

A INTRODUCTION

- A.1 The Area Action Plan for Cambridge East identifies the site for a sustainable new urban quarter of approximately 10,000 - 12,000 dwellings and associated development as well as the off-site infrastructure needed to deliver and serve the urban quarter. It establishes an overall vision and a set of development principles for the new urban quarter including its relationship with Cambridge and surrounding villages, and its countryside setting. It also sets out the policies and proposals to guide all the phases of development.
- A.2 The development of Cambridge East will take many years to complete and the Area Action Plan provides the basis for the grant of planning permission for first phase of development of land to the north of Newmarket Road that can take place ahead of the relocation of Cambridge Airport. A more general policy framework is provided for the rest of the site to provide an overall context for decisions on that first phase. An early review of the Area Action Plan will take place once the timing of later stages of development are more certain to provide a more detailed policy framework to be prepared for them.
- A.3 The Area Action Plan for Cambridge East has been prepared jointly by Cambridge City Council and South Cambridgeshire District Council. It needs to be read in conjunction with:
- South Cambridgeshire Local Development Framework, of which it forms part;
 - Cambridge City Local Plan.
- A.4 The Area Action Plan will form part of the Development Plan for Cambridge City and South Cambridgeshire District. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The other parts of the Development Plan, prepared by Cambridgeshire County Council, are:
1. The Cambridgeshire & Peterborough Structure Plan (2003)
 2. The Cambridgeshire & Peterborough Waste Local Plan (2003)
 3. The Cambridgeshire Aggregates (Minerals) Local Plan (1991)
- A.5 The Area Action Plan comprises policies and plans which will:
- Establish a vision and development principles for Cambridge East;
 - Set out the broad policy context for the development of the area as a whole; and
 - Provide more detailed guidance for the first phase of development north of Newmarket Road.
- A.6 The Area Action Plan includes plans comprising:
- The **Proposals Map** which identifies the area within which the new urban quarter will be developed and shows the proposed revisions to

the Green Belt boundary, the extent of the built-up area of the new urban quarter, including urban open space, together with areas of land within which any associated off-site infrastructure development, countryside landscape and recreation areas will be provided. It also identifies the extent of the first phase of development within the overall site.

- A **Concept Plan** which shows in diagrammatic form the structure of the new urban quarter which will provide the basis for subsequent masterplans, design guides and design codes. It shows the distribution of the main uses and their inter-relationships.

A.7 In future reviews of the Area Action Plan, these plans will be refined, including further detail on aspects such as key transport infrastructure eg dedicated busway, and location of Local Centres in the wider development. They will be augmented by a formal off-site Infrastructure Plan that will form part of the Proposals Maps, once the transport and any other infrastructure proposals are further developed.

A.8 The Area Action Plan will provide a context for detailed plans to be prepared before and during the development process:

- A Strategic Masterplan and Strategic Design Guide for the whole of the new urban quarter will be prepared to accompany the outline planning application for the Phase 1 of development north of Newmarket Road. This will show how the Concept Plan will be interpreted and demonstrate how the first phase of development will integrate with the longer term plans for the area. It will also provide the context for an outline application for the rest of the site that will come forward closer to the time that the relocation of the Airport and development on the Airport site will take place. The Strategic Masterplan will show the general disposition of development, roads, District and Local Centres, services, open space and landscaping. The Strategic Design Guide will identify the particular character of Cambridge East and set out the general principles for good design of the urban quarter as a whole.
- Local Masterplans, Design Guides and Design Codes will be prepared to accompany any planning applications for individual neighbourhoods, the district centre and any major employment areas or areas of strategic recreation / open space. They will be required for Phase 1 of development north of Newmarket Road. The Local Masterplan will identify on a map base the boundaries of individual uses and developments. The Design Guide and Design Code will set more detailed criteria to create a clear identity for these areas, but will not replace the need for careful design of individual buildings and areas as proposals are brought forward as planning applications.

A.9 A number of strategies are also required as part of the implementation of development at Cambridge East to ensure that it is a high quality

development which meets the needs of its residents and respects the character of Cambridge and its surroundings.

A10 The Area Action Plan concerns itself with a number of practical issues concerning the future governance of Cambridge East, which lies partly within Cambridge City and partly within South Cambridgeshire, but it does not address wider governance issues which are not proper subjects for consideration in a planning policy document.