

APPENDIX H: PROPOSED DRAFT NORTH EAST CAMBRIDGE AREA ACTION PLAN

Draft Vision, Objectives and Strategy

The draft vision, strategic objectives and spatial strategy for North East Cambridge is presented at chapters 1, 2 and 3. The purpose of this section of the document is to set out the kind of place we want North East Cambridge to be like in the future, and to outline the broad development strategy to deliver the vision and objectives. It takes into account the baseline information about the key issues facing the area that need to be addressed and the strengths and opportunities that need to be enhanced and realised (these are set out in chapter 2 of the draft document). The subsequent chapters of the draft AAP are all concerned with what needs to happen (the where, when and how) to deliver this vision for the area. Key to this is the detailed development management policies and proposed delivery and implementation strategy (set out in chapter 8), the design and built character policies (set out in chapter 5), and the connectivity requirements (set out in chapter 7).

Spatial Strategy

In summary, the proposed spatial strategy for NEC is:

- To create a mixed-use city district which will include a range of uses, including homes, space for different businesses, industrial units, community and cultural facilities and shops which will serve the day to day needs of people living and working in this area;
- To establish a coherent green and blue network for people and biodiversity linking North Cambridge to the wider countryside;
- To facilitate healthy and active lifestyles by creating walkable and cyclable neighbourhoods and discouraging private car use; and
- To integrate the AAP area into the neighbouring communities through the introduction of new walking and cycling connections and opening up the existing employment parks to the wider community.

The North East Cambridge centres

As part of the overarching spatial framework for NEC, the draft AAP proposes four new centres (as shown on figure 20 within the draft AAP):

- The area around North Cambridge Station, referred to as Station Approach;
- The proposed area of the new District Centre, including its immediate surrounds;
- The junction on Cowley Road where a new key route through the City & Anglian Water site interacts with the St John's Innovation Park (referred to as Cowley Road Neighbourhood Centre); and

- The proposed new local centre located adjacent to the Cambridge Regional College and guided busway on the Science Park site (referred to as a Cambridge Science Park Local Centre).

As part of the approach outlined in 6.2 above, more detailed design and development parameters to be prepared to provide coordinated development across the AAP area. The Council will lead on the production of a site wide design code that will require input from the various landowners and their design teams. The Design Code will be adopted as a Supplementary Planning Document (SPD) to guide and co-ordinate future development.

Overall Provision

The draft AAP establishes the contribution each site within North East Cambridge is to make towards achieving the overall vision and objectives, including to future strategic provision of housing and employment, place making requirements, and the social and physical infrastructure needs for the area as a whole, as well as that specific to the individual site. The levels are informed by the development aspirations of landowners/promoters within the AAP area and the findings of evidence base studies, and will be reviewed if necessary once infrastructure and viability evidence is further refined and advanced. In addition, the approach to phasing and delivery of homes and jobs will be kept under review to ensure that the councils support and enable the delivery of development at NEC, whilst at the same time relying on a reasonable and appropriate contribution from NEC to meet overall future identified housing and employment requirements in Greater Cambridge, and will be refined for the next stage in the AAP process. It is anticipated that delivery of development ant NEC will continue, on a phased basis, over a considerable number of years. For the avoidance of doubt, new homes and employment floorspace at NEC is not required to meet currently identified needs, as these are fully provided for through the policies and proposals of the current Local Plans for Cambridge and South Cambridgeshire. We will be inviting comment from landowners, developers and stakeholders during the public consultation on the amount of development, phasing and assumptions set out within the AAP.

The amount of homes, employment and other uses planned for in the AAP are set out in the relevant policies and are summarised in the table below:

Development Area	Residential units	M ² employment	M ² retail and town centre uses	M ² Community and Cultural	M ² Industrial
Anglian Water / Cambridge City Council site	5,500	23,500	3,700	5,700	0
Cambridge Business Park	500	68,000	1,500	0	0
Cambridge	0	70,000	1,000	100	1,150

Science Park					
Chesterton Sidings	730	36,500	1,000	100	8,800
Cowley Road Industrial Estate	500	0	0	0	17,500
Nuffield Road Industrial Estate	550	0	0	0	0
St Johns Innovation Park	0	35,000	100	0	0
Trinity Hall Farm Industrial Estate	0	1,500	0	0	0
Merlin Place	120	0	0	0	0
Milton Road Car Garage	100	0	0	0	0
Cambridge Regional College	0	0	0	0	0
Total	8,000	234,500	7,300	5,900	27,450

The above represents a significant contribution to meeting the strategic housing and employment needs of Greater Cambridgeshire. It also represents a significant potential investment in North East Cambridge over the next 15 years. Such investment can be used to lever considerable public benefit aimed at addressing the socio-economic deprivation experienced in some of the surrounding neighbourhoods, including psychological and physical barriers to accessing new job opportunities within North East Cambridge.

By way of comparison, the amount of additional office floorspace proposed within the Area Action Plan is broadly similar to the amount of floorspace currently within Cambridge Science Park. The industrial development proposed would result in a small uplift from what is currently within Nuffield Road Industrial Estate.

Detailed Policies

Each policy and supporting text are set out as follows:

- Introduction – the strengthen, challenges, opportunities and threats that the policy is required to address.
- What you told us previously – sets out a summary of the comments received to Issues & Options consultation (this section is for the draft version of the AAP only and will be removed in the version that is submitted for Examination in Public at the next stage of the plan making process).

- How your comments and options have been taken into account – sets out the councils’ consideration of the comments and the option(s) taken forward with justification (this section is for the draft version of the AAP only and will be removed in the version that is submitted for Examination in Public at the next stage of the plan making process). An audit trail of all options considered and discounted, including reasons why, will be published alongside the consultation document.
- The Policy – the proposed detailed draft policy text
- Why we are doing this – summary of why the policy is required and the most appropriate
- Evidence supporting this policy – a list of the supporting evidence base documents used to justify or inform the policy, including hyper-link to where these can be viewed.
- Monitoring indicators – draft indicators that the councils will use to monitor and judge the effectiveness of the policy in meeting the objectives of the AAP
- Policy links to the adopted Local Plans – refers to related adopted policies in the Local Plans

With respect to the draft policies, a brief summary of the key policies is provided below:

Policy Number	Policy Name	Purpose of the policy
A spatial framework for North East Cambridge		
Policy 1	A comprehensive approach at North East Cambridge	Development to be in accordance with the AAP Spatial Framework
Climate change, water and biodiversity		
Policy 2	Designing for the climate emergency	Design for climate change mitigation and adaptation, including environmental design and build standards
Policy 3	Energy and associated infrastructure	Requires conformity with site wide energy masterplan
Policy 4a	Water efficiency	Sets standards for water use
Policy 4b	Water quality and ensuring supply	Ensuring groundwater quality and sufficient supply of water and drainage capacity
Policy 4c	Flood Risk and Sustainable Drainage	Ensuring surface water run-off doesn’t cause flooding (SuDS) and development is resistant and resilient to flooding
Policy 5	Biodiversity & Net Gain	Establishes biodiversity

		net gain requirement and mitigation hierarchy
Design and built character		
Policy 6	Distinctive design for North East Cambridge	Sets the expectations of very high quality placemaking and design
Policy 6b	Design of mixed-use buildings	Sets out how buildings should accommodate mixed use development
Policy 7	Legible streets and spaces	Creating a coordinated and legible streets and space network that is well designed, inclusive and coordinated
Policy 8	Open spaces for recreation and sport	Sets out the open space network for green infrastructure and required level of provision
Policy 9	Density, heights, scale and massing	Specifies what height buildings should be in different parts of the AAP area and design criteria
Policy 10a	North East Cambridge Centres	Principles for the design of the district, local and neighbourhood centres
Policy 10b	District Centre	Land use, development amount and development requirements in this centre
Policy 10c	Science Park Local Centre	Land use, development amount and development requirements in this centre
Policy 10d	Station Approach	Land use, development amount and development requirements in this centre
Policy 10e	Cowley Road Neighbourhood Centre	Land use, development amount and development requirements in this centre
Policy 11	Housing design standards	Sets space standards for internal space and balcony/amenity space and daylighting.
Jobs, homes and services		

Policy 12a	Business	Identifies the amount and location of new office development
Policy 12b	Industry	Identifies the amount and location of new/replacement industrial development
Policy 13a	Housing	Identifies the amount and location of new housing development and affordable housing requirement
Policy 13b	Affordable housing	Requires a mix of affordable housing types
Policy 13c	Housing for local workers	Supports proposals for purpose built private rented sector homes
Policy 13d	Build to Rent	Defines Build to Rent development and sets out development requirements
Policy 13e	Custom Finish	Supports custom finish for major developments
Policy 13f	Short term/corporate lets and visitor accommodation	Supports new purpose built visitor accommodation if the need is proven and it will not result in the loss of existing housing and requires for change of use
Policy 14	Social, community and cultural Infrastructure	Needs-led approach to provision and the need to co-locate facilities
Policy 15	Shops and local services	Sets out hierarchy of centres and their capacity for convenience, comparison and other retail/'town centre uses'
Connectivity		
Policy 16	Sustainable Connectivity	Embeds principles of walkable and active travel and identifies primary and secondary streets and connectivity to wider network
Policy 17	Connecting to the wider network	Lists the new connections across existing barriers to movement ensure integration with surrounding communities

Policy 18	Cycle Parking	Demands cycle parking in excess of minimum standards in Cambridge Local Plan
Policy 19	Safeguarding for Cambridge Autonomous Metro and Public Transport	Requires space to be safeguarded for the CAM portal and a transport interchange/mobility hub
Policy 20	Last mile deliveries	Encourages sustainable modes for last mile delivery including cycles/cargo cycles
Policy 21	User hierarchy for streets	Shows primary and secondary vehicle route network and design expectations for ensuring these have low traffic speeds and still prioritise walking/cycling
Policy 22	Managing Motorised Vehicles	Sets out the Trip Budget for the site and parking measures
Development process		
Policy 23	Comprehensive and Coordinated Development	Requires masterplans for all proposals and how proposals should contribute to the vision and objectives of the AAP
Policy 24a	Land Assembly	How the councils will use CPO powers if required
Policy 24b	Relocation	Support relocation of existing uses subject to a Relocation Strategy submitted with planning application
Policy 25	Environmental Protection	Ensures that development must take into account its effects on health and quality of life
Policy 26	Aggregates and waste sites	Protects the aggregates railheads but identifies alternative uses if they can be relocated. Supports off-site relocation of waste site.
Policy 27	Planning Contributions	Identifies how planning contributions will be secured.
Policy 28	Meanwhile uses	Supports use of temporary planning

		permissions to develop meanwhile uses
Policy 29	Employment and Training	Requires developers to provide opportunities for training and employment during and post construction stage
Policy 30	Digital infrastructure and open innovation	Smart buildings, public realm and monitoring