

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Council

25 November 2005.

AUTHOR: Director of Development Services

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

Purpose

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

Effect on Corporate Objectives

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| 2. | High quality, accessible, value for money services | <ul style="list-style-type: none">• Assist the Council's objectives to deliver quality accessible development in the district• Include the provision of affordable housing and the effective delivery of sustainable development at Cambridge Southern Fringe and other major developments on the edge of Cambridge and development of sustainable communities• Assist the delivery of the Community Strategy• Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure. |
| | Quality village life | |
| | A sustainable future | |
| | A better future through Partnerships | |

Background

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

Results of Pre-Submission Public Participation

4. Around 260 representations were received during the Pre-Submission public participation period to the Cambridge Southern Fringe AAP, slightly more the number received at the Preferred Options Stage (239 representations). Of these, approaching

25% were in support. The majority of representations have come from just a few organisations - principally Trumpington Meadows Land Company, Cambridgeshire County Council and the Government Office for the East of England who were seeking refinements rather than major changes to the Area Action Plan.

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

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

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| Appendix B | A version of the Cambridge Southern Fringe AAP, which highlights the changes arising from the responses to representations in Appendix A, and includes resulting changes to the Proposals Map |
| Appendix C | An index of all those making representations to the draft AAP for reference |

7. The proposed changes to the AAP have been subject to independent sustainability appraisal by the Council's consultants to assess their impact in sustainability terms. In terms of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) the consultants have not identified any significant changes to the previous appraisal of the Pre-Submission documents, although they note some minor improvements in terms of sustainability for some changes and less sustainability benefits in terms of other changes (generally those where environmental requirements have been deleted from policies in response to representations from GO-East that they lie outside the scope of the planning system). Any new policies proposed have also been subject to appraisal. The consultants have not recommended any further changes to the Plan. Copies of the SA / SEA schedules are available to view as a background document on the Council's website.

Key Issues for Consideration

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

- An amendment to policy CSF/2 emphasising the need to link the Trumpington West development to the rest of Trumpington including Trumpington High Street.
- An amendment to policy CSF/4 clarifying that development does not detract from the character and setting of Cambridge.
- An amendment to policy CSF/9 to include the developer contributions for the provision of health and social care facilities to serve Trumpington West.
- The requirement for 25% water conservation measures has reluctantly been recommended to be deleted in policy in response to a representation from GO-East that this lies outside the scope of the planning system. A reference to the importance of this issue has been retained in the supporting text.
- The scope of the energy conservation policy has been amended to delete aspects which GO-East advise are outside the scope of the planning system.
- An update to paragraph 3.10 of the written justification setting out the County Council's proposed Strategic Open Space standard of 5.1 hectares per 1,000 population.
- An amendment to policy CSF/18 proposing that development will include provision of Strategic Open Space.
- A requirement for a strategic surface water drainage scheme.
- Allowing for more than one body to take responsibility for managing surface water drainage systems by setting requirements for any body or bodies to be publicly accountable with funding resources, expertise and integrated management with any other bodies.
- New chapter on delivery of the AAP (Chapter E3) which sets out the mechanisms for implementing the AAP and includes a housing trajectory, a requirement of the new plan making system which predicts delivery of the development
- New chapter on monitoring the AAP (Chapter E4) which highlights the importance of the plan, monitor and manage approach and sets out the indicators that will be used to monitor delivery of the Cambridge Southern Fringe.

9. Many of the representations which have not resulted in proposed changes to the Area Action Plan were repetitions or refinements of representations submitted at the Preferred Options stage in Autumn 2004 and considered by Council at its meetings in Winter/Spring 2005. Most of the representations seek refinements to the policies in the Area Action Plan. Some of the main themes of those representations, where no changes proposed are:

- The Area Action Plan is too detailed and too prescriptive.
- Trumpington West is not identified as a Green Belt release in the Cambridgeshire Structure Plan.
- There should not be any requirement for mitigating measures within South Cambridgeshire for development taking place in Cambridge City.
- Development should not be permitted to the south of the Park & Ride site.
- The proposed County Park should include less land between the edge of development and the motorway.
- The development will not improve the quality of developed edge of Trumpington.
- The Hospital development at Addenbrookes and the Bell School developments in Cambridge should not be required to contribute to mitigation measures in South Cambridgeshire.

- Development should be permitted in the green belt at north of Mingle Lane and at Cabbage Moor in Gt Shelford.
- The height of development on the countryside edges of Trumpington West should be to the detailed planning applications stage to be determined.
- The suggested threshold of 50% affordable housing is not reasonable.

Next Steps

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

Options

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

Community Safety Implications

14. None

Environmental / Sustainability Implications

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

Equal Opportunities Implications

16. None

Financial Implications

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

Legal Implications

18. None.

Risk Management Implications

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

Staffing Implications

20. Within existing resources.

Conclusions

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

Recommendations

24. Members are invited to:

1. AGREE the responses to representations to the Pre-Submission draft Cambridge Southern Fringe Area Action Plan (AAP) as contained in Appendix A.
2. AGREE the responses to representations to the Draft Final Sustainability Report for the Cambridge Southern Fringe AAP as contained in Appendix A.
3. AGREE the proposed changes to the draft AAP as contained in Appendix A and incorporated into Appendix B and that it BE SUBMITTED to the Secretary of State in January 2006.
4. DELEGATE further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

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

Pre-submission Cambridge Southern Fringe Area Action Plan, June 2005

Representations received in response to the above document.

Representations received in response to the Draft Final Sustainability Report for the Cambridge Southern Fringe AAP.

Revised Sustainability Appraisal

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