents need a reason to go into the new development, and access by car as well as cycle and foot. There needs to be parking for visitors to the new community. There needs to be enough parking for the cars generated by the new housing, so that they don't overflow into existing streets forcing permit systems which begin to erode connectivity. Above all Coldham's Lane needs a bike/pedestrian lane.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that the bus service connections between Cherry Hinton and other destinations will be improved as part of the proposals to reduce travel times and discourage car use. It is also anticipated that improvements to the cycle routes beyond the SPD boundary will be secured through the planning process to encourage the usage of more sustainable forms of transport and encourage safer travel for cyclists.

Action

No change to the SPD.

Paragraph 4.6

Representation(s)

31744 Mr Keith Cowley [7049]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

How can this support biodiversity? It will destroy existing habitats and the plants and creatures that live in them will, in the main, move away or (more probably) die out due to lack of food and breeding sites. Artificial nest sites and decorative planting cannot replace the existing habitat.

Response

Comments duly noted. The proposals present an opportunity to enhance biodiversity. Substantial ecological losses should be avoided as part of the detailed design of the scheme. It is an expectation that any loss of habitat is mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Representation(s)

31671 Historic England (Mrs Debbie Mack) [5828]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

We welcome the reference to historic landscape features and the desire to incorporate the existing countryside walk into a linear park.

Response

Comments duly noted.

Action

No change to the SPD.

Representation(s)

31734 St Andrew's Church (Rev'd Karin Voth Harman) [6898]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

We would like to see some real imagination and forward thinking here -- which becomes part of the identity of this new development. What environmental features or initiatives will people boast of in 10 years time?

Response

Comments duly noted.

Action

No change to the SPD.

5.0 Framework Principles and Master Plan

Paragraph 5.1

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31773 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

Comparison and lessons learned should be given from the newer developments around Cambridge, such as Eddington, NW Cambridge site, Trumpington, CB1, etc. to understand what has worked and what has not. Lessons should be learnt and mistakes not repeated, especially as the traffic and congestion of the area is already considered high. In addition, the design and materials palette need to be contextual and based on local vernacular, not just contemporary because that is the trend at the moment.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists. The detailed design of the development will be considered as part of any future outline and reserved matters planning applications.

Action

No change to the SPD.

Paragraph 5.6

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31835 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Support	Not Specified	None

Summary:

Following a series of workshops, which included both County officers and local members, the consultation draft SPD has been published for comments with a deadline of 2nd October 2017.

Response

Comments duly noted.

Action

Include reference to Cambridgeshire County Council.

Paragraph 5.7

Representation(s)	Nature	Appearance	Soundness Tests
31814 Network Rail (Caren Tong) [7061]	Object	Not Specified	None

Summary:

Network Rail is in more advanced stages in considering the re-opening of Fulbourn station. Therefore, it is unlikely that a new station will also be developed nearby Cherry Hinton due to its close proximity. Further, any new station would need to be built with additional infrastructure such as the doubling of a single line, in order to meet future aspirations to improve train services between Cambridge and Ipswich.

* Network Rail would be pleased to discuss further with the Council and other stakeholder groups, that are interested in expanding the bridge discussed within the workshop.

Response

Comments duly noted.

Action

=====

Paragraph Movement and transport:

Representation(s)	Nature	Appearance	Soundness Tests
31834 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Support	Not Specified	None

Summary:

The Council has supported the Cambridge East allocations as part of the broader growth agenda in Cambridgeshire and is actively planning for infrastructure to help facilitate this.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph Social infrastructure:

Representation(s)	Nature	Appearance	Soundness Tests
31642 Will Lord [6915]	Support	Not Specified	None

Summary:

All sounds good but please, no more charity shops!

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph Housing:

Representation(s)		Nature	Appearance	Soundness Tests
31582	Mr Jonathan Thackray [6887]	Object	Not Specified	None
<p><i>Summary:</i></p> <p>4/5 stories is too high! Cherry Hinton has a current maximum of 3 stories in the flats near Tesco on Yarrow Road. This will substantially alter the character of our village into a more urban area.</p> <p>This also means far more homes will be built in this area, meaning lots more cars. The roads are already completely full at peak times. The number of homes built on this site should be limited to 3 stories, maximum.</p>				

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.8

Representation(s)		Nature	Appearance	Soundness Tests
31816	Smarter Cambridge Transport [7062]	Object	Not Specified	None
<p><i>Agent: Smarter Cambridge Transport (Edward Leigh) [7063]</i></p> <p><i>Summary:</i></p> <p>The transport proposal for the development proposes two ways to mitigate the increase in trips:</p> <ol style="list-style-type: none">1. An increase in local bus services.2. Provision of new or upgraded segregated cycle routes into Cambridge ('the Tins' path and potentially via Coldham's Common to the Chisholm Trail). <p>Our assessment is that it is most unlikely - and almost certainly unprecedented - that the required large modal shift may be achieved simply by running more buses and upgrading cycle paths.</p>				

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31629 Jennifer Taylor [6905]	Support	Not Specified	None

Summary:

I am perfectly happy with the proposed development even though where I live will be greatly affected. However, I am anxious to stress the GREAT IMPORTANCE of an improved public transport service to the existing homes in the area and of course to homes in the new development. At the moment this area is denied access to the Beehive Centre and the Grafton Centre.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that the bus services between Cherry Hinton and other destinations will be improved to encourage the use of more sustainable forms of transport.

Action

No change to the SPD.

=====

Paragraph 5.10

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31649 Mrs Christine Shaw [5589]	Object	Not Specified	None

Summary:

Amount of traffic in area is very high at present congestion is normal morning and evening- this development will make it worse

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that the bus service connections between Cherry Hinton and other destinations will be improved as part of the proposals to reduce travel times and discourage car use. It is also anticipated that improvements to the cycle routes beyond the SPD boundary will be secured through the planning process to encourage the usage of more sustainable forms of transport and encourage safer travel for cyclists.

Action

No change to the SPD.

=====

Representation(s)**Nature Appearance Soundness Tests****31657 Mr David Martin [7036]****Object****Not Specified****None****Summary:**

During the morning and evening rush hours Cherry Hinton High Street is a solid Traffic Jam. The road in front of ARM Holdings is also a solid traffic Jam.

Both Addenbrooks and ARM are significantly expanding at present. With the addition of this housing estate as well I expect the traffic congestion to significantly increase.

What road measures are being taken to mitigate this issue?

Could a railway station be opened in Cherry Hinton to connect to Cambridge Main and Cambridge North stations?

Could ARM have a feeder road to reduce congestion?

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.

=====

Paragraph 5.11**Representation(s)****Nature Appearance Soundness Tests****31625 Peter Tribble [6896]****Object****Not Specified****None****Summary:**

I argue that the movement strategy is incomplete, as it does not include rail. Consideration should be given to a railway station in Cherry

Hinton/Fulbourn

- near the Tesco Fulbourn site
- which has good road access
- could have a good cycle path along Gazelle Way
- is already a good bus interchange
- has space
- would reduce the need for road traffic to go to the main Cambridge station

Response

Comments duly noted. A new rail station would require involvement from other strategic bodies, including the Greater Cambridge Partnership and rail authorities.

Action

Amend figure 14 to identify the disused rail station at Cherry Hinton.

=====

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31690 Mr & Mrs K Phillips [6901]	Object	Not Specified	None

Summary:

AIR POLLUTION - With so much stationery traffic in Cherry Hinton, in the past few months seems even worse with cars having to wait to pass each other and complete stand still if a bus comes in to the equation, because of the extra wide cycle lanes and 20mph restrictions, with even more traffic the air pollution will increase to unacceptable levels.

Response

Comments duly noted. It is important that the site minimises environmental impacts arising from air pollution. This is addressed in section 5.47. An Air Quality Assessment will need to be submitted as part of the outline planning application.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31768 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

Unless a new development is intentionally designed using grid based or linear approach, a more organic flow can be used. There is no option for where the two new entrances of the site are to be located, therefore there is no real option for a spine road to be designed other than connecting the two points whilst avoiding constraints. This is not the best practice of urban design and seems to force the location of housing and other buildings. In addition, the movement strategy, Figure 39, is poor and should be more explicit and clear.

Response

Comments duly noted. Options for the primary route and spacing around the development has been based upon robust parcel sizes. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority.

Action

For clarity, Options A and B should be coloured differently in figure 39.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31776 Cambridgeshire County Council (Mr Matthew Bowles) [7054]	Object	Not Specified	None

Summary:

It is important that the site is not brought forward in isolation, and any transport measures proposed should show due concern for any future interventions required to mitigate any potential larger scale development in the area.

Considerations should include ensuring that the design of this site is cognoscente of the requirements of any potential larger site coming forward being accessed, by not adversely impacting upon potential future alignments for road, public transport and active travel links where this is possible and sensible to do so.

We welcome the opportunity to work with CCiC and SCDC to help progress this.

Response

Comments duly noted. The Masterplanning of the wider site area will be considered as part of the pre-application planning process. Cumulative transport impacts will be assessed as part of the Transport Assessment and Environmental Impact Assessment required as part of any future outline planning application.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31789 Anderson Group [1383]	Object	Not Specified	None

Agent: Savills (Mr david henry) [43]

Summary:

Although the principles set out in this paragraph are supported, the first bullet point could be misleading by implying that there is only a need to reduce travel by car 'within the development'. This aim should apply both to trips within and beyond the development. The phrase 'within the development' should be deleted in the interests of clarity.

Response

Comments duly noted. Agree.

Action

First bullet - delete 'within the development'

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31815 Smarter Cambridge Transport [7062]	Object	Not Specified	None

Agent: Smarter Cambridge Transport (Edward Leigh) [7063]

Summary:

New developments should be aiming for a zero net impact on road traffic.
The inevitable increase in car trips generated by the new community must be offset in the existing community by a modal shift from car to sustainable alternatives.

Response

Comments duly noted. It is important that the impacts of the development on air pollution are minimised. A comprehensive Transport Assessment and Strategy and Air Quality Assessment will be required as part of any future outline planning application.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31845 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

Movement - the 'vehicular access points' on figure 39 are not very clear, these need to be made clearer.

Response

Comments duly noted. Agree.

Action

Improve legibility of vehicle access points on figure 39.

Representation(s)**31587 Ms Anna Le Gouais [6888]****Nature Appearance Soundness Tests****Support Not Specified None****Summary:**

Consider methods to reduce use of the car, such as centralised parking areas on the edges as has been done in German suburbs: <http://www.nytimes.com/2009/05/12/science/earth/12suburb.html>

Also encourage existing Cherry Hinton residents to drive less - offer individual travel plans for existing residents

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.12**Representation(s)****31688 Mr & Mrs K Phillips [6901]****Nature Appearance Soundness Tests****Object Not Specified None****Summary:**

* TRAFFIC - Cherry Hinton High Street/ Airport Way and Coldham's Lane are at the moment often at a standstill, with the added addition of a railway crossing that closes at least twice an hour, movement is at the moment not an easy task. The addition of another 1500 houses, even with a spine road the traffic from this development, would have to feed on to the already congested stated roads.

The added factor of a secondary school, would mean movement of at least 1500 staff and pupils every morning and evening feeding onto the already stated congested roads. The primary school would also generate a huge amount of traffic. (We see the traffic each school day for Bewick Bridge Primary School, causing complete standstill of Fulbourn Old Drift and causing non movement from the two adjacent estates of traffic and bikes.

Traffic - With large developments further afield already in the planning, that use the A14 / Airport Way to access Cambridge the impact of this alone will cease all movement in Cherry Hinton. When the A14 is congested or closed due to accidents, at the moment it becomes impossible to cross the High Street. The A14 which affects Cherry Hinton is also not due for an upgrade.

The vast expansion of the Addenbrookes Hospital site will also generate much traffic through Cherry Hinton.

Response

Comments duly noted. School provision needs to be carefully planned to ensure there are enough places for local children. Any school development will need to have good sustainable transport links to reduce the need for vehicular movement to and from the site. It is an expectation that bus services and cycle routes between Cherry Hinton and other destinations will be improved to encourage the usage of more sustainable forms of transport.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31748 Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:

Both routes are grossly overloaded already at peak times. It can already take 30 minutes to cover the mile from the Church to either the Robin Hood (via High St) or Sainsbury via Coldhams Lane between 8 & 9am. Newmarket Road is little better and about to be subjected to major new developments as well. How can these routes possibly accommodate all the additional traffic to be generated by the proposal? The proposal is absolute lunacy.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31820 Smarter Cambridge Transport [7062]	Object	Not Specified	None

Agent: Smarter Cambridge Transport (Edward Leigh) [7063]

Summary:

Both 'spine road' options internally divide the new development and isolate it from the rest of Cherry Hinton. It would be a big mistake to create yet another 'cul-de-sac' development. Two other options should be considered, both providing a new through route between Coldham's Lane and Airport/Gazelle Way. These would displace through traffic, away from north Cherry Hinton (the eastern end of Coldham's Lane, Cherry Hinton High St, and Teversham Drift). Both options would remove road barriers to permeability for people walking and cycling, which would ensure better integration of the new development.

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority. The movement strategy aims to achieve the best possible balance between connectivity and existing site constraints. A permeable grid will be developed for cyclists, pedestrians and public transport movements.

Action

No change to the SPD.

Paragraph 5.13

Representation(s)

31790 Anderson Group [1383]

Nature *Appearance* *Soundness Tests*

Object Not Specified None

Agent: Savills (Mr david henry) [43]

Summary:

It is clearly important that a balanced and inclusive view is taken of possible traffic impacts arising from the development of this area. Hence, in acknowledgement of the commitment to the LSCL AMC, for completeness, the list of local junctions that should be included within a Transport Assessment ought to include the junction between Coldham's Lane and Norman Way. This provides an access into both an existing Protected Industrial Site and the AMC. Similarly, it is proposed that the important local junctions at Brooks Road/Brookfields Road, plus the Cherry Hinton High Street railway crossing, should likewise be included.

Response

Comments duly noted.

Action

No change to the SPD.

Representation(s)

31828 Mrs Naomi Naomi Goldsbrough [7067]

Nature *Appearance* *Soundness Tests*

Object Not Specified None

Summary:

Concerned about traffic - maybe consider additional or alternate access roads to the development. At peak times and with trains already causing long traffic queues, currently the proposed access roads will only add to this causing major congestion. I understand cycle routes are planned, but I fear they will not be fully utilised thus causing traffic issues.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the surrounding area will be required as part of any future outline planning application. It is anticipated that the cycle routes and bus service connections between Cherry Hinton and other destinations will be improved to reduce travel times and discourage car use.

Action

No change to the SPD.

Representation(s)

31860 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature *Appearance* *Soundness Tests*

Object Not Specified None

Summary:

5.13 should refer to Coldham's Lane/ Barnwell Road not Drive.

Response

Comments duly noted. Agree to change.

Action

Refer to Barnwell Road not Drive.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31805 Teversham Church of England Primary School (Mr Anthony Sharpe) [7045]	Support	Not Specified	None

Summary:

A new Secondary school attracting children from a very wide area and 1200 houses plus the new 1200 houses on Newmarket Road (Wings Estate) will generate a very large increase in the volume of traffic on Airport Way Teversham. It is currently very difficult to enter Airport Way from Teversham village so with this increased volume it will be almost impossible. We want to very strongly urge the planners to design in safe and secure crossings of Airport Way.

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31811 Network Rail (Caren Tong) [7061]	Support	Not Specified	None

Summary:

NR would be interested to view a comprehensive transport assessment (TA) to support further design stages. A TA would provide clarity of the impact of additional residents upon the transport network, in particular upon the railway stations of Cambridge and Cambridge North, as well as nearby level crossings and over-bridges/underpasses. The crossings on Cherry Hinton High Street and Cherry Hinton by-pass have 34 booked trains per day and currently experience 11,800 and 12,200 vehicles, and 760 and 560 pedestrians per day, respectively. A TA will enable capacity analysis and identify appropriate impact mitigation and upgrade requirements.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.14

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31862 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Support	Not Specified	None

Summary:

The aspiration for encouraging developers to incorporate a traffic calmed environment is welcomed. Particularly the reference to using street design, intersecting cross routes to create a natural reduction in speeds, and setting the spine road speed limit to 20mph. The SPD could consider making the entire development a 20mph zone.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.16

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31846 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

The spine road design speed should be agreed with Highways Development Control - 20mph seems most appropriate This should actually refer to Highways Development Management or the Highway Authority or County Highways rather than Highways Development Control.

Response

Comments duly noted.

Action

Substitute 'Highway Development Control/ with 'Cambridgeshire County Council as Highway Authority'.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31808 Endurance Estates Limited [2466]	Support	Not Specified	None

Agent: Terence O'Rourke (Greg blaquiere) [7060]

Summary:

We support the flexibility included in certain parts of the SPD, at this stage of the proposals. We fully support the wording of paragraph 2.10, which acknowledges the importance of ensuring flexibility in relation to the function of the spine road, as to whether it provides a through-route to vehicular traffic or not. Whilst discussions with County, City and District councils will continue in respect to the precise nature of the spine road, there is no guarantee at this time that the function of the spine road will be agreed prior to submission of the application.

Response

Comments duly noted.

Action

Amend last sentence: 'The requirements of the final spine road design will be determined by Cambridgeshire County Council as Highway Authority and local planning authorities, as part of the pre-application planning process.'

Paragraph 5.18

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31844 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

The SPD should highlight that the requirements of the final spine road design will be determined by CCC and Local Authorities prior to submission of a Planning Application. The wording in the consultation version is that this will be decided through the planning application process, but the County Council require this to be decided prior to a planning application is submitted, therefore wording should be altered to prior to submission of a planning application.

Response

Comments duly noted.

Action

Amend last sentence: 'The requirements of the final spine road design will be determined by Cambridgeshire County Council as Highway Authority and local planning authorities, as part of the pre-application planning process.'

Paragraph 5.19

Representation(s)		Nature	Appearance	Soundness Tests
31791	Anderson Group [1383] <i>Agent: Savills (Mr david henry) [43]</i> <i>Summary:</i> This section concerns main vehicular access points to the site. Yet it fails to have regard to the implications of the adjacent strategic AMC. To remedy this omission, it is proposed that an additional sentence is added at the end of the paragraph to read: 'Similarly, the design of the access point will need to have regard to the implications of the forthcoming regeneration of the Area of Major Change on the opposite side of Coldhams Lane'.	Object	Not Specified	None

Response
Comments duly noted. No change considered necessary.

Action
No change to the SPD.

Paragraph 5.21

Representation(s)		Nature	Appearance	Soundness Tests
31623	Peter Tribble [6896] <i>Summary:</i> I argue that the Primary road should be a perimeter road. Such a choice: - doesn't break the community up - doesn't funnel vehicles to the centre of the development - no need for pedestrians/cyclists to cross the road to get anywhere (specifically the school) - provides natural barrier between housing and the airport - no impact if/when it becomes a "rat run"	Object	Not Specified	None

Response
Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority.

Action
No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31767 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

Most contentious parts of consultations was requirement by the LP Policy for 'spine road' in development. The reason behind this may be due to AAP and about larger site's interconnectivity. This fragmentary approach to development is contextually inappropriate. This is the most rigid and constraining of requirements for site -the road is dictating the development- a tail wagging the dog scenario.

There is still a lack of credible evidence to demonstrate why this must be included, what benefit this will provide for wider transport/congestion and what alternatives there are. How will spine road address thru traffic, prevention of rat runs?

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority. The movement strategy aims to achieve the best possible balance between connectivity and existing site constraints.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31797 Natural Cambridgeshire (Mr Philip Clark) [6119]	Object	Not Specified	None

Summary:

We are concerned that the adjacent spine road could subsequently provide an entrance route to future development on safeguarded land to the west - this would require a road that would then cut across the linear park, devaluing wildlife connectivity.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.22

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31757 Mr & Mrs Em and Kev Ritchie [6903]	Object	Not Specified	None

Summary:

Option A still leaves Church End, March Lane and Teversham Drift as a rat run. Option B will only create another new rat run. This new development places significant importance on access for pedestrians and cyclists. The main access route for cyclists and pedestrians into and out of the development will follow the existing footpath line, meaning that these people will be funnelled into the junction at the base of March Lane and Church End: a blind corner with parking issues on both side of the road, and documented accidents and speeding issues.

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority. The movement strategy aims to achieve the best possible balance between connectivity and existing site constraints.

Action

No change to the SPD.

Representation(s)**31727** Mr Christopher Hills [7050]**Nature**

Support

Appearance

Not Specified

Soundness Tests

None

Summary:

To minimise congestion, the spine road should run along the northern edge of the site (option A), rather than taking a windy route through the centre of the site (option B).

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority. The movement strategy aims to achieve the best possible balance between connectivity and existing site constraints.

Action

No change to the SPD.

=====

Paragraph Disadvantages**Representation(s)****31728** Mr Christopher Hills [7050]**Nature**

Object

Appearance

Not Specified

Soundness Tests

None

Summary:

What's wrong with the spine road being used as a way of bypassing the Coldham's Lane/High Street junction? It's a good opportunity to reduce congestion there.

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by the Highway Authority.

Action

No change to the SPD.

=====

Paragraph 5.23**Representation(s)****31707** Mr David Garside [7048]**Nature**

Object

Appearance

Not Specified

Soundness Tests

None

Summary:

Proposed spine road should allow through traffic. Improvements to the height and width of Coldhams Lane bridge and the provision of a cycle track should be a requirement before any development is allowed on the site.

Response

Comments duly noted. The detailed design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority as part of the outline and reserved matters planning application process. It is an expectation that bus services and cycle routes between Cherry Hinton and other destinations will be improved to encourage the usage of more sustainable forms of transport.

Action

No change to the SPD.

=====

Paragraph 5.24

Representation(s)

Nature Appearance Soundness Tests

31643 Will Lord [6915]

Object

Not Specified

None

Summary:

Support with concerns: A spine road is clearly essential but one consideration if the bus gate option is adopted is the impact on Church End which already has a serious 'rat running' problem and certainly couldn't support any additional traffic. If the spine road is closed to through traffic then Church End needs to be closed too. In addition the double mini roundabout on Cherry Hinton High Street/Church end will likely need to be reviewed.

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority. The movement strategy aims to achieve the best possible balance between connectivity and existing site constraints.

Action

No change to the SPD.

Representation(s)

Nature Appearance Soundness Tests

31724 Mr Christopher Hills [7050]

Object

Not Specified

None

Summary:

A bus gate along the spine road is a very bad idea. If you do then you will be creating 1200 houses, which will probably have more than 1200 cars, and putting them all onto the existing road network. This will create a lot of traffic congestion. The new spine road will be a great opportunity to relieve congestion at the Coldham's Lane/High Street junction by allowing some traffic to bypass it. It's fine to have a 20 mph speed limit and traffic calming on the spine road, but there must not be a bus gate.

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority. The movement strategy aims to achieve the best possible balance between connectivity and existing site constraints.

Action

The bus gate reference will be removed from the SPD.

Representation(s)

Nature Appearance Soundness Tests

31792 Anderson Group [1383]

Object

Not Specified

None

Agent: Savills (Mr david henry) [43]

Summary:

Objection is made to the suggestion that a bus gate is a 'possibility' on the spine road to restrict through connections between Cherry Hinton Road and Coldham's Lane. If this were implemented, then traffic from the proposed development could have a greater impact on Coldham's Lane, especially at the High Street signalised junction. In the absence of sufficient justification, it is proposed that this option is omitted.

Response

Comments duly noted. The design of and traffic flows in and around the spine road will need to be agreed by Cambridgeshire County Council as Highway Authority. The movement strategy aims to achieve the best possible balance between connectivity and existing site constraints.

Action

The bus gate reference will be removed from the SPD.

Paragraph 5.25

Representation(s)

31626 Councillor Catherine Smart [6904]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

There is no reference to cycle and pedestrian routes to the new bridge over the river to the Cambridge North Railway Station and the Northern fringe employment site. This needs considering.

Response

Comments duly noted. Agree that reference should be made to cycle and pedestrian routes to the new bridge over the river.

Action

Extend geographical area to show pedestrian and cycle linkages to Cambridge North station and northern fringe employment site in figure 43.

Representation(s)

31692 Mr & Mrs K Phillips [6901]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

CYCLE WAYS - The cycle way across the tins to the City centre is well used at the moment, BUT dangerous, due to the very sharp bend up and over the railway line - many cyclist have come to grief at this point. Also because of the steepness many cyclist have to get of to push the bikes over - causing even more hazards, with pedestrians as well the cycle way is not safe.

Response

Comments duly noted. Improvements to existing cycle routes beyond the SPD boundary can be secured through the Section 106 to encourage the use of more sustainable forms of transport.

Action

No change to the SPD.

Representation(s)

31775 Nicola Nineham [7051]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

There do not appear to be any immediate plans to improve cycle provision along Coldhams Lane. This route is already dangerous for cyclists, and an increase in cars, cyclists and construction traffic will make this worse. There should be improvements to the cycle route along Coldhams Lane to address this.

Response

Comments duly noted. It is an expectation that existing cycle connections between Cherry Hinton and other destinations will be improved as part of the development.

Action

Insert 'exploring potential improvements to connections'.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31818 Smarter Cambridge Transport [7062]	Object	Not Specified	None
<i>Agent: Smarter Cambridge Transport (Edward Leigh) [7063]</i>			
<i>Summary:</i>			
Inconsistency in the interpretation of planning law: if the SPD cannot make reference to a new railway station, how can it refer to unplanned cycling infrastructure beyond the development site? It is unclear how this will be funded as a development condition or planning obligation.			
Examples of improvements needed include:			
1. A protected cycle lane alongside Coldham's Lane			
2. Improved walking/cycling access to and around the roundabout at Barnwell Rd-Brooks Rd.			
3. Improved walking and cycling access around the Barnwell Rd-Newmarket Rd roundabout.			
4. Improvements to the cycle links between Cambridge, Cherry Hinton and Fulbourn, making crossing Perne Rd safer.			

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.. The development will need to mitigate its transport impact. This can be secured through the S106 process. Discussions are on going regarding this.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31624 Peter Tribble [6896]	Support	Not Specified	None
<i>Summary:</i>			
It is important that cycle infrastructure is complete. The viability of a route is often determined by its weakest point, not it's strongest.			
Specifically here, a segregated path alongside Coldham's lane would link well with existing cycle paths along Barnwell Road and Coldham's lane the other side of the Sainsbury's roundabout.			
More needs to be done to improve cycle routes into Cambridge centre, though.			

Response

Comments duly noted. A comprehensive Transport Assessment and Strategy for the site and its integration with the wider area will be required as part of any future outline planning application. It is an expectation that existing cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31735 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Support	Not Specified	None

Summary:

We strongly support the creation of a safe route for bikes and pedestrians along Coldham's Lane between Cherry Hinton High St and the Barnwell Road roundabout, so that there is safe, non vehicular travel to Sainsbury's and so that cyclists can pick up the Coldham's Common route and the Chisholm trail. This would benefit existing residents as well as those in the new neighbourhood and create community cohesion. The Tins Route is not going to be attractive to those in LNCH; it takes them too far west before they head into the city centre and has a pinchpoint.

Response

Comments duly noted. It is an expectation that the cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.

Paragraph 5.29

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31644 Will Lord [6915]	Support	Not Specified	None

Summary:

An upgrade to cycling infrastructure along Coldhams Lane must be considered. Even though the Tins route is available much cycle traffic is likely to run along Coldhams Lane beside the airport, particularly if it is headed towards Newmarket Road, The Beehive etc. This is a narrow, 40mph stretch of road and is already in serious need of upgrade. There is ample space (except under the railway bridge) to make improvements.

Response

Comments duly noted. It is an expectation that the cycle routes between Cherry Hinton and other destinations will be improved to encourage safer travel for cyclists.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31793 Anderson Group [1383]	Support	Not Specified	None

Agent: Savills (Mr david henry) [43]

Summary:

Figure 44 suggests indicative pedestrian cycle routes, including a connection to the TINS route. To achieve this, in a safe and convenient manner, a crossing point would likely be required over Coldham's Lane to Norman Way. Although this is supported in principle, again, this needs to acknowledge the requirement to integrate such proposals effectively with other significant committed and planned developments. In this case, the connection to the TINS route will need to also have regard to the continued operation of the Protected Industrial Area and the intention to regenerate the Area of Major Change.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.30

Representation(s)		Nature	Appearance	Soundness Tests
31821	Smarter Cambridge Transport [7062]	Object	Not Specified	None
Agent: Smarter Cambridge Transport (Edward Leigh) [7063]				
Summary:				
Other roads through the development should be primarily for walking and cycling, as in the Eddington development in North West Cambridge. Vehicle movements should be confined as far as possible to the outer edges of the development, to ensure that the public outdoor space is attractive and safe for people of all ages to move around, and for children to play.				

Response

Comments duly noted.

Action

No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31588	Ms Anna Le Gouais [6888]	Support	Not Specified	None
Summary:				
Aim for all segregated cycle routes, separate from vehicles and pedestrians.				

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.31

Representation(s)		Nature	Appearance	Soundness Tests
31847	Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None
Summary:				
Figure 45 is small and not clear to read.				

Response

Comments duly noted. Agree.

Action

Increase font size in Figure 45.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31589 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

Great to have dedicated walking and cycling routes. Best to have segregation between pedestrians and cyclists too (e.g. kerb or change of height of the different sides)

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.33

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31755 Mr & Mrs Em and Kev Ritchie [6903]	Object	Not Specified	None

Summary:

Unlike Northstow or Orchard Park we do not have the inclusion of a guided busway network built into this development. At the public meeting, officials were keen to persuade that a large development like this will guarantee a public service infrastructure. The harsh reality is that Cherry Hinton residents struggle to use a bus service that for the most part is run as a monopoly by Stage Coach. Bus services to and from Cherry Hinton have been cut and cut again:

Response

Comments duly noted. It is an expectation that the bus service connections between Cherry Hinton and other destinations will be improved as part of the proposals to reduce travel times and discourage car use.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31794 Anderson Group [1383]	Object	Not Specified	None

Agent: Savills (Mr david henry) [43]

Summary:

The proposal that any strategy for public transport must be lead by the County Council in partnership with local authorities, bus companies and developers is supported. The reference to 'developers' is capable of misinterpretation as being only the developers of the NCH site. It is important to acknowledge that there is need to harmonise proposals with the emerging strategy for the surrounding area as a whole, including the adjacent LSCH AMC. Therefore, it is proposed that after the term 'developers' the phrase is added 'of the NCH site and adjacent strategic proposals'.

Response

Comments duly noted. No change considered necessary.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31817 Smarter Cambridge Transport [7062]	Object	Not Specified	None

Agent: Smarter Cambridge Transport (Edward Leigh) [7063]

Summary:

- There is rarely enough subsidy money to run a high frequency service for the hours that people need it from the time when people start moving into the development to completion (typically a number of years).
- The bus operator is expected to cover a proportion of the operating costs, which makes the service loss-making at the outset.
- The "existing network" uses roads (Cherry Hinton Rd and Hills Rd) that are already very congested at peak times, making bus services unreliable and relatively expensive to operate.
- This is not a recipe for a large modal shift to bus travel.

Response

Comments duly noted. It is an expectation that the bus service connections between Cherry Hinton and other destinations will be improved as part of the proposals to reduce travel times and discourage car use.

Action

No change to the SPD.

Paragraph 5.34

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31590 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

Great to have access to public transport, however, currently you cannot class Coldham's Lane as having a bus route - one bus a day is not enough to be a bus route!

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.35

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31645 Will Lord [6915]	Support	Not Specified	None

Summary:

This may not be the place for this feedback but the bus provision along Coldhams Lane is woefully inadequate for a development of this size. The Citi 1 service is useful for people travelling to certain parts of the city but without improvements to cycling and public transport this development is going to be very car-heavy. Since there are also proposals to redevelop the land south of Coldhams Lane the overall additional pressure on the road will be unsustainable without serious consideration being given to transportation.

Response

Comments duly noted. It is an expectation that the bus service connections between Cherry Hinton and other destinations will be improved as part of the proposals to reduce travel times and discourage car use.

Action

No change to the SPD.

Paragraph 5.36

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31756	Mr & Mrs Em and Kev Ritchie [6903]	Object	Not Specified	None

Summary:

Parking is a big issue this side of Cherry Hinton. We have seen previously empty pockets of land being developed and this has provided a squeeze on parking opportunities. Any new development must make parking a priority. It is all very well and good to quote green ideals at the public exhibition but the reality is that most houses have two cars, and sometimes more given the rise of young adults living at home due to exorbitant living costs. Please consider extensive underground parking as an option. Please consider town house styles with parking at ground level.

Response

Comments duly noted. Cycle and car parking provision will be assessed and addressed as outline and reserved matters planning application process.

Action

No change to the SPD.

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31771	Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

More guidance or examples of best practice in relation to car parking would be beneficial. It is not mentioned, but is underground car parking proposed or even an option in this location?

Section 5.73 and 5.74- are minimum requirements. We would want to see optimum.

Response

Comments duly noted. Cycle and car parking provision will be assessed and addressed as outline and reserved matters planning application process.

Action

No change to the SPD.

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31848	Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

car parking provision should be compared to needs assessment e.g. car ownership levels. This has not been addressed.

Response

Comments duly noted. Cycle and car parking provision will be assessed and addressed as outline and reserved matters planning application process.

Action

No change to the SPD.

Paragraph 5.37

Representation(s)

31591 Ms Anna Le Gouais [6888]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Consider centralised/edge parking which can be beneficial for deterring people from using their cars e.g. Freiburg in Germany has done it successfully.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 5.38

Representation(s)

31853 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

The provision of electric charging points within the development is welcomed, however, the provision needs to be more specific and it is suggested the SPD reflects the need for EV charging points in different settings e.g. Residential, Commercial, Carparks etc. also the SPD should reflect the different types of EV charging points (standard and rapid).

It would be beneficial if the SPD had an aspiration that all dwellings are provided with EV charging points.

Response

Comments duly noted. Electric vehicle charging points and the provision of related infrastructure is an evolving matter with the changing technologies for electric and zero emission vehicles. This level of detail is outside the scope of the SPD, but will be considered as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

=====

Paragraph 5.40

Representation(s)

31731 Mr Christopher Hills [7050]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

It is important that street lighting should use full cutoff housings, so that all of the light is sent down onto the ground where it is wanted, and none is sent out horizontally or above the horizontal where all it does is cause glare and light pollution. The new street lights that were installed in Borley Way and elsewhere last year are very bad, they send out lots of light above the horizontal.

Response

Comments duly noted. It is important that the development minimises light pollution is minimised. This will be addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

=====

Paragraph 5.42

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31641	Environment Agency (Mr Tony Waddams) [1273]	Support	Not Specified	None

Summary:

Outstanding issues: The SPD does not mention provision of potable water supply to the site.

The development lies within the area traditionally supplied by Cambridge Water Company. It is assumed that water will be supplied using existing sources and under existing abstraction licence permissions. The planners should seek advice from the water company to find out whether this is the case, or whether a new source needs to be developed or a new abstraction licence is sought.

We may not be able to recommend a new or increased abstraction licence where water resources are fully committed to existing abstraction and the environment. The location of development should take into consideration the relative availability of existing developed water resources. The timing and cost of infrastructure improvements will be a consideration. This issue should be discussed with the water company.

Every opportunity should be taken to build water efficiency into new developments, and innovative approaches should be encouraged. We support the initiatives mentioned in Section 5.42 which stated that water efficiency and water sensitive design was a key priority for the site.

Response

Comments duly noted. The supply of water to the development site is the responsibility of the developer. Whilst this is beyond the remit of the SPD, it is an expectation that provision is made for appropriate water supply to the site. This should be established prior to the submission of any future planning application. Water efficiency measures in new development can be addressed secured as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Paragraph 5.44

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31618	Margaret Starkie [1957]	Support	Not Specified	None

Summary:

Consider other forms of energy supply and conservation, including air to water heat sources, solar panels and wind turbine.

Consider heat recovery ventilation systems

Response

Comments duly noted. The site's strategy and approach towards energy usage, supply and conservation will be addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31854 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Support	Not Specified	None

Summary:

The acknowledgement that air quality needs to be considered at the design stage (Page 56) is welcomed and the SPD should also consider domestic use of energy as well as energy production i.e. combustion sources within domestic dwellings.

Response

Comments duly noted. No change necessary. Paragraph 5.47 recognises that the list is not exhaustive.

Action

No change to the SPD.

=====

Paragraph 5.52

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31704 Mr & Mrs Em and Kev Ritchie [6903]	Support	Not Specified	None

Summary:

There have been historic instances of surface water flooding adjacent to existing drainage ditches which run through the proposed site and into current residential fringes of Cherry Hinton. As acknowledged in the report 'the site is within an area of water stress'. We wholeheartedly support installing any water saving devices, any surface water storage systems or management systems that can be incorporated into the design of buildings and infrastructure.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 5.54

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31672 Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:

Whilst we welcome the application of sustainable drainage policies within the development, the potential impact upon buried archaeology should be acknowledged and any strategy designed to minimise the impact on buried archaeology.

Response

Comments duly noted. Paragraph 3.30 effectively deals with archaeology. Further investigation will be conditioned through the outline planning application process.

Action

No change to the SPD.

=====

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31638 Environment Agency (Mr Tony Waddams) [1273]	Support	Not Specified	None

Summary:

Issues requiring further investigation.

Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.

- Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.

- Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.

- The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

- Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).

Response

Comments duly noted. The surface water drainage strategy for the site will be addressed as part of the outline planning application process. Technical discussions are on-going.

Action

No change to the SPD.

Paragraph 5.60

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31749 Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:

The Cambridge sewage treatment works is already overloaded leading to complaints about unpleasant odours for many years now. This development, combined with all the others in progress around Cambridge can only exacerbate the problem. There is no mention of any upgrading to overcome the issue, or who is to pay for such upgrading. This should surely be responsibility of the developers who are overloading the system, not the existing users.

Response

Comments duly noted. The foul water drainage strategy for the site will be addressed as part of the outline planning application process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31639 Environment Agency (Mr Tony Waddams) [1273]	Support	Not Specified	None

Summary:

EA generally happy with the water quality/wastewater aspects of the draft SPD.
 EA fully endorse the statement in Section 5.60: "Ongoing consultation with Anglian Water will be undertaken to ensure the development proposal meets their requirements".
 EA would prefer to see an additional "To avoid foul flooding of existing properties, and to avoid pollution of the local water environment, all planning applications should include a Pre-Application Assessment Report from Anglian Water confirming that there is sufficient capacity to accommodate foul drainage from the site or phase of development".

Response

Comments duly noted. Agree to proposed amendment.

Action

Additional paragraph (5.61): "To avoid foul flooding of existing properties, and to avoid pollution of the local water environment, all planning applications should include a Pre-Application Assessment Report from Anglian Water confirming that there is sufficient capacity to accommodate foul drainage from the site or phase of development".

Paragraph 5.61

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31761 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

We welcome the inclusion of green infrastructure within the SPD and an uninterrupted linear park (wildlife corridor) that links with wildlife sites to the south of Coldham's Lane with the Greenbelt/Green Corridor to the north, although we are concerned that the spine road subsequently provides an entrance route to future development on safeguarded land to the west - which creates a road that would cut across the linear park, devaluing wildlife connectivity. The houses adjacent to the linear park are four storeys and to the south - casting shade on the linear park. Consideration of shade/building height/aspect is therefore required.

Response

Comments duly noted. The landscape framework promoted through the SPD is robust enough to deal with the issues referred to. Any detailed impacts will be assessed through future outline and reserved matters planning applications.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31799 Natural Cambridgeshire (Mr Philip Clark) [6119]	Object	Not Specified	None

Summary:

We welcome the need to preserve the adjacent wildlife sites and on-site habitats and in particular to treat the wildlife site on the eastern boundary with sensitivity and to create additional grassland habitat in that location. The wildlife site is noted for perennial flax and crested cow-wheat, which will have specific habitat requirements. The SPD should make clear that any habitat or open space enhancements in this location should not unintentionally have an impact on these plant species and that ideally, they should enable them to spread. An ongoing management contribution to achieve this would be required.

Response

Comments duly noted. This level of detail is beyond the remit of the SPD. The proposals present an opportunity to enhance biodiversity. It is an expectation that any potential ecological losses are mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

=====

Paragraph 5.64

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31852 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

There are concerns that the provision of green space may not be sufficient, although the SPD references the policies within each local plan, the labels for pocket parks on the indicative map on page 63 do not match the description on the indicative map on page 43 where they are classed as green corridors, these are not the same and should be clarified.

In addition the dry swales should not be included within the allocation for green space as these may not be available for recreation depending on the condition of the swale e.g. in exceptional flood circumstances.

Response

Comments duly noted. Swales are not included as part of the open space calculations.

Action

Update of figure 38 to reflect the nature of the greenspaces.

=====

Paragraph 5.65

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31592 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

Play areas need to be easily accessible for the existing Cherry Hinton residents south of the site - there are currently no play areas north of Coldhams Lane (and only a poor quality play area south of Coldham's Lane).

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 5.67

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31676	Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:

We would also suggest that the brief could refer to the need for high quality design and good practice in relation to the public realm. We would refer you to our regionally specific advice in 'Streets for All East of England' <https://historicengland.org.uk/images-books/publications/streets-for-all-east-of-england/> More information and advice on the above can be found on our website via this link: <https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/case-studies/>.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31736	St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:

Whilst much of the plan looks good, there doesn't seem to be any area in which kids could kick a football around. Or play a game of netball, or do some skateboarding. Imperative then that the playing fields of the secondary school are accessible to local young people at weekends and school holidays.

Response

Comments duly noted. The provision, layout and management of open spaces, will be addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

=====

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31750	Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:

Given the ghastly nature of the 'high quality' station square that has been foisted upon Cambridge the heart sinks at the sight of these words. What is meant by a highest quality square? It can mean all things to all men. On the station experience, to Cambridge planners, it means a vast expanse of hard paving with a few token trees set in a wind tunnel between bland and unappealing architecture.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 5.70

Representation(s)		Nature	Appearance	Soundness Tests
31597	Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:
Ensure that there are regular benches along the green corridors to enable older people to use them for walking, with opportunities for rest. Benches are really important to enable more people to walk.

Response
Comments duly noted.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31796	Natural Cambridgeshire (Mr Philip Clark) [6119]	Support	Not Specified	None

Summary:
We welcome the inclusion of green infrastructure within the SPD and in particular an uninterrupted linear park (wildlife corridor) that potentially links with wildlife sites to the south of Coldham's Lane with the Greenbelt/Green Corridor to the north.

Response
Comments duly noted.

Action
No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31823	Natural England (Miss Carla Jackson) [5507]	Support	Not Specified	None

Summary:
We support the inclusion of green infrastructure within the SPD, including an uninterrupted linear park that potentially links with wildlife sites in the wider countryside.

Response
Comments duly noted.

Action
No change to the SPD.

Paragraph 5.71

Representation(s)

Nature Appearance Soundness Tests

31620 Mrs Karen Hosking [6895]

Object

Not Specified

None

Summary:

Pocket parks are great but there also needs to be a central green area for the community. This should be attached to a community centre or community cafe/church to best utilise this area and aid community cohesion. This is less likely in scattered pockets.

Response

Comments duly noted. The central square area is connected to the wider green area. It is the intention that pocket parks and the linear park will be linked, creating a comprehensive green network.

Action

No change to the SPD.

Representation(s)

Nature Appearance Soundness Tests

31777 Mr Robin Greenwood [7052]

Support

Not Specified

None

Summary:

I'd like to urge the Council to ensure that sufficient space is devoted to recreational and social areas and to multi-purpose buildings that the community can use for leisure activities.

As a member of St Andrew's parish church in Cherry Hinton I am keen that the new community should have space/s that all faiths can use for religious and community development purposes. I envisage St Andrew's engaging in the organisation of faith space there, acting as a bridge between the old and the new communities.

Response

Comments duly noted. The provision of community rooms and links to existing provision will be considered as part of the future outline planning application and can be secured through the Section 106 process.

Action

No change to the SPD.

Representation(s)

Nature Appearance Soundness Tests

31851 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Support

Not Specified

None

Summary:

It is welcomed that in addition the 5.71 of the Open space and recreation section within the SPD states that the development should "also encourage healthy lifestyles and the use of sustainable travel modes, such as cycling."

Response

Comment duly noted.

Action

No change to the SPD.

Paragraph 5.75

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31762 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

We have concerns regarding the location of the school playing fields which extend into the Greenbelt. Playing fields are urban in character, utilising artificial surfaces, ball courts, flood-lighting, fencing. The purpose of Greenbelt here is to prevent the merging with Teversham and green corridor linking Cambridge with east countryside. Fields could significantly erode both of these. We see no indication in SPD regarding landscaping on the NE and eastern edges of fields. The land allocated for school towards eastern boundary should be reserved for landscaping/buffering as part of the playing fields could be a nature area for the school.

Response

Comments duly noted. The site's Green Belt/landscaping/buffering strategy will be addressed as part of the outline planning application. The inclusion of sports fields in the Green Belt is not incompatible with this designation, provided that the function of the Green Belt unaffected (i.e. maintains proper separation between Teversham and Cherry Hinton and protects the setting of Cambridge).

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31593 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

Access to facilities at the secondary school would be great. The existing sports pitches in Cherry Hinton are quite far away (and have poor cycle links to as the cycle routes on the High Street are not good).

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.77

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31594 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

Great to have new play areas, including for existing resident as there are limited options this side of Cherry Hinton. Ensure that they are easily accessible by walking and cycling for existing residents.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31646 Will Lord [6915]	Support	Not Specified	None

Summary:

Play facilities will be critical to the success of the development.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.78

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31764 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Object	Not Specified	None

Summary:

Open spaces proposed for development are too local and won't meet resident's needs for larger open spaces or achieve biodiversity gains. Sites like Wandlebury CP and NT estates (Anglesey Abbey/Wicken Fen) will have increased visitor pressures and are already struggling with capacity and impact on the biodiversity.

This is not factored into the SPD or the suggested mitigation. The AAP concept plan on page 10 shows a new country park highlights the need for this space. Concerned that piecemeal developments will fail to contribute financially towards new large public spaces or offsetting on existing sites. Address directly in the SPD.

Response

Comments duly noted. The delivery of a new country park for the wider region is beyond the remit of this SPD.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31827 Natural England (Miss Carla Jackson) [5507]	Object	Not Specified	None

Summary:

The development should provide sufficient informal open space to meet the additional and growing recreational demands of new (and existing) residents and to deliver biodiversity net gain. Natural England advises that additional off-site green infrastructure provision is likely to be required to meet these needs.

Response

Comments duly noted.

Action

No change to the SPD.

Representation(s)		Nature	Appearance	Soundness Tests
31595	Ms Anna Le Gouais [6888]	Support	Not Specified	None
<i>Summary:</i> Good to have information open space. Allow some to be off-lead dog walking areas.				
<i>Response</i> Comments duly noted.				
<i>Action</i> No change to the SPD.				

Paragraph 5.79

Representation(s)		Nature	Appearance	Soundness Tests
31751	Mr Keith Cowley [7049]	Support	Not Specified	None
<i>Summary:</i> There had to be something supportable somewhere in the proposal. This is the first commonsense proposal I have seen. Pity it has not been adopted for all the other developments.				
<i>Response</i> Comments duly noted.				
<i>Action</i> No change to the SPD.				

Paragraph 5.80

Representation(s)		Nature	Appearance	Soundness Tests
31631	Douglas Taylor [6909]	Support	Not Specified	None
<i>Summary:</i> Assurance of sustainable public transport - good connections to current cycle ways into the city.				
<i>Response</i> Comments duly noted.				
<i>Action</i> No change to the SPD.				

Paragraph 5.83

Representation(s)

31698 Susan & Richard Sewell [6902]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

We note with interest the SPD for the land in Cherry Hinton, currently part of the south-eastern corner of Cambridge Airport's airfield. We have been conducting the Breeding Birds Survey (BBS) on behalf of the British Trust for Ornithology (BTO) in that area for the past 4 years. The airfield itself is a valuable habitat for skylarks, and the hedgerow along the eastern boundary of the proposed site (on Airport Way, particularly the part adjacent to the junction with Gazelle Way), which I believe is part of the County Wildlife Site, consistently harbours populations of both whitethroat and lesser whitethroat during the breeding season. This year, a pair of nesting linnets were also recorded in this area.

We would like to request that these important hedgerows are preserved both during the construction at the development, and as part of the final developed site. It appears from the plans that this area is designated as an "open space" for public recreational access. Retaining these hedgerows would presumably help create a boundary to these areas, as well as enhancing the ecological diversity of the area, and would be entirely in keeping with the concept of public recreation in a green open space.

Response

Comments duly noted. The proposals present an opportunity to enhance biodiversity. It is an expectation that any potential ecological losses are mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Representation(s)

31752 Mr Keith Cowley [7049]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

New habitats, however well intentioned, can never replace the existing in terms of biodiversity and wildlife while retention in isolation will result in substantial loss due to loss of adjacent feeding areas. Retention in the whole is the only effective measure to maintain existing biodiversity.

Response

Comments duly noted. The proposals present an opportunity to enhance biodiversity. Substantial ecological losses should be avoided as part of the detailed design of the scheme. It is an expectation that any loss of habitat is mitigated, and where possible enhanced, as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31822 Natural England (Miss Carla Jackson) [5507]	Support	Not Specified	None

Summary:

This site lies within an area where Natural England believes development should contribute towards delivery of landscape scale biodiversity net gain, in particular enhancement of chalk grassland and woodland and farmland bird habitat.

Natural England supports the proposal to preserve the adjacent wildlife sites and on-site habitats and to create additional grassland habitats.

Ecological impacts, including on farmland species, should be appropriately mitigated and enhancements incorporated to demonstrate delivery of net biodiversity gain, to meet NPPF requirements and the needs of people and wildlife.

Response

Comments duly noted. The site's strategy and approach towards ecology and biodiversity will be addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Paragraph 5.86

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31753 Mr Keith Cowley [7049]	Object	Not Specified	None

Summary:

The existing developments around Cambridge are already providing far too many apartments. This results in ghettos of young 'professionals' for whom the apartment is nothing more than a crash pad between commutes to work and leisure activities elsewhere. Result - comatose 'communities'. If the development is to go ahead it should provide more, lower density, traditional family housing.

Response

Comments duly noted. The site's housing mix will be agreed as part of any future outline planning application.

Action

No change to the SPD.

Paragraph 5.87

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31596 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

Good to have highest density housing around the centre to support local shops, and encourage walking. Lower density near the existing settlement would also be suitable.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.88

Representation(s)

31695 Mr & Mrs K Phillips [6901]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Residents observed that If the houses were already there - would an airport be allowed to be built so near to them - I think not. The resident questions why has some one come along with this plan?

Response

Comments duly noted. The site identified is within the non operational land for Cambridge Airport. The size of the site is limited by airport operational safety concerns.

Action

No change to the SPD.

Representation(s)

31856 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

The needs of disabled or older people and other marginalised groups should be taken into account in all aspects of the masterplan including, but not limited to, the design of green space, transport connectivity etc.

The requirement that the development should include a mix of dwelling sizes, types and tenures to meet projected future household needs within Cambridge including integrated housing, and dwellings designed to provide adaptability and flexibility is welcomed.

The SPD could go further and recommend the proportions of dwellings that are built to the Government's 'Approved Document M' standards.

Response

Comments duly noted. Reference within the SPD to 'Approved Document M' (which relates to Building Regulations) is considered unnecessary.

Action

No change to the SPD.

Representation(s)

31687 Dr Timothy Newton [6900]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

Strongly support new housebuilding in Cambridge from a resident's perspective. From the perspective of an academic at the University, I am likely to leave the city in the future unless house prices become affordable. Many people across the city will benefit from more house building.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph 5.89

Representation(s)

31619 Margaret Starkie [1957]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

Essential that this site has 40% integrated affordable housing, especially as the 40% target was not reached for the Wing development

Response

Comments duly noted. Paragraph 5.89 refers to the 40% affordable housing threshold. This quantum will also be tenure blind, to ensure it is fully integrated into the whole development.

Action

No change to the SPD.

Representation(s)

31621 Mrs Karen Hosking [6895]

Nature Appearance Soundness Tests

Support Not Specified None

Summary:

Cherry Hinton needs affordable housing, this is currently lacking in the city and there is a clear current need in Cherry Hinton to provide housing for essential workers who are unable to afford current prices and are being pushed out of Cambridge or are now social excluded. It is essential this aim of 40% is met or improved upon.

Response

Comments duly noted. Paragraph 5.89 refers to the 40% affordable housing threshold.

Action

No change to the SPD.

Paragraph 5.90

Representation(s)

31861 Cambridgeshire County Council (Mr Stuart Clarke) [1032]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

There is no aspiration within the SPD to tackle crime through innovative design.

Response

Comments duly noted. No change considered necessary. Section 5.99 (Character & Form) reference a number of key Local Plan policies which seek to ensure the site is designed to a high standard which, including the creation of safe, urban environments.

Action

No change to the SPD.

Paragraph 5.92

Representation(s)

Nature Appearance Soundness Tests

31691 Mr & Mrs K Phillips [6901]

Object

Not Specified

None

Summary:

Schools - I am amazed that you have even thought to build schools so close to an airport, aviation pollution, levels of noise, distraction . What health will the pupils be in after years in those conditions.

Response

Comments duly noted. The environmental impacts of existing development (including Cambridge Airport's operational activities) on the residential amenity of prospective residents (including sensitive uses such as schools) will be assessed as part of any future outline planning application.

Action

No change to the SPD.

Representation(s)

Nature Appearance Soundness Tests

31754 Mr & Mrs Em and Kev Ritchie [6903]

Object

Not Specified

None

Summary:

It concerns us that a shortage of school places has been used to justify the inclusion of a primary school and secondary school in this development. Currently, Cherry Hinton has 4 primary schools all of which have undergone significant expansion schemes in recent years. This area of Cherry Hinton is currently served by two secondary schools one of which, Bottisham Village College, has had plans to extend each year group by three form entry and its buildings as a result. Both are part of the same Multi Academy Trust and so form a 'monopoly' this side of the city.

Response

Comments duly noted. School provision needs to be carefully planned to ensure there are enough places for local children. School provision will be assessed and addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Representation(s)

Nature Appearance Soundness Tests

31829 Mrs Naomi Naomi Goldsbrough [7067]

Object

Not Specified

None

Summary:

I am concerned that if the school is built and finished before the housing development, many children from Cherry Hinton could be tempted to attend due to it being a new building and inevitably having better resources. Has the impact on the existing schools been considered with regard to this? I have also heard that the school (s) could be private school (s) and if this is the case it's unlikely the school will be serving the community of Cherry Hinton.

Response

Comments duly noted. School provision needs to be carefully planned to ensure there are enough places for local children. School provision will be assessed and addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31836 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

Education officers generally support the principles set out for education provision and the locations of the schools. However, there does remain a need to retain appropriate flexibility around the building location for the primary school. Both in terms of the site itself, and the surrounding area.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31803 Teversham Church of England Primary School (Mr Anthony Sharpe) [7045]	Support	Not Specified	None

Summary:

The proposed new primary school (2FE) will be just 600 metres from our primary school. We are very concerned that another school is proposed in addition to Cherry Hinton C of E Primary, Bewick Bridge Primary, Wings Primary and Spinney Primary. If this school is built before it is known that there are no available spaces in the current schools, the education of the children in these schools will be put at risk as the financial viability of these schools will be under threat. We are not objecting unless there are school places available in local schools or that the school is built before the houses are occupied.

Response

Comments duly noted. School provision needs to be carefully planned to ensure there are enough places for local children. School provision will be assessed and addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Paragraph 5.93

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31598 Ms Anna Le Gouais [6888]	Object	Not Specified	None

Summary:

Do not open a new primary school too early.
Do not allow developer to use S106 contributions for schools - should be from DfE.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31737 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:

Given the number of unfilled places in the existing local primary schools, it is questionable whether the provision of a primary school on this site is in the best public interest and represents best value for the taxpayer. The effect of a 2FE rather than single form entry primary risks making at least one of the existing schools unsustainable. In addition, primary school playing fields rarely serve the whole community as they are fenced off.

Response

Comments duly noted.

Education officers generally support the principles set out for education provision and the locations of the schools. School provision needs to be carefully planned to ensure there are enough places for local children. School provision will be assessed and addressed as part of the outline and reserved matters planning application process. Any access to school sports facilities will be secured with a Community Use Agreement.

Action

Amend paragraph 2.19 to include reference to ensure community access to school playing fields is secured with a Community Use Agreement.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31804 Teversham Church of England Primary School (Mr Anthony Sharpe) [7045]	Support	Not Specified	None

Summary:

The proposed Airport way development plans show new cycle paths from the new houses to the door of our school Teversham C of E Primary which has not yet been expanded. It would surely be more logical and economically wise to expand a recently Ofsted inspected "Good" school that is within walking distance on newly provided pathways. Because of our special ethos and caring reputation we expect to attract many children from this new community. We are not objecting unless there are school places available in local schools or that the school is built before the houses are occupied.

Response

Comments duly noted.

Education officers generally support the principles set out for education provision and the locations of the schools. However, there does remain a need to retain appropriate flexibility around the building location for the primary school. Both in terms of the site itself, and the surrounding area. School provision will be assessed and addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31838 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Support	Not Specified	None

Summary:

The 2.3 hectare primary school site is sufficient to accommodate a 2 form of entry (420 place) school, and sufficient to meet the needs of the proposed development on this site. Officers have encouraged the inclusion of additional safeguarded land to future proof the primary school site for expansion, should the adjacent land come forward for development in the future.

The primary school will include provision for early years. Officers would encourage any development of this nature to also consider provision for a commercially operated nursery.

Response

Comments duly noted. School provision needs to be carefully planned to ensure there are enough places for local children. School provision will be assessed and addressed as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Paragraph 5.94

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31738 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:

We want this school to be as small as possible to prevent the traffic jams that will result from children being delivered from all over Cambridgeshire to a highly academic school, which is not located on any public transport route. There is no market need for a large secondary school in this area, and the new development will not produce teenagers for some considerable time, since young families are most likely to be moving into new housing. This school should thus be delayed as long as possible.

Response

Comments duly noted. School provision needs to be carefully planned to ensure there are enough places for local children. It is not sustainable planning to restrict school size. Any school development will need to have good sustainable transport links to reduce the need for vehicular movement to and from the site. It is anticipated that the bus services and cycle routes between Cherry Hinton and other destinations will be improved to encourage the usage of more sustainable forms of transport.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31841 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

It seems unnecessary, in paragraph 5.94, to state that the secondary school will be a minimum of 6FE to ensure it is educationally and financially viable. Simply state the secondary school will be a minimum of 6 forms of entry (900 places) to serve the SPD site and surrounding areas.

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31599 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

A much improved bus service is needed if such a large school is to be built.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 5.96

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31685 Crime Prevention Design Team Cambridgeshire (Ms Carol Aston) [7041]	Support	Not Specified	None

Summary:

The Cambs Crime Prevention Design Team considered that the draft SPD addresses paragraphs 58 and 69 of the NPPF. No further comments, observations or recommendations.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 5.97

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31647 Will Lord [6915]	Object	Not Specified	None

Summary:

Cherry Hinton High Street's 'offer' is not particularly compelling as it is so I think competition might be helpful. It would be good to see some higher quality cafes, restaurants and/or local shops. What should be definitely be avoided is further charity shops and (in particular) betting shops.

Response

Comments duly noted. The provision of new shops on the site will be assessed and addressed as part of the Development Management process.

Action

No change to the SPD.

=====

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31830 Mrs Naomi Naomi Goldsbrough [7067]	Object	Not Specified	None

Summary:

Community Centre - We have an exciting Village Centre in the heart of Cherry Hinton where residents like myself, who live less than a mile away from it, cannot access the discounted rates it offers for exercise classes, for example, because I live in a different local authority area (South Cambs). This is ridiculous considering I personally, am extremely involved in the Cherry Hinton community by being a childminder, involved in the parish church and vice chair of Bewick Bridge Friends Committee. So will you ensure the new Community Centre is available for all in an equal manner?

Response

Comments duly noted. The new development will be expected to provide local community facilities. These need to be 'multi-functional' to provide the greatest flexibility to maximise their benefit to the local community that they serve. They will be open to all residents from either Cambridge or South Cambridgeshire. Community facilities provision will be assessed and addressed as part of the Development Management process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31600 Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

Great to have new facilities. Avoid fast food outlets and charity shops as these are already well catered for on the High Street.
A cafe, pub or restaurant is what is really needed - somewhere that people can meet socially, perhaps similar to what the Fulbourn Centre has (?)

Response

Comments duly noted.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31739 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Support	Not Specified	None

Summary:

We support community facilities that form bridges between existing and the new community so that it comes to think of itself as an extensive of Cherry Hinton Village. We urge planners to consider what kind of facilities might achieve this purpose. We are happy to serve as a 'link organisation' since geographically St Andrew's is at the border of the two communities, and historically, this church has knit together the community, and has a track record of almost 1000 years in creating and caring for this place.

Response

Comments duly noted. Access to community facilities will be assessed and addressed as part of the Development Management process. Cambridge City Council is normally directly involved with organising community development activities as new residents begin to occupy the properties.

Action

No change to the SPD.

Paragraph 5.98

Representation(s)

31696 Mr & Mrs K Phillips [6901]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

The scheme seems to have not mentioned Doctors surgery and Dentist provision, which at this moment is in Cherry Hinton at crisis point.

Response

Comments duly noted. The new development will be expected to contribute to additional local facilities including provision for GP and dentist surgeries to meet demand generated by new residents.

Action

No change to the SPD.

Representation(s)

31778 convenience store (Mr Ronak Patel) [7057]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

Concerned about the proposed new stores indicated on the plans. I propose restrictions on the use of the proposed units and/or ability to keep it in the hands of local independent business person.

Response

Comments duly noted. It is an expectation that the local centre will provide a retail element. The exact type of uses within the local centre is beyond the scope of this SPD.

Action

No change to the SPD.

Representation(s)

31831 Mrs Naomi Naomi Goldsbrough [7067]

Nature Appearance Soundness Tests

Object Not Specified None

Summary:

St Andrew's Parish Church - placed between the existing Cherry Hinton and the planned new development- the church will be key in providing links between the Community and I urge this to be a consideration when planning communal buildings and their purpose. The church will be very valuable in the integration of the existing and proposed development and this needs to be considered going forward.

Response

Comments duly noted. Community facilities provision will be assessed and addressed as part of the Development Management process.

Action

No change to the SPD.

Representation(s)**Nature Appearance Soundness Tests****31741 St Andrew's Church (Rev'd Karin Voth Harman) [6898]****Support****Not Specified****None****Summary:**

We support this aspiration but know that if the needs of future residents are to be planned for, people must be in place to listen to whoever moves in and to run the groups and events that will help a community to form. Building a community hall is not enough. We will be on the ground, and would like to help manage and direct community facilities. We would like an acknowledgement in planning that people have spiritual needs and emotional needs which different faith groups are well placed to address, and the Church of England well placed to coordinate.

Response

Comments duly noted. The new development will be expected to provide local community facilities. These need to be 'multi-functional' to provide the greatest flexibility to maximise their benefit to the local community that they serve. Community facilities provision will be assessed and addressed as part of the Development Management process.

Action

No change to the SPD.

=====

Paragraph 5.100**Representation(s)****Nature Appearance Soundness Tests****31701 Mr & Mrs Em and Kev Ritchie [6903]****Object****Not Specified****None****Summary:**

The report makes mention of potential further housing developments along 'safeguarded land' by Coldham's Lane. This, coupled with the proposed development opposite by the Anderson Group will mean that Cherry Hinton will be joined to Cambridge and Romsey along this arterial link, thereby losing its 'separate village identity', something that this report highlights as important: 'The proposals must create a clear identity that is cognisant of the 'village' character that existing resident of Cherry Hinton cherish'. We echo this and do not want Cherry Hinton to lose its village feel. This corner of Cherry Hinton has already seen division between the districts of City and South Cambs made more visual with the new village sign opposite the NISA shop to mark a boundary.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Representation(s)**Nature Appearance Soundness Tests****31694 Mr & Mrs K Phillips [6901]****Object****Not Specified****None****Summary:**

Cherry Hinton and Teversham will both lose their identity and just become urban sprawl. The residents of these areas have already taken on board many new homes, expanded and welcomed newcomers.

Response

Comments duly noted. The site's Green Belt/landscaping/buffering strategy will be addressed as part of the outline planning application process. It is an expectation that the Green Belt designation continues to provide clear separation between Cherry Hinton and Teversham.

Action

No change to the SPD.

=====

Paragraph 5.101

Representation(s)		Nature	Appearance	Soundness Tests
31740	St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Support	Not Specified	None

Summary:

We want to underscore how important it is to the active residents of Cherry Hinton that this 'village identity' is somehow carried through to the new development, which should be a new 'neighbourhood' of our village. We think the name should be something like 'North Cherry' so that the link is made very obvious. There is a strong sense of place in Cherry Hinton and we hope we can import this to the new development. We hope there will be funding for community development experts to help new residents get involved in existing civic organisations and events.

Response

Comments duly noted. It is important that the development is seen as an extension to Cherry Hinton and not a village in its own right. Community facilities provision will be assessed as part of any future outline planning application. No decision has yet been taken regarding the name of the site, and will be considered in due course.

Action

No change to the SPD.

Paragraph 5.102

Representation(s)		Nature	Appearance	Soundness Tests
31673	Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:

5.102 This paragraph is grammatically unclear.

Response

Comments duly noted. Agree that greater clarity is required.

Action

Wording to be amended to read 'The initial vision and design principles outlined in this SPD will form the basis for creating a new extension to Cherry Hinton, with a strong identity.'

Paragraph 5.103

Representation(s)

Nature Appearance Soundness Tests

31700 Mr & Mrs Em and Kev Ritchie [6903]

Object

Not Specified

None

Summary:

The new plans offer no housing of one storey e.g. bungalows, and yet the character and form of this area of housing around Teversham Drift comprises a significant community of one storey residences. The new plans offer no care home or senior citizen sheltered housing. Whilst we accept that this may at the moment fall under the 'social housing' requirements by law of new developments, it concerns us that single storey dwellings have been left out. The largest growth demographic in Cambridgeshire is in the 65+ and 80+ age brackets and yet no specific provision has been made for this group, whereas other demographic groups are named in the report.

Response

Comments duly noted. The detailed housing mix will need to be the subject of detailed discussion with Council officers to identify the appropriate range of housing. The developer has indicated that an element of older people's housing could be provided within the development, which would be supported.

Action

Last sentence in paragraph 5.88 to be amended to read: 'The site may provide an opportunity for providing specialist homes including for the elderly, subject to local identified needs.'

Representation(s)

Nature Appearance Soundness Tests

31747 Mr Keith Cowley [7049]

Object

Not Specified

None

Summary:

4-5 storey buildings will be wholly out of keeping with the rest of Cherry Hinton and Tevesham.

Response

Comments duly noted. The tallest buildings will be located towards the centre of the site, away from the highest ground, to minimise visual impact.

Action

No change to the SPD.

Representation(s)

Nature Appearance Soundness Tests

31765 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]

Object

Not Specified

None

Summary:

We have concerns about heights of the proposed central buildings. They are shown at four storeys, which in this particular context would be alien. The only buildings near the site that are of that height are within the airport site itself. The site is mainly flat and the surrounding buildings are mainly residential of two storey. Therefore, a doubling of height would be a dramatic difference and should be reconsidered to minimise visual impact.

Response

Comments duly noted. The tallest buildings will be located towards the centre of the site, away from the highest ground, to minimise visual impact. A Landscape and Visual Impact Assessment will be required as part of any future outline planning application.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31798 Natural Cambridgeshire (Mr Philip Clark) [6119]	Object	Not Specified	None

Summary:

We are also concerned that the houses adjacent to the linear park will be four storeys and to the south - potentially casting shade on the linear park. Consideration of shade/building height/aspect is required.

Response

Comments duly noted. The site's landscaping/buffering strategy and light/shading impact of any new development on any neighbouring green spaces will be addressed as part of any future outline and reserved matters planning application.

Action

No change to the SPD.

=====

Paragraph 5.110

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31648 Will Lord [6915]	Support	Not Specified	None

Summary:

The development at Neath Farm Court, which places houses around a shared green space has been a successful model for safe play and community cohesion.

Response

Comments duly noted.

Action

No change to the SPD.

=====

Paragraph 5.111

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31703 Mr & Mrs Em and Kev Ritchie [6903]	Object	Not Specified	None

Summary:

It concerns us that there may have to be a major re-routing of gas supplies during this work, and we do not wish our gas supply to be disturbed, suspended or face any related issues without prior notice and financial recompense.

Response

Comments duly noted. The gas main route will need to be agreed with the relevant infrastructure providers.

Action

No change to the SPD.

=====

Paragraph 5.114

Representation(s)

31674 Historic England (Mrs Debbie Mack) [5828]

Nature *Appearance* *Soundness Tests*

Object Not Specified None

Summary:

Figure 52 The secondary school building zone is not particularly clear on the plan. We would suggest using a different colour.

Response

Comments duly noted. Agree.

Action

Graphic (figure 52) to be amended to better identify the secondary school building zone.

Representation(s)

31812 Network Rail (Caren Tong) [7061]

Nature *Appearance* *Soundness Tests*

Support Not Specified None

Summary:

* Network Rail finds the increased usage of level crossings and/or bridges appropriate to be detailed within both the Summary of Constraints and Key Development Principles sections.

* Investigation into the development's impact upon usage of these infrastructures would enable Network Rail to realise if and how they need to be improved. Such improvements could be the development of a new bridge or upgrading the level crossing system used, for example.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph Constraints and challenges

Representation(s)

31601 Ms Anna Le Gouais [6888]

Nature *Appearance* *Soundness Tests*

Support Not Specified None

Summary:

Traffic on Coldham's Lane also needs speed reducing - it is meant to be 20mph but most cars are over 30mph and many are over 40mph. Consider including physical changes to slow traffic on that road, especially if volumes will increase. Many children walk, cycle and scoot to school along the pavement of Coldham's Lane. Fast moving traffic is dangerous - construction traffic, and residential.

Response

Comments duly noted. The impact of traffic beyond the SPD boundary will be considered as part of the outline and reserved matters planning application process.

Action

No change to the SPD.

Paragraph Opportunities

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31651	Mrs Christine Shaw [5589]	Object	Not Specified	None

Summary:

This application is focused on cherry hinton, where is consideration for the village area of teversham? This area will be spoiled by this development by traffic and noise, with no benefits to the population of the village area.

Response

Comments duly noted. The environmental impacts of existing development on the residential amenity of existing residents will be assessed as part of any future outline planning application.

Action

No change to the SPD.

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31602	Ms Anna Le Gouais [6888]	Support	Not Specified	None

Summary:

An obvious gateway to Cherry Hinton along Coldham's Lane could be used to slow traffic along that road (many of which travels at 40mph despite the 20mph speed limit).
Opportunity to improve cycle route along Coldham's Lane will reduce car traffic.

Response

Comments duly noted.

Action

No change to the SPD.

Paragraph Key development principles

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31675	Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:

Archaeology whilst archaeology is briefly mentioned in the planning obligations requirements table and also para 3.30, given the potential archaeological sensitivity of the site we consider that archaeology should be given more consideration in the SPD. It is important that any future development considers the location of archaeology and is designed to minimise the impact upon these heritage assets.

Response

Comments duly noted. Paragraph 3.30 effectively deals with archaeology. Further archaeological investigation can be secured through the outline planning application process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31857 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

The SPD could reflect the need to address obesogenic environments that encourage people to eat unhealthily and not do enough exercise by encouraging healthy lifestyle choices through innovate design.

Response

Comments duly noted. It is an expectation that a Health Impact Assessment will be submitted as part of any future outline planning application.

Action

No change to the SPD.

=====

Paragraph 5.115

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31832 Smarter Cambridge Transport [7062]	Object	Not Specified	None

Agent: Smarter Cambridge Transport (Edward Leigh) [7063]

Summary:

Investment should instead be focused on making sustainable transport options more convenient, safe and attractive.
Transport data is essential in order to assess the transport impact of this development, and how effective different mitigations may be.
It is imperative that safe and convenient walking and cycling routes to local amenities and bus stops are open from the moment that people start moving in. They must remain open and safe to use throughout the construction period.

Response

Comments duly noted. The detail is beyond the scope of the SPD. On going wider projects currently gather transport data as part of the Greater Cambridge Partnership. Phasing will be considered as part of the outline planning application to ensure that routes are safe and usable.

Action

No change to the SPD.

=====

Paragraph 5.116

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31693 Mr & Mrs K Phillips [6901]	Object	Not Specified	None

Summary:

A concern about how this SPD fits with recent Government White Paper - New Planning - "The onus should be on good design, realistic local and neighbourhood plans, and should focus on areas that can accommodate it".

Response

Comments duly noted. Policy R47 of the emerging Cambridge Local Plan identifies the requirement for an SPD at Land North of Cherry Hinton. The SPD has the intention of providing a framework for overall development and setting out, at a high level, the expected quality of the urban extension. This approach is consistent with the Government White Paper 'Planning for the Right Homes in the Right Places'.

Action

No change to the SPD.

=====

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31855 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

The statements regarding s106 monies for 'primary health care facilities' on page 75, needs to be wider. The category of infrastructure should be 'health care facilities' rather than 'primary health care facilities' in order to allow different sectors of the NHS to decide what type of provision would best suit that location i.e. primary and community care provision. In addition the location of any expansion, or new facility may not be within Cherry Hinton so it might be better to reword the requirement to allow a flexible location.

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities, including GP services. This can be secured through the Section 106 process.

Action

Paragraph 5.115 to be redrafted to reflect current position. The table (on page 75 of the consultation document) to be updated to reflect County Council's requirements; referring to 'health care facilities' rather than 'primary health care facilities'.

Paragraph 5.117

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31603 Ms Anna Le Gouais [6888]	Object	Not Specified	None

Summary:

Do not allow the primary school to open at the start of the development - there are plenty of primary schools in Cherry Hinton and the surrounding area which are currently not full and losing pupils to the new school will seriously harm them. (Cherry Hinton CoE Primary, Colville, Bewick Bridge, Teversham, Fen Ditton all have spaces, including potential for another class intake at Colville.) Also do not allow S106 contributions to be spent on a school - the Department for Education should fund new schools, not developers. The S106 should be spent on other community facilities.

Response

Comments duly noted. The specification for the educational facilities and the timing of the delivery of the schools will be part of the Section 106 agreement.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31742 St Andrew's Church (Rev'd Karin Voth Harman) [6898]	Object	Not Specified	None

Summary:

We would invite you to consider whether the anticipated spend of section 106 money will be the optimal use of these funds for either the new or existing communities in the local area. We do not want the situation currently occurring in the university's North Cambridge development where a primary school was opened too soon because section 106 monies had to be spent. There may be more imaginative ways to build community than the standard school build.

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities. This can be secured through the S106 process. Discussions are currently taking place regarding the provision of community facilities.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31813 Sport England (Mr Philip Raiswell) [210]	Object	Not Specified	None

Summary:

Sport England support the principle of provision for community indoor sports facilities being secured. Swimming pools may take the form of enhancements to existing facilities. Sports hall provision could be incorporated into the new secondary school, with secured community access. SPD should include reference to The Cambridge and South Cambs Sports Facilities Strategies (2016) to help inform requirements.

Sport England's Sports Facilities Calculator calculates the development will create demand for 0.85 sports court (pro-rata cost of £566,415), 29.91m² of water space (pro-rata cost of £573,433) and 0.12 artificial grass pitch (pro-rata cost of £124,465 - 3G pitch).

Sport England would recommend that the SPD is amended to state that indoor sports provision should be based on existing robust evidence and the use of Sport England planning tools such as the Sports Facilities Calculator.

Response

Comments duly noted. Agree to proposed amendment.

Action

Include reference to the Cambridge and South Cambridgeshire Sports Facilities Strategies (2016).

=====

Paragraph 5.118

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31779 NHS England (Ms Kerry Harding) [5842]	Object	Not Specified	None

Summary:

The proposed development will impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.

Table 1 provides a summary of the capacity position for the GP Catchment Practices (2km radius) once the additional floor space requirements arising from the development proposal are factored in, including an estimate of the costs for providing new floor space and/or related facilities.

There is a capacity deficit in the catchment practices and a developer contribution of £435,252 would be required to mitigate the 'capital cost' to NHS England for the provision of additional primary healthcare services arising directly as a result of the development proposal.

Response

Comments duly noted. The development will need to mitigate its impact in terms of demand on local facilities, including GP services. Discussions are currently taking place.

Action

No change to the SPD.

=====

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31863 Cambridgeshire County Council (Mr Stuart Clarke) [1032]	Object	Not Specified	None

Summary:

The incorporation of cycle links, and the access to public transport is welcomed but the s106 requirements (page 75) could be widened to increase the uptake of cycling and walking within, and from the development. For example, any emerging travel plan should include personal travel plans, cycle purchase vouchers etc. In addition the connectivity considerations need to relate to the provision of adequate cycle parking facilities in both commercial buildings and domestic dwellings.

Response

Comments duly noted. Any planning obligation secured under the Section 106 process must meet the relevant tests, in that they are necessary to make the development acceptable in planning terms, are directly related to the development, and fairly and reasonable related in scale and kind. Further discussion regarding the detailed Section 106 package will be required as part of the outline planning application process.

Action

No change to the SPD.

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31640 Environment Agency (Mr Tony Waddams) [1273]	Support	Not Specified	None

Summary:

Outstanding issues: Waste hierarchy and the promotion of waste prevention

The document recognises the importance of both strategic household waste recycling centres and individual household waste and recycling receptacles. It is stated that the requirements for these will come through the financial contributions towards new strategic facilities being delivered off-site and procured by the County Council. The individual household waste will come through financial contributions which will be confirmed at the outline pre-application process. There needs to be consideration of the waste hierarchy and the promotion of waste prevention measures, so opportunities for waste minimisation, reuse and recycling are realised at the earliest stage.

Cambridge City Council should, through the Plan document recognise the requirements of the Waste Planning Authority in identifying potential sites for facilitating waste management operations and wider consideration should also be given to local capacity for managing the waste streams associated with development and occupancy thereafter.

Response

Comments duly noted. Any planning obligation secured under the Section 106 process must meet the relevant tests, in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonable related in scale and kind. Further discussion regarding the detailed Section 106 package will be required as part of the outline planning application process.

Action

Additional paragraph (2.8) which refers to Minerals and Waste Core Strategy and Minerals and Waste Site Specific Proposals Plan

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31772 Cambridge Past, Present & Future (Ms Stacey Weiser) [1801]	Support	Not Specified	None

Summary:

The document mentions the 40% affordable housing policy, but states that this is subject to viability. This should not be negotiable, especially given the affordable housing crisis in Cambridge. Alternative ownership options should also be explored. Due to the location and proximity of the site to employment centres, a key worker option could also be beneficial. The SPD must stress the importance of achieving 40% affordable.

Response

Comments duly noted. The SPD does not set any new affordable housing policy. This is a matter for the Local Plans which both require 40% affordable housing subject to site viability. The 40% threshold is already referenced in paragraph 5.89. This quantum will also be tenure blind meaning it will be fully integrated into the whole development.

Action

No change to the SPD.

Appendix 1: Glossary of Key Terms

Paragraph Appendix 1: Glossary of Key Terms

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
31677 Historic England (Mrs Debbie Mack) [5828]	Object	Not Specified	None

Summary:

Glossary - We would suggest that the terms, 'Heritage Assets', 'Conservation Area', 'Scheduled Monument', 'Listed Buildings' and 'Locally Listed Buildings' are added to the glossary.

Response

Comments duly noted.

Action

Include the following terms: heritage assets, conservation area, listed buildings, locally listed buildings.