

# **Appendix 1**

## **Southern Fringe Area Action Plan**

# *Cambridge Southern Fringe Area Action Plan*

## *Public Participation Report*

3. Towards a Spatial Strategy

CSF1 Vision - Preferred Approach

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>3. Towards a Spatial Strategy</b>				
<i>CSF1 Vision - Preferred Approach</i>				
1576 - Arlington Development Services Ltd	Object	The development of the South of Trumpington and Addenbrooke's sites must be considered within the context of how it will contribute towards "The Cambridge Phenomenon". The predominance of housing does not contribute to this and should be given serious consideration before being promoted.	One of the over-arching objectives of the Structure Plan strategy for the Cambridge Sub-Region is to go some way rectifying the imbalance of houses and jobs close to Cambridge - there are currently almost twice as many jobs in Cambridge as there are people economically active residents of the city. Providing substantially more housing than additional jobs will be key to reducing that imbalance and stemming the growth of commuter traffic.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
2622 - East of England Development Agency 3352 - Addenbrooke's Hospital 3366 - Addenbrooke's Hospital 3356 - Addenbrooke's Hospital 3359 - Addenbrooke's Hospital 3374 - Addenbrooke's Hospital 3372 - Addenbrooke's Hospital	Object	The Cambridge Southern Fringe should not include any landscape and recreation proposals in the countryside between Addenbrookes Hospital and Clay Farm/Royal Showground, and Wandlebury/The Magog Down. The purpose of the AAP is to guide areas of change, in this area those changes will occur in Cambridge City, not South Cambridgeshire.	Not accepted. Planning Policy Statement 12 "Creating Local Development Frameworks" proposes that Area Action Plans will be relevant in a wide range of circumstances including: "Areas that are particularly sensitive to change or development, such as areas of significant nature or cultural heritage value. Plans for such areas would establish the conservation and enhancement objectives and how these might be reconciled with sensitive development". The Cambridgeshire Structure Plan includes at policies P4/2 and P9/2c a specific link between major developments adjoining the countryside including proposals for informal leisure and recreation, including country parks and routes for walkers, cyclists and horse riders. It is an accident of administrative boundaries that housing and employment development between Trumpington and Addenbrookes Hospital is proposed to stop at the City boundary and a matter of the timing of the review of the City Local Plan that a joint AAP is not being prepared for this area. The green belt on this southern side of the city is particularly sensitive as it provides open views across the whole of Cambridge from such important vantage points of Wandlebury and the Magog Down. The development at Addenbrookes Hospital and the Bio-Medical Research Park will have a major impact on this area. Those impacts will need to be mitigated in South Cambridgeshire if the removal of the land from the green belt for their development is to meet the objectives of enhancing the character and setting of Cambridge. Whilst access to the countryside may not be so important for the Addenbrookes development, it will be important for the housing development at Clay Farm/Royal Showground.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4109 - Cambridgeshire County Council	Object	Para 2.23 Reword last sentence to say "would not require a SEPERATE strategic allocation".	Objection noted. Development at Trumpington West would not require a separate strategic allocation.	Development at Trumpington West would not require a separate strategic allocation.
3612 - GO-East	Object	Para 1.12  Local development documents no longer need to be in general conformity with the Structure Plan. However, the structure plan policies will still be a material consideration and will remain part of the development plan until superseded by the RSS14 (PPS12. para. 4.22)	Noted. There remains a requirement for conformity with the Structure Plan which is one of the tests of 'soundness' against which each development plan documents will be assessed at independent examination by an Inspector appointed by the Secretary of State.	
3614 - GO-East	Object	Para2.9 The final AAP should specify who is to prepare the Strategic Master Plan and Design Guide	Objection noted.	The AAP will specify who is to prepare the Strategic Master Plan and Design Guide for development at Trumpington West as well as landscape and recreation provision for this development and development in Cambridge City at Addenbrookes, Clay Farm and Royal Showground.
3617 - GO-East	Object	The vision is concerned with landscape character, biodiversity and public access. The Council should ensure that the submission DPD encompasses housing development into the vision and be able to demonstrate (through the SEA/SA process) that the AAP policies and other DPD policies help to achieve the objectives in both CSF 2 and 3.	Agreed.	Ensure that the vision for the Cambridge Southern Fringe AAP encompasses housing development and demonstrate (through the SEA/SA process) that the AAP policies and other DPD policies help to achieve the objectives in both CSF 2 and 3.
3621 - GO-East	Object	Para. 1.11 The RPG is now RSS, and has development plan status	Noted.	Ensure that the Council in making decision on plans covered by the Local Development Framework have regard for conformity with Regional Planning Guidance No. 6 (East Anglia) as well as the Cambridgeshire Structure Plan.

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3622 - GO-East	Object	Para. 1.3 For completeness, the section describing the development plan for South Cambridgeshire District should also include the former RPG 6 (2001) now RSS 6 and the Adopted Local Plan (2004).	Noted.	Include within the AAP description of the development plan for South Cambridgeshire District reference to RPG6 (2001) now RSS6 and the Adopted Local Plan (2004).
3624 - GO-East	Object	Section 1 Introduction  The AAP should include a map showing the extent of land covered by it. It will be necessary for the final submission DPD to show how the Proposals Map will be revised when the AAP is adopted.	Agreed.	Ensure that Southern Fringe AAP includes a Proposal Map showing the full extent of the Area Action Plan.
3882 - Network Rail (Town Planning Team)	Object	The plan contains no policy on public transport provision and this omission should be rectified.	Objection noted. Public transport provision for the Cambridge Southern Fringe is either being addressed through other plans (e.g. Cambridge Guided Bus) or are more closely related to development which will take place within Cambridge City. The South Cambridgeshire Core Strategy policies for public transport provide sufficient additional guidance for the AAP.	
4155 - Cambridgeshire County Council	Object	General  Reference should be made to the Rights of Way Improvement Plan prepared by the County Council, which will form part of the LTP in summer 2005. Developers should contribute to the Rights of Way Network improvements to accommodate the utility, health and recreation demands of the increased population, and new desire lines generated by development.	Objection noted.	Proposals in the County Council's Rights of Way Improvement Plan prepared by the County Council, within the Cambridge Southern Fringe can be incorporated as proposals in the AAP to which developers would be required to contribute to accommodate the utility, health and recreation demands of the increased population, and new desire lines generated by development.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4539	Object	<p>There is a lack of detail on transport infrastructure and how the proposed developments at Monsanto and Addenbrooke's would be linked.</p> <p>Para 2.12 Biodiversity is noted with any qualification regarding intention.</p> <p>Para 2.17 "allowing scope for" implies that it will happen.</p> <p>Paras 2.29/2.30 The proposed development is too large in area - landscape value must not be compromised in any way.</p> <p>CSF1 The development cannot be considered in any way as an opportunity to enhance the landscape and biodiversity - misleading.</p>	<p>(1) The development proposals at Monsanto and Addenbrookes will be linked by a proposed new road which will lie entirely within the administrative area of Cambridge. It can be referred to as an informative for completeness in the AAP.</p> <p>(2) Paragraph 2.12 is simply a statement of the objectives of RPG6.</p> <p>(3) Paragraph 2.17 is simply a statement of the policy intention of the Cambridgeshire Structure Plan.</p> <p>(4) Paragraph 2.29 refers to development within Cambridge City for which compensating landscape proposals can be provided within South Cambridgeshire and at Trumpington where the Council must determine the extent of development. Here landscape impact/improvements will be a material consideration in deciding how large the development will be.</p> <p>(5) Development does provide an opportunity to increase biodiversity and landscape on this southern approach to Cambridge. Landscaping in the adjoining countryside which is almost entirely in arable production with few existing landscape features will be an important part of ensuring that these developments can go ahead.</p>	<p>(1) Refer to the Addenbrookes Link Road which will connect Hauxton Road to Addenbrookes Hospital as an informative for completeness in the AAP.</p> <p>(4) Ensure that landscape impact/improvements will be a material consideration in deciding how large the development at Trumpington West will be.</p> <p>(5) Landscaping in the adjoining countryside which is almost entirely in arable production with few existing landscape features will be an important part of ensuring that these developments can go ahead.</p>
4711 - Environment Agency	Object	<p>Former uses could lead to contamination of parts of the site. Strategic Masterplan and Design Guide should specify requirement for investigation, recording. Subsequently report needed on removal, containment etc. of contamination.</p>	<p>Agreed.</p>	<p>Ensure that the AAP includes a requirement for investigation, recording and removal of any contamination associated with previously developed land or land which has been subject to experimentation with agro-chemicals.</p>

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4745 - Environment Agency	Object	Does not make clear how water would be supplied to the development. Assumed it will be from mains supply. Lies in an area traditionally supplied by Cambridge Water. Need to contact the water company to see if it can be supplied by existing sources or whether a new source is required. Timing and cost of infrastructure provision may also be an issue.	Consultation with all infrastructure providers, not just Cambridge Water, will be necessary to ensure that all necessary infrastructure can be provided for all development in the Cambridge Sub-Region. Cambridgeshire Horizons is leading on co-ordinating discussions with infrastructure providers concerning the funding and timing of infrastructure provision.	
4650 - Bayer CropScience Ltd	Object	Bayer CropScience Ltd generally supports the work that is being done to identify the development locations in line with the Structure Plan approach. It is clear that significant releases of Green Belt land will be required to meet Structure Plan housing targets. However the local development framework must clearly recognise that the development of previously developed land is a first priority under government policy guidance (PPG1 and 3). There is a real risk that the action area plan sites will not come forward fast enough to meet Structure Plan housing targets, due to the timetable involved in amending the Green Belt boundary, the need to reach agreement on challenging infrastructure requirements and commercial agreements between landowners and infrastructure providers before practical implementation can proceed.	Agreed.	Ensure that the Core Strategy and all Area Action Plans provide that foreseen and unforeseen opportunities for development on previously developed land that will result in sustainable housing development are encouraged.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4702 - Environment Agency	Object	No water conservation policy is included in this AAP. This should be included, worded similarly to CE81 in the Cambridge East AAP.	Agreed. At the time of drafting the Preferred Options Reports for all of the Area Action Plans the intention was to ensure consistency between plans. Water Conservation is an issue which will be important to all development areas.	Include provision in the Cambridge Southern Fringe AAP along the lines: "All development in the Cambridge Southern Fringe will incorporate water conservation measures or water saving devices in order to minimise water use. A strategy will be required for water recycling, including rainwater harvesting and greywater recycling, to demonstrate both that a high reduction in the use of piped water can be achieved, and that the recycling of water can be managed in such a way as to ensure that there is no adverse impact on the water environment and biodiversity.
5484 - Trumpington Meadows Land Company	Object	Concerned that the requirements at para 2.9, when considered in conjunction with the Core Strategy, place unduly onerous requirements on developers when the time comes to submit outline planning applications. TMLC considers that a future outline planning application for the former Monsanto site should be accompanied by a single masterplan, which considers strategic and local issues, and a single design guide, which specifies the design principles to be implemented across the site, and that more detailed masterplans and design codes should only be produced at the reserved matters stage.	Agreed. Trumpington West is sufficiently separate from the development at Addenbrookes and Clay Farm/Royal Showground that a single masterplan, which considers strategic and local issues, and a single design guide, which specifies the design principles to be implemented across the site, and that more detailed masterplans and design codes should only be produced at the reserved matters stage.	Ensure that the AAP requires a single masterplan, which considers strategic and local issues, and a single design guide, which specifies the design principles to be implemented across the site, and that more detailed masterplans and design codes should only be produced at the reserved matters stage.



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
3623 - GO-East	Support	Para 2.7 The purpose of the AAP should also be to identify the specific areas of land to be taken out of the Green Belt to accommodate the development proposed for the Southern Fringe Area, in particular the Monsanto development area. The AAP should also set out the timetable for delivery and implementation of the proposals.	Support noted.	The AAP will include any changes to the Green Belt boundaries in the Cambridgeshire Southern Fringe which are within South Cambridgeshire and which are necessary to permit a development at Trumpington West. The extent of that development will need to ensure that the setting of Cambridge in this locality is improved and that an attractive new edge to the city is created.
4231 - English Nature, Bedfordshire and Cambridgeshire Team 5490 - Trumpington Meadows Land Company 3343 - English Partnerships 3338 - English Partnerships 2699 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Support the vision as set out in the preferred approach.	Support noted.	

***Representations******Nature Representation Summary******District Council's Assessment******Approach to Draft DPD*****Decision on CSF1 Vision - Preferred Approach**

The AAP will include any changes to the Green Belt boundaries in the Cambridgeshire Southern Fringe which are within South Cambridgeshire and which are necessary to permit a development at Trumpington West. The extent of that development will need to ensure that the setting of Cambridge in this locality is improved and that an attractive new edge to the city is created.

Development at Trumpington West would not require a separate strategic allocation.

The AAP will specify who is to prepare the Strategic Master Plan and Design Guide for development at Trumpington West as well as landscape and recreation provision for this development and development in Cambridge City at Addenbrookes, Clay Farm and Royal Showground.

Ensure that the vision for the Cambridge Southern Fringe AAP encompasses housing development and demonstrate (through the SEA/SA process) that the AAP policies and other DPD policies help to achieve the objectives in both CSF 2 and 3.

Ensure that the Council in making decision on plans covered by the Local Development Framework have regard for conformity with Regional Planning Guidance No. 6 (East Anglia) as well as the Cambridgeshire Structure Plan.

Include within the AAP description of the development plan for South Cambridgeshire District reference to RPG6 (2001) now RSS6 and the Adopted Local Plan (2004).

Ensure that Southern Fringe AAP includes a Proposal Map showing the full extent of the Area Action Plan.

Proposals in the County Council's Rights of Way Improvement Plan prepared by the County Council, within the Cambridge Southern can be incorporated as proposals in the AAP to which developers would be required to contribute to accommodate the utility, health and recreation demands of the increased population, and new desire lines generated by development.

(1) Refer to the Addenbrookes Link Road which will connect Hauxton Road to Addenbrookes Hospital as an informative for completeness in the AAP. (4) Ensure that landscape impact/improvements will be a material consideration in deciding how large the development at Trumpington West will be. (5) Landscaping in the adjoining countryside which is almost entirely in arable production with few existing landscape features will be an important part of ensuring that these developments can go ahead.

Ensure that the AAP requires a single masterplan, which considers strategic and local issues, and a single design guide, which specifies the design principles to be implemented across the site, and that more detailed masterplans and design codes should only be produced at the reserved matters stage.

Ensure that the Core Strategy and all Area Action Plans provide that foreseen and unforeseen opportunities for development on previously developed that will result in sustainable housing development are encouraged.

Ensure that the AAP includes a requirement for investigation, recording and removal of any contamination associated with previously developed land or land which has been subject to experimentation with agro-chemicals.

Include provision in the Cambridge Southern Fringe AAP along the lines: "All development in the Cambridge Southern Fringe will incorporate water conservation measures or water saving devices in order to minimise water use. A strategy will be required for water recycling, including rainwater harvesting and greywater recycling, to demonstrate both that a high reduction in the use of piped

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*Representations*

*Nature Representation Summary*

*District Council's Assessment*

*Approach to Draft DPD*

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water can be achieved, and that the recycling of water can be managed in such a way as to ensure that there is no adverse impact on the water environment and biodiversity.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF2 South of Trumpington and Addenbrooke?s Within South Cambridgeshire - Preferred Approach</i>				
807	Object	The development areas of Trumpington, Shelford, Stapleford and Sawston are all concentrated in the one area of the periphery of Cambridge. An urban corridor south of the City will be created - The Green Belt will become a token strip.	The objective is to permit housing, employment and hospital development on the southern edge of Cambridge in a way which minimises the impacts on the green belt. This will be achieved by containing development within the existing 'green corridor' between Addenbrookes Hospital and Trumpington. The green belt will be drawn to ensure that the City will not advance any further south.	
1577 - Arlington Development Services Ltd	Object	Surely one of the major objectives should be to ensure that any proposed development furthers the objectives of "The Cambridge Phenomenon".	Agreed. Whilst the countryside setting of Cambridge is an important part of the quality of life which has made the "Cambridge Phenomenon" of high technology related growth so successful. The objectives of the Cambridge Southern Fringe therefore address this issue by focussing on countryside access, recreation and landscape improvements associated with development in Cambridge City.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
2643 - Addenbrooke's Hospital	Object	No AAP is needed to cover the areas south of Trumpington and Addenbrooke's	<p>Not accepted. Planning Policy Statement 12 "Creating Local Development Frameworks" proposes that Area Action Plans will be relevant in a wide range of circumstances including: "Areas that are particularly sensitive to change or development, such as areas of significant nature or cultural heritage value. Plans for such areas would establish the conservation and enhancement objectives and how these might be reconciled with sensitive development". The Cambridgeshire Structure Plan includes at policies P4/2 and P9/2c a specific link between major developments adjoining the countryside including proposals for informal leisure and recreation, including country parks and routes for walkers, cyclists and horse riders. It is an accident of administrative boundaries that housing and employment development between Trumpington and Addenbrookes Hospital is proposed to stop at the City boundary and a matter of the timing of the review of the City Local Plan that a joint AAP is not being prepared for this area. The green belt on this southern side of the city is particularly sensitive as it provides open views across the whole of Cambridge from such important vantage points of Wandlebury and the Magog Down. The development at Addenbrookes Hospital and the Bio-Medical Research Park will have a major visual impact on this area. Those impacts will need to be mitigated in South Cambridgeshire if the removal of the land from the green belt for their development is to meet the objectives of enhancing the character and setting of Cambridge. Whilst access to the countryside may not be so important for the Addenbrookes development, it will be important for the housing development at the Bell School and Clay Farm/Royal Showground.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
			The Addenbrookes Hospital development in particular will have a major impact on the landscape between the new urban edge and Wandlebury/The Magog Down. This will need to be dealt with comprehensively as part of a strategy. This can be a strategy which the AAP and City Local Plan requires to be prepared by the developers and agreed by the Local Planning Authority.	
3291 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	The requirement to provide wider public access needs to be reasonably related to the development proposal and not over burden it.	Agreed. However, the Structure Plan (policies P4/2 and P9/2c) and the Governments Sustainable Communities Plan makes clear will be a significant requirement for major urban edge development as proposed in this sensitive location on the southern approaches to Cambridge.	
4110 - Cambridgeshire County Council	Object	<p>There is no mention of sustainability, future proofing etc. that are present in the Core Strategy and other documents. Protecting archaeological heritage etc., but no reference to minimising present and future environmental or climate impacts. Cambridgeshire County Council feels that this is an omission.</p> <p>Cambridgeshire County Council welcomes CSF 2 and the intention to consider links to areas of strategic open space and the retention of a green corridor.</p> <p>Suggested change to wording:</p> <p>- To consider the possibility of links to other areas of strategic open space such as the Coton Countryside Reserve, Wicken Fen as proposed to be expanded and any country park which may come forward at Cambridge East.</p>	<p>The objection draws attention the the Core Strategy taking a district-wide approach to a number of these issues.</p> <p>Minimising climatic impacts is addressed through such measures as energy policy which are also intrinsic part of the Core Strategy policies which will be applied to Trumpington West and all other major and minor developments.</p>	Ensure that the Cambridge Southern Fringe AAP includes reference to considering the possibility of links to other areas of strategic open space such as the Coton Countryside Reserve, Wicken Fen as proposed to be expanded and any country park which may come forward at Cambridge East.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4540	Object	These statements are meaningless in the context of building houses on Green Belt land. This section does not even mention housing - why is it omitted?	For clarity the objectives for the Cambridge Southern Fringe are set out under 2 separate headings, (1) the objectives for the wider countryside which covers much of the AAP and (2) separately the objectives for the housing and associated development at Trumpington West.	
2624 - East of England Development Agency	Support	EEDA wishes to reaffirm its particular support in principle for the proposals for Cambridge Southern Fringe as a whole (i.e. including land within Cambridge City), including Addenbrooke's 2020 Vision. It has strategic fit with the revision to the RES. A more positive, joined up approach highlighting these benefits would be appropriate in the AAP.	Support noted. The Structure Plan and Core Strategy provide the strategic fit with the Regional Economic Strategy.	
4230 - English Nature, Bedfordshire and Cambridgeshire Team 6469 - The Countryside Agency 927 - The National Trust 5164 - Ramblers' Association Cambridge Group 2986 - Great Shelford Parish Council 3502 - Cambridge Preservation Society 2702 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	<p>Some mention should be made of the aquatic environment - Hobson's Brook, Nine Wells- and the need to protect and improve this.</p> <p>With regards to bullet point 1, enhanced access to the countryside must be managed in order to avoid environmental degradation, such as erosion through excessive trampling of fragile habitats and loss of species that are sensitive to disturbance.</p> <p>Cambridge Preservation Society supports these objectives but the reference to the "proposed Coton Country Park" should be amended to the Coton Countryside Reserve.</p> <p>The Ramblers Association support the provision of additional walking and riding routes into the attractive countryside south of Cambridge, which includes much of the identified "best landscape" adjacent to the City, yet is currently very poorly accessible other than by road.</p>	Support noted.	Include reference in the Cambridge Southern Fringe to (1) the need to protect and improve the aquatic environment of Hobson's Brook and Nine Wells, (2) enhanced access to the countryside must be managed in order to avoid environmental degradation, such as erosion through excessive trampling of fragile habitats and loss of species that are sensitive to disturbance, and (3) change the reference to read the 'Coton Countryside Reserve'.

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*Representations*

*Nature Representation Summary*

*District Council's Assessment*

*Approach to Draft DPD*

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**Decision on CSF2 South of Trumpington and Addenbrooke's Within South Cambridgeshire - Preferred Approach**

Include reference in the Cambridge Southern Fringe to (1) the need to protect and improve the aquatic environment of Hobson's Brook and Nine Wells, (2) enhanced access to the countryside must be managed in order to avoid environmental degradation, such as erosion through excessive trampling of fragile habitats and loss of species that are sensitive to disturbance, and (3) reference to the Coton Countryside Reserve.

Ensure that the Cambridge Southern Fringe AAP includes reference to considering the possibility of links to other areas of strategic open space such as the Coton Countryside Reserve, Wicken Fen as proposed to be expanded and any country park which may come forward at Cambridge East.



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF3 The Monsanto Area Objectives - Preferred Approach</i>				
2657 - Addenbrooke's Hospital	Object	The Trust has no opinion on the proposed development of the Monsanto site. However, in setting out a Preferred Approach the AAP should include a clear presumption that the Monsanto proposal will not prejudice the road link to the 2020 development, which is identified in the Structure Plan as a strategic site, whereas, Monsanto is an opportunistic housing proposal that has been promoted since the adoption of the Structure Plan.	Agreed. The Structure Plan sets out a strategic requirement for development south east and east of Trumpington and an Addenbrookes Link Road to serve those developments. Development at Trumpington West is an unforeseen 'brownfield' development. Whilst it is important to ensure that development on such 'previously developed land' is maximised, development at Trumpington West cannot compromise the development at the Bell School/Addenbrookes/Clay Farm & Royal Showground.	
2771	Object	The Clay farm development is relevant. The community facilities will be mainly on the other side of Hauxton Road (Size of development, exiting residents choice). There have been no feasible plans advanced for a satisfactory link( teenagers cycle, older people perceived safe walking route) I would suggest a more segregated approach would be more appropriate with a smaller targeted community facility.	The planning of development at Trumpington needs to consider Trumpington as a single entity - not two or three separate and unrelated developments. Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have come together for this (and other) purpose. The City Council's aspiration is that the existing Trumpington centre will be enlarged to provide a stronger focus of service and community facilities for the expanded Trumpington. This will include improved cycling and walking routes.	Ensure that the Cambridge Southern Fringe AAP include new and improved walking and cycling links to connect the new areas of development with each other and with the centre of Trumpington.

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3618 - GO-East	Object	The objective is presented as a preferred approach. This suggests only housing development has been considered for the area. The submission document should be accompanied by sufficient evidence to demonstrate that other uses have been considered and tested through the Sustainability Appraisal process. The Council should ensure that the final policy approach for the Monsanto area can be justified by evidence that housing performs better in sustainability terms (based on the Sustainability Appraisal process) than other (reasonable) alternatives (including the business as usual/do nothing option), or that there are no other reasonable alternatives.	The starting point for the Structure Plan strategy and considering this objection is the objective to substantially increase the supply of housing development in and on the edge of Cambridge and to maximise the amount of development that can be accommodated on previously developed land. Plans are hierarchical. Such matters have largely been considered at the Structure Plan level. Adequate employment land exists in Cambridge or is in plans. Providing more housing will make the strategy more sustainable than any other development by providing greater opportunities for people to live closer to the large number of jobs that are available in Cambridge and which currently necessitate almost half of its workforce to live outside the city and commute - adding to congestion, CO2 emissions etc.	
4541	Object	"Green streets" should be defined, or the concept is meaningless. The third bullet is difficult to understand. What constitutes "attractive extension in the landscape"? Houses? What exactly is being connected?	"Green streets" could be footpaths and /or roads set in sufficiently well landscaped corridors which penetrate from the countryside into the development.  An "attractive extension in the landscape" is intended to describe the high quality of the new urban edge of Cambridge which would replace the existing green houses and other buildings at Monsanto.	
4654 - Toft Parish Council	Object	This is the least viable of all the options to provide more housing due to the existing poor highways infrastructure.	This appears to be an objection in principle to development at Trumpington West. The amount of development that can be accommodated at Trumpington West will be determined in part by the capacity of the road network.	

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4229 - English Nature, Bedfordshire and Cambridgeshire Team 4111 - Cambridgeshire County Council 6470 - The Countryside Agency 5487 - Trumpington Meadows Land Company 5166 - Ramblers' Association Cambridge Group 2705 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Support the approach that this policy takes and in particular the second bullet point for the Area Action Plan for the Monsanto area which establishes the concept of connecting the development to the open to the open countryside and country parks to provide for wildlife and biodiversity and community benefit.  Cambridgeshire County Council suggests rewording of the landscaping objective for the development at Trumpington West.	Support noted and change landscape objective as suggested.	Change the landscape objective for the development at Trumpington West to read:  "To ensure green CORRIDORS penetrate into both the existing and new urban extensions, and connect them to the open countryside (including country parks). THESE SHOULD BE within walking distance FOR the community and WILL ALSO provide for wildlife and biodiversity."

#### **Decision on CSF3 The Monsanto Area Objectives - Preferred Approach**

Change the landscape objective for the development at Trumpington West to read: "To ensure green CORRIDORS penetrate into the existing urban extension and connect it to the open countryside (including country parks). THESE SHOULD BE within walking distance FOR the community and WILL ALSO provide for wildlife and biodiversity."

Ensure that the Cambridge Southern Fringe AAP include new and improved walking and cycling links to connect the new areas of development with each other and with the centre of Trumpington.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF4 Extent of Monsanto Development - Preferred Option</i>				
2384	Object	I can't believe that we want to add another layer of traffic congestion to this area. Where are the cars going to go?	The over-riding objective of the Cambridgeshire Structure Plan is to deliver a sustainable development strategy which places more housing in and on the edge of Cambridge such that more people working in Cambridge can live in the city and not have to rely on using their cars to travel to work. The daily congestion which occurs on this and all other approaches to Cambridge is caused by commuter traffic. If development is not accommodated here where people have the choice of public transport or cycling (which will result in a net reduction in car useage) it will result in more commuting by car from further afield which will add to traffic congestion.	
2352 - Cambridge City Council (Cambridge City proposed Monsanto Site)	Object	Unnecessary to remove from Green Belt(GB) land to be used for open space and access road (S and SW of PandR). PPG 2 states that land which it is intended to be kept permanently open should be within GB. GB boundaries in City on maps CSF4 and 6 are inconsistent with Redeposit Draft Local Plan. City Council does not intend to release GB to W of Hauxton Road S of PandR, nor to extend GB release further W within the City than shown on CSF4 (ie not as shown on CSF6). See attached map.	If development does not extend south of the previously developed land at the Monsanto complex, it will be possible to retain the land through which any access road from Hauxton Road in the green belt. Should the Council prefer a development option which extends development south of the Park & Ride site, it would still be possible for the City Council to keep the frontage land to the Hauxton Road in the green belt.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
3606 - GO-East	Object	<p>In light of the fact that the area is not specifically identified for housing development in the Structure Plan (acknowledged in para. 3.4 of the AAP) and part of the preferred option is currently within Green Belt, the Council should ensure that there is sufficient evidence to justify the preferred option and demonstrate that other possible (reasonable) alternative development locations have been considered and can be shown not to perform better in Sustainability terms.</p> <p>There should also be sufficient evidence to justify the suggested alignment of the proposed new access road. This will require the Sustainability Appraisal of this and any other (reasonable) alternatives for the access road.</p> <p>The final document should be explicit in identifying on a map the area of land to be removed from the Green Belt, to accommodate the new development at Monsanto.</p>	<p>The starting point for the Structure Plan strategy and considering this objection is the objective to substantially increase the supply of housing development in and on the edge of Cambridge and to maximise the amount of development that can be accommodated on previously developed land. Plans are hierarchical. Such matters have largely been considered at the Structure Plan level.</p> <p>Adequate employment land exists in Cambridge or is in plans. Providing more housing will make the strategy more sustainable than any other development by providing greater opportunities for people to live closer to the large number of jobs that are available in Cambridge and which currently necessitate almost half of its workforce to live outside the city and commute - adding to congestion, CO2 emissions etc. Option such as employment would not be sustainable as it would not help to improve the present imbalance in housing and jobs in Cambridge and retailing would not be consistent with government policy to support town centres - indeed, the Grande Arcade development in the centre of Cambridge has just commenced and will provide approximately 300,000 square feet of additional shopping floorspace.</p>	<p>Ensure that the Sustainability Appraisal of the Cambridge Southern Fringe AAP to be submitted to the Secretary of State in June records the sustainability advantages of the chosen option.</p>

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
2402 - Cambridge City Council	Object	We do not concur with the statement in paragraph 3.5 that taking the land out of the Green Belt will "offer the opportunity to provide additional landscaping"	<p>Without development there can be no requirement for additional landscaping in the green belt. It would be a requirement of development of this option that landscaping would be required within the development, on the edge of the development and in the green belt to secure an improvement to the setting of Cambridge on this southern approach which is currently dominated by the Park &amp; Ride site, a number of large warehouse buildings and (now redundant) glasshouses and associated structures.</p> <p>The actual form of access from Hauxton Road into the Monsanto site does not need to be specified in advance of a full traffic impact assessment.</p>	<p>Change the approach to development at Trumpington West to adopt the site area being promoted by Trumpington Meadows Land Company (TMLC) with the following additional requirements (1) that development fronting the River Cam valley should be no higher than 2 stories, (2) that development fronting the M11 should include landmark buildings no greater in height than 4 stories and (3) that including development of any land within the current green belt is contingent on a legal agreement guarantees public access as well as landscape and habitat improvements to all of the land bounded by the Hauxton Road/A10 and River Cam between Grantchester Road and Hauxton Mill.</p>
3798 - English Heritage	Object	Option 2, policy CSF5, is supported. Options 1 and 3 in policies CSF4 and 6 would result in significant changes to the urban edge, and the character of this approach into Cambridge, through bringing the development south of the park and ride site. This would give a feeling of infill up to the M11. Option 3 has the most severe impact in landscape terms, and affects the setting of a scheduled monument.	<p>The scheduled ancient monument has no above ground presence - the land is in arable production. Only the rejected option would take development close to the ancient monument which would still lie in the surrounding countryside. The character of this approach to Cambridge is currently dominated by the Park &amp; Ride site, large warehouses and the (now redundant) glasshouses and associated structures viewed across open arable fields. It is a very poor quality approach to the city from the south. Development provides the opportunity to improve substantially this approach, not only by development itself but by changing the arable land to land to meadowland with new tree planting to which the public has access.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4542	Object	The sacrifice of such a large area of Green Belt is absolutely unacceptable.	The Cambridgeshire Structure Plan requires that changes to the Cambridge Green Belt be made to accommodate development. Those changes are seen as being compatible with the aims of the green belt which are to maintain the character and setting of Cambridge - yet at the same time development of its high technology economy is to be encouraged. The character of Cambridge would not be well served by locating houses at a distance from Cambridge which would result in additional commuting and additional congestion on Cambridge's roads. The changes that are being envisaged at Trumpington West are relatively modest in comparison to the changes proposed elsewhere on the edge of Cambridge.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
5496 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site)	Object	<p>The western and southern boundaries of the former Monsanto site should be modified so that they respond to and are more closely related to the site's topography and surrounding landscape.</p> <p>Para 3.4 Given the previously developed nature of much of the former Monsanto site and its favourable location, its redevelopment should be prioritised ahead of other extensions of the City.</p> <p>Para 3.5 The most appropriate junction between Hauxton Road and the new access road to serve the Monsanto site is still being investigated, thus para 3.5 is premature to state that it will be a roundabout.</p>	<p>The development company which is now promoting development at Trumpington West and which at the time of the publication of the Preferred Options Report in October was supported Option 3, has undertaken its own public consultation and as a result has modified its proposals to encroach less into the river valley. These modified proposals are now very similar to the Council's preferred option. The critical issue in terms of whether this revised option would be acceptable of the treatment of the countryside edge of development. The development would have two different edges which would require different treatment. (1) Development fronting the river valley (west) would be seen from the river at the top of a slope. This edge would need to be low in height (no more than 2 stories) and to front the river valley (with gardens/car parking to the rear - within the development). (2) Development fronting the M11 side of the development (south) could make more of a architectural statement in the same way that there are landmark buildings on other approaches to the city e.g. NAPP at Milton. This would again be residential development and 3 or 4 storey development might be appropriate but again the development would have to front the countryside in order that garden 'paraphernalia' and providing for the car does not detract from the quality of such a new approach to Cambridge. This would have to be reinforced by landscaping proposals across the whole of the remainder of the land bounded by the Hauxton Road, M11 and River Cam.</p>	
5168 - Ramblers' Association Cambridge Group	Object	<p>We are unable to support any of the development options on the Monsanto site, a compromise solution between CSF4 and CSF5 would be preferred.</p>	<p>This objection is supporting a compromise option which would lead to all of the previously developed land at the Monsanto complex being developed as far south as the Park &amp; Ride site.</p>	



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4158 - Cambridgeshire County Council 1938 - Cottenham Parish Council 2785	Support	This option appears to make the best use of the previously developed land without encroaching more than necessary into Green Belt land. Whatever the selected area for development it should make the best use of existing and proposed features to make a clear Green Belt boundary, which respects local landform. Adjoining green areas should be secured as a long term amenity and open to public access.	Support noted.	

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**Decision on CSF4 Extent of Monsanto Development - Preferred Option**

Ensure that the Sustainability Appraisal of the Cambridge Southern Fringe AAP to be submitted to the Secretary of State in June records the sustainability advantages of the chosen option.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF5 Extent of Monsanto Development - Alternative Option</i>				
2457 - Cambridge City Council 2356 - Cambridge City Council (Cambridge City proposed Monsanto Site)	Object	<p>Unnecessary to remove from Green Belt land to be used for open space and access road (south and south west of the Park &amp; Ride site). PPG2 "Green Belt" states that land which it is intended to be kept permanently open should be within the green belt.</p> <p>Green Belt boundaries in City on maps CSF4 and CSF6 are inconsistent with Redeposit Draft Local Plan. City Council does not intend to release green belt to the west of Hauxton Road south of the Park &amp; Ride site, nor to extend the green belt release further west within the City than shown on CSF4</p>	<p>If development does not extend south of the previously developed land at the Monsanto complex, it will be possible to retain the land through which any access road from Hauxton Road in the green belt. Should the Council prefer a development option which extends development south of the Park &amp; Ride site, it would still be possible for the City Council to keep the frontage land to the Hauxton Road in the green belt.</p>	
4159 - Cambridgeshire County Council	Object	<p>This option makes minimal contribution to the Structure Plan housing requirement and does not take full advantage of the investment, which would be required to provide an access road into the development area.</p>	<p>Objection noted. A substantial package of landscape and countryside access proposals would have to be supported as well as the construction of a substantial access road to serve the development from Hauxton Road.</p>	
5498 - Trumpington Meadows Land Company	Object	<p>The boundary does not reflect the site's development potential. TMLC agrees with the Council that it would not be sensible or appropriate to constrain new development to the brownfield area of the site. Implementation of CSF5 would not accord with the adopted Structure Plan and the excellent opportunity to deliver a more sustainable form of development would be missed.</p>	<p>Objection noted. Development should at least secure the redevelopment of the whole of the previously developed land at the Monsanto complex and include land that is currently within the green belt and occupied by redundant glass houses and other structures as south as the Park &amp; Ride site.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
5169 - Ramblers' Association Cambridge Group	Object	We are unable to support any of the development options on the Monsanto site, a compromise solution between CSF4 and CSF5 would be preferred.	This objection is supporting a compromise option which would lead to all of the previously developed land at the Monsanto complex being developed as far south as the Park & Ride site. This would not result in an overall improvement to the character of development on this southern edge of the city - it would leave the warehousing north of the Park & Ride site in prominent view and would be less likely to deliver countryside access and landscape/habitat improvements.	
3797 - English Heritage 2987 - Great Shelford Parish Council 4515 - RLW Estates 4543	Support	Support limiting development at the Monsanto site to the previously developed land, removing the need for any additional land to be taken from the Green Belt in this location, and safeguarding the sensitive landscape in this approach to the City.	Support noted. This option does not make best use of all of the previously developed land at the Monsanto complex. A substantial area of redundant glasshouses and other structures would remain in the green belt and there would be little perceived improvement in this southern approach to city.	

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**Decision on CSF5 Extent of Monsanto Development - Alternative Option**

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF6 Extent of Monsanto Development - Rejected Option</i>				
3619 - GO-East	Object	The Council should ensure that there is sufficient evidence to demonstrate that social and economic considerations have been taken into account in rejecting the option for more development at Monsanto.	The social economic considerations relating the the changes to the Cambridge Green Belt have been considered at the Region Planning and Structure Planning level. The considerations at the Local Planning level will principally concern the drawing of boundaries to meet the objectives of the green belt - to maintain the character of Cambridge and preserve its setting. As this is not a strategic release which is required by the Structure Plan, the Council would need to satisfy itself that the overall sustainability objectives of the Structure Plan would be met - the larger the release for housing, the greater will be the contribution to the sustainability objective of reducing travel by improving the balance of housing and jobs in Cambridge. Taking those considerations into account, the actual scale of any release of land for development will be guided by environmental considerations relating to green belt objectives.	
2399 - Cambridge City Council (Cambridge City proposed Monsanto Site)	Support	<p>Unnecessary to remove from Green Belt(GB) land to be used for open space and access road (S and SW of PandR). PPG 2 states that land which it is intended to be kept permanently open should be within GB.</p> <p>GB boundaries in City on maps CSF4 and 6 are inconsistent with Redeposit Draft Local Plan. City Council does not intend to release GB to W of Hauxton Road S of PandR, nor to extend GB release further W within the City than shown on CSF4 (ie not as shown on CSF6).</p> <p>See attached map.</p>	If development does not extend south of the previously developed land at the Monsanto complex, it will be possible to retain the land through which any access road from Hauxton Road in the green belt. Should the Council prefer a development option which extends development south of the Park & Ride site, it would still be possible for the City Council to keep the frontage land to the Hauxton Road in the green belt.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4160 - Cambridgeshire County Council	Support	The County Council tends to support the rejection of this option. Although making a more substantial contribution to the Structure Plan housing requirement there would be greater intrusion into the Green Belt and the revised boundary appears less logical and defensible. Nevertheless, it will be important that the development area is sufficiently extensive to make a viable new community.	The County Council has expressed support for Option 1 which would not extend development westwards into the river valley.	Council has been advised elsewhere in the report to support a proposal which would take development slightly closer to the river, but would still not advance development beyond the break of slope beyond which the land drops towards the River Cam.
3799 - English Heritage	Support	Option 2, policy CSF5, is supported. Options 1 and 3 in policies CSF4 and 6 would result in significant changes to the urban edge, and the character of this approach into Cambridge, through bringing the development south of the park and ride site. This would give a feeling of infill up to the M11. Option 3 has the most severe impact in landscape terms, and affects the setting of a scheduled monument.	The scheduled ancient monument has no above ground presence - the land is in arable production. Only the rejected option would take development close to the ancient monument which would still lie in the surrounding countryside. The character of this approach to Cambridge is currently dominated by the Park & Ride site, large warehouses and the (now redundant) glasshouses and associated structures viewed across open arable fields. It is a very poor quality approach to the city from the south. Development provides the opportunity to improve substantially this approach, not only by development itself but by changing the arable land to land to meadowland with new tree planting to which the public has access.	
5170 - Ramblers' Association Cambridge Group	Support	We are unable to support any of the development options on the Monsanto site, a compromise solution between CSF4 and CSF5 would be preferred.	This objection is supporting a compromise option which would lead to all of the previously developed land at the Monsanto complex being developed as far south as the Park & Ride site.	

**Decision on CSF6 Extent of Monsanto Development - Rejected Option**

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>4. Drainage</b>				
<i>CSF7 Drainage Strategy for the South of the City - Preferred Option</i>				
3296 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF7. Cambridgeshire County Council currently investigate alternative alignments for the Addenbrooke's link road. There may be a requirement for any related balancing pond or ponds to be in South Cambridgeshire, principally to be determined by the chosen alignment. Such balancing ponds could sit comfortably within the landscape in the jurisdiction of either District Council.	The location of balancing ponds associated with the Addenbrookes Link Road will be determined by the location of the road. The County Council Cabinet in January 2005 decided to chose a southern alignment which will come close to the district boundary but still lie wholly within Cambridge. The County Council's work in designing the road is not sufficiently advanced for discussions on the location of any balancing ponds to be determined. However, provided that they are designed to sit comfortably within the landscape there need not be any objection in principle, particularly if they can be incorporated into the landscape and recreation improvements that will be required by the housing and employment development.	If balancing ponds associated with the Addenbrookes Link Road must be located in the sweep of countryside in South Cambridgeshire beyond the housing and employment development in Cambridge, ensure that the AAP includes policies requiring that they be incorporated into the development landscape and recreation improvements.
2407 - Cambridge City Council 3610 - GO-East	Object	The City Council comments that CSF 7 is essentially a technical issue that will be determined through appropriate technical studies. However, it is likely that any balancing pond would be located close to, and probably alongside or upstream, rather than downstream of the majority of the development and therefore is more likely to be in Cambridge City, rather than South Cambridgeshire.	Noted. This objection is essentially agreeing with the preferred approach to balancing ponds to serve Clay Farm/Royal Showground and Addenbrookes - that they should be located within Cambridge.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4710 - Environment Agency	Object	The preferred option for disposal of foul sewage from this development is to pump it to Cambridge Sewage Treatment Works (STW) at Milton. Any increase in flow from any of the existing STWs would require a re-assessment of the consent conditions to ensure that there would be no deterioration of the river quality. Implications of the likely increased discharge in volume from Cambridge STW would have implications for flood risk in the River Cam and this should therefore be addressed within the subsequent FRA.	Objection noted. The implications of increased volumes of treated water discharge from Cambridge STW as a result of development in and on the edge of Cambridge will need to be the subject of developer contributions as part each site's infrastructure provision package.	Ensure that the mitigation of potential flood risk associated with increased volumes of treated water discharge from Cambridge STW as a result of development in and on the edge of Cambridge is the subject of developer contributions as part each site's infrastructure provision package.
4707 - Environment Agency	Object	A flood risk assessment will be required, taking into account surface water drainage, to ensure no flooding is caused or exacerbated. Drainage strategy for site will be drawn up as a result, to identify types of SUDS drainage facilities proposed and options for future adoption and maintenance.	A Strategic Flood Risk Assessment of major development proposals in and affecting South Cambridgeshire has been undertaken. It will be taken into account in making development allocations and development requirements for surface water attenuation.	Ensure that the Strategic Flood Risk Assessment of major development proposals in and affecting South Cambridgeshire will be taken into account in making development allocations and development requirements for surface water attenuation.
2709 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	The Wildlife Trust supports the preferred approach.	Support noted.	
4162 - Cambridgeshire County Council	Support	Add to CSF 7 intent that S Cambs should coordinate with Cambridge City Council to consider all SUDs options on site to maximise development of multi-functional features and to reduce/eliminate need for drainage features away from development (and onto S Cambs area of site).	Agreed.	Ensure that the Cambridge Southern Fringe AAP provides a suitable framework for South Cambridgeshire and Cambridge City to SUDs options on site to maximise development of multi-functional features and to reduce/eliminate need for drainage features away from development.

***Representations******Nature Representation Summary******District Council's Assessment******Approach to Draft DPD*****Decision on CSF7 Drainage Strategy for the South of the City - Preferred Option**

If balancing ponds associated with the Addenbrookes Link Road must be located in the sweep of countryside in South Cambridgeshire beyond the housing and employment development in Cambridge, ensure that the AAP includes policies requiring that they be incorporated into the development landscape and recreation improvements.

Ensure that the Strategic Flood Risk Assessment of major development proposals in and affecting South Cambridgeshire will be taken into account in making development allocations and development requirements for surface water attenuation.

Ensure that the Cambridge Southern Fringe AAP provides a suitable framework for South Cambridgeshire and Cambridge City to SUDs options on site to maximise development of multi-functional features and to reduce/eliminate need for drainage features away from development.

Ensure that the mitigation of potential flood risk associated with increased volumes of treated water discharge from Cambridge STW as a result of development in and on the edge of Cambridge is the subject of developer contributions as part each site's infrastructure provision package.

***CSF8 Drainage Strategy for the South of the City - Rejected Option***

4163 - Cambridgeshire County Council  
3615 - GO-East

Object

The Council should ensure that there is sufficient evidence to demonstrate that environmental, social and economic considerations have been taken into account in rejecting the option for drainage infrastructure to be provided in South Cambridgeshire.

Now that the County Council has chosen a southern alignment for the Addenbrookes Link Road, it is possible that any associated balancing ponds may have to be located within South Cambridgeshire.

**Decision on CSF8 Drainage Strategy for the South of the City - Rejected Option**

Now that the County Council has chosen a southern alignment for the Addenbrookes Link Road, it is possible that any associated balancing ponds may have to be located within South Cambridgeshire.



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF9 Drainage for the Monsanto Location - Preferred Approach</i>				
3611 - GO-East	Object	The Council should ensure that the final policy approach for the Drainage Strategy for the Monsanto Location can be justified by evidence that SUDS perform better in sustainability terms (through the proper consideration of social, economic and environmental factors as part of the Sustainability Appraisal process) than any other (reasonable) alternatives or that there are no other reasonable alternatives.	Objection noted. Sustainable Drainage Systems as opposed to high cost mechanical drainage systems will be part of a package of measures that will minimise the overall impact of development on the environment.	
4228 - English Nature, Bedfordshire and Cambridgeshire Team 4164 - Cambridgeshire County Council 5499 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 2413 - Cambridge City Council 2408 - Cambridge City Council 4697 - Environment Agency 2710 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Object	Support the approach, however ensure that it refers to Sustainable Drainage Systems not Sustainable Urban Drainage Systems because they do not just apply in urban situations.	Support noted.	Ensure that the Cambridge Southern Fringe AAP refers to Sustainable Drainage Systems not Sustainable Urban Drainage Systems which do not just apply in urban situations.

#### **Decision on CSF9 Drainage for the Monsanto Location - Preferred Approach**

Ensure that the Cambridge Southern Fringe AAP refers to Sustainable Drainage Systems not Sustainable Urban Drainage Systems which do not just apply in urban situations.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
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## ***5. Separation of Communities***

### *CSF10 Separation of Communities - Preferred Approach*

4166 - Cambridgeshire County Council 863	Support	Support, it is important villages near the Monsanto development maintain a separate identity.	Support noted. An important part of green belt objectives of maintaining the character and setting of Cambridge is ensuring that the necklace of villages close to the city edge remain separate from Cambridge and from each other.	
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#### **Decision on CSF10 Separation of Communities - Preferred Approach**

Carry forward the Preferred Approach into the Area Action Plan.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF11 Landscape Strategy - Preferred Approach</i>				
2660 - Addenbrooke's Hospital	Object	A landscape strategy is not needed for the whole Southern Fringe. To the extent that the development of 2020 has knock-on landscape impacts in the S Cambs, area, it can be dealt with through the current three-way local planning authority liaison process and the normal development control mechanisms.	The Addenbrookes Hospital development in particular will have a major impact on the landscape between the new urban edge and Wandlebury/The Magog Down. This will need to be dealt with comprehensively as part of a strategy. This can be a strategy which the AAP and City Local Plan requires to be prepared by the developers and agreed by the Local Planning Authority.	Ensure that the Cambridge Southern Fringe AAP and the City Local Plan policy requirement for a landscape strategy associated with the development at Addenbrookes and Clay Farm/Royal Showground would allow for the developers to prepare the strategy for agreement by the Local Planning Authorities.
3800 - English Heritage	Object	This policy should refer to historic landscape characterisation being used to help define the urban form, and to establish the basis for a landscaping scheme. The HLC database shows the evolution of the landscape over time, and reinstatement of features in the landscape will assist in local character being reinforced.	Agreed.	Refer to the Historic Landscape Characterisation database which shows the evolution of the landscape over time, and where reinstatement of features in the landscape will assist in local character being reinforced.
4224 - English Nature, Bedfordshire and Cambridgeshire Team 4113 - Cambridgeshire County Council 4112 - Cambridgeshire County Council 6471 - The Countryside Agency 5500 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 5174 - Ramblers' Association Cambridge Group 4698 - Environment Agency 2718 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Welcome the intention to prepare a landscape strategy for the whole of the Southern Fringe which would secure the objectives described in the Preferred Approach. We endorse, in particular, the objectives to create an appropriate setting for the urban extensions, to develop a network of green spaces within and around the proposed development and the intention to ensure a high degree of connectivity between green areas and the surrounding countryside.	Support for the proposed landscape strategy is noted.	Ensure that the policies of the Cambridge Southern Fringe AAP require that (1) any additional land-take for environmental enhancement is appropriate to the landscape, (2) refer to "integration" rather than "connectivity" and (3) ensure that the landscape strategy incorporates biodiversity enhancement measures.

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*Representations*

*Nature Representation Summary*

*District Council's Assessment*

*Approach to Draft DPD*

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**Decision on CSF11 Landscape Strategy - Preferred Approach**

Ensure that the policies of the Cambridge Southern Fringe AAP require that (1) any additional land-take for environmental enhancement is appropriate to the landscape, (2) refer to "integration" rather than "connectivity" and (3) ensure that the landscape strategy incorporates biodiversity enhancement measures.

Ensure that the Cambridge Southern Fringe AAP and the City Local Plan policy requirement for a landscape strategy associated with the development at Addenbrookes and Clay Farm/Royal Showground would allow for the developers to prepare the strategy for agreement by the Local Planning Authorities.

Refer to the Historic Landscape Characterisation database which shows the evolution of the landscape over time, and where reinstatement of features in the landscape will assist in local character being reinforced.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF12 Green Corridors at Monsanto - Preferred Approach</i>				
2418 - Cambridge City Council	Object	Objection relates to paragraph 5.9. Object to reference in second sentence to green streets including just "grass verges and avenue planting". Reference should also be made to creating opportunities for wildlife and enhancing biodiversity.	Agreed.	Ensure that the Cambridge Southern Fringe AAP includes reference to creating opportunities for wildlife and enhancing biodiversity within 'green streets' where possible as there will be areas where public access should not be encouraged in order to protect fragile wildlife habitats.
2666 - Addenbrooke's Hospital	Object	(Ref para 5.9) The last sentence - the statement about the Green corridor between Trumpington and Addenbrooke's - should be deleted, as it is not relevant here.	This paragraph is describing the importance of green corridors within Cambridge the character and quality of development in Cambridge. As a simple matter of fact, the 'green corridor' between Trumpington and Addenbrookes is of major significance.	
2797	Object	This does not seem to be thought through in this context. It seems to be a standard paragraph from the word processor. The existing Park and Ride site provides walkways but not cycle routes to Hauxton Road. The crossing of Hauxton Road would ideally require two bridges like that connecting Milton and the Cambridge Northern fringe over the A14. Green corridors North and South perhaps.	The cycle bridge at Milton crosses the busy A14 dual carriageway. Hauxton Road is an urban road within Cambridge for which surface level crossings will be more appropriate.	
3801 - English Heritage	Object	This policy should refer to historic landscape characterisation being used to help define the urban form, and to establish the basis for a landscaping scheme. The HLC database shows the evolution of the landscape over time, and reinstatement of features in the landscape will assist in local character being reinforced.	Agreed.	Ensure that the Cambridge Southern Fringe AAP refers to the HLC database which shows the evolution of the landscape over time, and how reinstatement of features in the landscape will assist in local character being reinforced.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4222 - English Nature, Bedfordshire and Cambridgeshire Team 4114 - Cambridgeshire County Council 6472 - The Countryside Agency 5502 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 5175 - Ramblers' Association Cambridge Group	Support	Support this preferred option as by creating and enhancing green corridors and green spaces amongst urban development these areas can be used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life for those who live and work in urban areas	Support noted.	

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**Decision on CSF12 Green Corridors at Monsanto - Preferred Approach**

Ensure that the Cambridge Southern Fringe AAP includes reference to creating opportunities for wildlife and enhancing biodiversity within 'green streets'.

Ensure that the Cambridge Southern Fringe AAP refers to the HLC database which shows the evolution of the landscape over time, and how reinstatement of features in the landscape will assist in local character being reinforced.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>6. Roads and the Landscape</b>				
<i>CSF13 Roads and the Landscape - Preferred Approach</i>				
2672 - Addenbrooke's Hospital	Object	This paragraph needs to include a statement to ensure any access to the proposed developments of the former Monsanto site, avoids conflict with the requirements of the Addenbrooke's link road.	The Structure Plan identified the development east and south east of Trumpington (Clay Farm/Royal Showground and Addenbrookes) as a strategic development location which will be served by a new Link Road. If there is any conflict between linking that Link Road into the Hauxton Road and providing access to Trumpington West, the Clay Farm/Royal Showground and Addenbrookes development must take priority.	Ensure that if there is any conflict between linking the Addenbrookes Link Road into the Hauxton Road and providing access to Trumpington West, the Clay Farm/Royal Showground and Addenbrookes development must take priority.
4115 - Cambridgeshire County Council	Object	Chapter 6  We note that there does not seem to be an explicit consideration of the intended provision of cycling and pedestrian facilities, by contrast to the other AAPs which consider transport, more generally which we would prefer and it would be helpful to indicate that this would be planned in conjunction with the development within the city boundary.	As most of the AAP will be concerned with access, recreation and landscaping in the countryside adjoining these major development areas, facilities for cycling, walking and horse riding will be found in other parts of the AAP. It is only at Trumpington West that a walking/cycling strategy will be needed in a development area.	Ensure that the Cambridge Southern Fringe AAP includes a cycling and walking strategy for Trumpington West.
4118 - Cambridgeshire County Council 2996 - Great Shelford Parish Council 2808	Object	More substantial planted areas beyond the highway could be integrated with the creation of wide grass verges, although this would require appropriate management to allow species-rich sward to develop/be maintained. Whilst addressing the introduction of new roads into the landscape, issues such as light pollution, noise and air quality are not covered for the southern fringe area. These issues should be included as part of the Southern Fringe Area Action Plan.	All the major roads that will be needed to serve development in the Cambridge Souther Fringe will either be located within Cambridge City where they run through open areas of land or will be embedded within the development. In South Cambridgeshire, these roads will have impact where (a) the Addenbrookes Link Road skirts the development close to the District boundary and any necessary improvements to the Hauxton Road as far as the M11 junction. Cambridge City Council will need to address light pollution, noise and air quality in the immediate vicinity of the new roads/road improvement, but measures will also be necessary within South Cambridgeshire to mitigate any impact over the wider countryside.	Ensure that the Cambridge Southern Fringe AAP includes measures to mitigate the impact of the Addenbrookes Link Road and improved Hauxton Road on the wider landscape within South Cambridgeshire.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
3500 - Cambridge Preservation Society	Object	The proposal to build across Hobson's Brook "green finger" of both a spur from the proposed Guided Busway and a new access road will effectively destroy much of the amenity value of that area, an effect which cannot be fully remedied by tree planting.	Agreed. The District Council shared these concerns and sought to persuade the County Council of the merits of a single crossing of the "green finger" between Trumpington and Addenbrookes Hospital. The County Council has now decided to have two crossings (a northern crossing for the Guided Bus and a southern crossing for the Addenbrookes Link Road). The impact of the road must now be mitigated by making the bridge a high quality landmark feature which permits people/wildlife to traverse the road/bridge in safety and which is suitably landscaped as befits this sensitive southern approach to the city.	Whilst the Addenbrookes Access Road will be located within just Cambridge City, it will be necessary to ensure that the impact of the road is mitigated by making the bridge a high quality landmark feature which permits people/wildlife to traverse the road/bridge in safety and which is well landscaped as befits this sensitive southern approach to the city.
1280 - British Horse Society (Cambridgeshire) 2734	Object	The policy falls short in that it omits to mention effect on public rights of way or the opportunity to create public rights of way where none exists and a gap in the network could be filled.	These issues are addressed in Preferred Option NS27 but appear to be restricted to the land at Trumpington West. A countryside access strategy will be an important part of the AAP for the whole of the Cambridge Southern Fringe to ensure that development within Cambridge funds a suitable countryside access and landscape strategy that will be required by the developments (Structure Plan policies P4/2 (access and recreation) and P9/2c (landscape enhancement, habitat creation, access and recreation)).	Ensure that the Cambridge Southern Fringe includes a landscape and recreation strategy for the countryside adjoining the development at Addenbrookes, the Bell School, Clay Farm/Royal Showground and Trumpington West.
3802 - English Heritage	Object	The HLC database should be used to inform approaches to landscaping.	Agreed.	Ensure that the Cambridge Southern Fringe AAP requires that the HLC database is used to inform approaches to landscaping.



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4546	Object	The existing old railway track-bed should be used for this link, at least for part of the way around the Trumpington area, which would avoid the need for a new link road further south, with considerable benefits for traffic management in this area, and would satisfy the criteria listed in 6.4. If the guided bus scheme comes to fruition, then any additional link road might not be needed. It is difficult to comment as there is little reference to the guided bus in this document. Object strongly to any new link road between Trumpington Road/Hauxton Road junction and development towards Addenbrooke's on the grounds of visual intrusion and increased noise that will be suffered by residents south of this junction.	The Addenbrookes Link Road will be located entirely with Cambridge City as is the relevant part of the track bed of the existing old railway. It is not a matter which can be addressed in South Cambridgeshire's AAP.	
5504 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site)	Object	Do not accept that all roads linking the urban extensions to the existing highway network will require more substantial planted areas beyond the highway boundary. Although this might be appropriate in specific circumstances, the landscape and visual impacts of each road should be considered on its individual merits.	Agreed. Where roads will lie within the new built up area, substantial planted areas beyond the highway boundary will not be necessary. However, where new/improved roads pass through the countryside, such landscape improvements on this sensitive approach to Cambridge will be necessary to ensure that road proposals do not have an adverse impact on the Cambridge Green Belt and its objective to preserve/enhance the setting of the City.	Ensure that the Cambridge Southern Fringe AAP includes proposals for landscaping beyond the highway boundary where new/improved roads pass through the countryside, such landscape improvements on this sensitive approach to Cambridge will be necessary to ensure that road proposals do not have an adverse impact on the Cambridge Green Belt and its objective to preserve/enhance the setting of the City.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
3341 - English Partnerships	Support	<p>English Partnerships supports the policy objectives set out in the principle objectives. The critical objective in this context is 'place making'. The policy should emphasise the principles of connectivity, local context and legibility as key features in developing a sense of place and identity.</p> <p>The policy should recognise the need to achieve a critical scale and balance of development, which will ensure balanced communities that can then contribute to the long-term viability of public and social infrastructure such as schools and local centres.</p>	Support noted.	Ensure that the Cambridge Southern Fringe AAP includes within its objectives and policies the aim to create a sustainable development at Trumpington West which gives effect to the principles of connectivity, local context and legibility as key features in developing a sense of place and identity.
4117 - Cambridgeshire County Council	Support	<p>Para 6.4</p> <p>Tree and shrub planting along roads in built up areas if appropriate to the landscape. In more open areas, the underlying chalk geology may make chalk grassland road verges more appropriate and valuable for biodiversity. The mention of avoiding unnatural landscape features is important.</p>	Support noted.	Ensure that the Cambridge Southern Fringe AAP requires that landscaping, including landscaping of roadside verges, is appropriate to the landscape character of the area and unnatural landscape features are not permitted.

***Representations******Nature Representation Summary******District Council's Assessment******Approach to Draft DPD*****Decision on CSF13 Roads and the Landscape - Preferred Approach**

Ensure that the Cambridge Southern Fringe AAP requires that landscaping, including landscaping of roadside verges, is appropriate to the landscape character of the area and unnatural landscape features are not permitted.

Ensure that the Cambridge Southern Fringe includes a landscape and recreation strategy for the countryside adjoining the development at Addenbrookes, Clay Farm/Royal Showground and Trumpington West.

Ensure that if there is any conflict between linking the Addenbrookes Link Road into the Hauxton Road and providing access to Trumpington West, the Clay Farm/Royal Showground and Addenbrookes development must take priority.

Ensure that the Cambridge Southern Fringe AAP includes a cycling and walking strategy for Trumpington West.

Ensure that the Cambridge Southern Fringe AAP includes measures to mitigate the impact of the Addenbrookes Link Road and improved Hauxton Road on the wider landscape within South Cambridgeshire.

Whilst the Addenbrookes Access Road will be located within just Cambridge City, it will be necessary to ensure that the impact of the road is mitigated by making the bridge a high quality landmark feature which permits people/wildlife to traverse the road/bridge in safety and which is well landscaped as befits this sensitive southern approach to the city.

Ensure that the Cambridge Southern Fringe AAP requires that the HLC database is used to inform approaches to landscaping.

Ensure that the Cambridge Southern Fringe AAP includes proposals for landscaping beyond the highway boundary where new/improved roads pass through the countryside, such landscape improvements on this sensitive approach to Cambridge will be necessary to ensure that road proposals do not have an adverse impact on the Cambridge Green Belt and its objective to preserve/enhance the setting of the City.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
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## ***7. Maintenance and management of the landscape and open spaces***

### *CSF14 Open Space Maintenance and Management Plan - Preferred Approach*

3301 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF14. There are no reasonable grounds for requiring a management strategy for open space to be formalised before planning permission is granted. The normal and proper procedure would be that such matters can either be dealt with as a planning condition or a Section 106 Agreement.	Not accepted. Countryside landscape and recreation is an integral part of the development (Structure Plan policies P4/2 and P9/2c) and, for example, it will be necessary for the LPA to know that development on the scale proposed can be satisfactorily mitigated. If not, at the very least it will be necessary to have a trigger mechanism in a planning condition or S106 agreement for the agreement of a strategy as well as a timeline for implementation. As these strategies are so fundamental to the overall strategy for the Cambridge Southern Fringe, those trigger mechanisms should be set such that no development starts until those strategies are improved. It will for example be important to ensure that development is mitigated and amenities provided during the course of development, not afterwards. Management will be a crucial part of any landscaping strategy.	Ensure that the Cambridge Southern Fringe AAP either requires that that a management strategy is either agreed before any planning permission is granted or that the AAP requires that any planning permission is subject to a 'grampian' condition requiring that a landscape management strategy be agreed before development commences.
6467 - The Countryside Agency	Support	We support the Preferred Approach to open space maintenance and the proposed preparation of an appropriate management strategy as set out here. While our immediate view is that management through a Trust - Option 1 appears to be a more promising solution than management through a local authority, we would need to see the two options more thoroughly investigated before coming to a final conclusion. There is also the issue of securing the appropriate long term management of the land included in Landscape Strategy (CFS11) that remains in private ownership to consider.	Support noted, see comments from Cambridge Preservation Society.	

7. Maintenance and management of the landscape and open spaces

CSF14 Open Space Maintenance and Management Plan - Preferred Approach

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4120 - Cambridgeshire County Council	Support	Agree approach of CSF14. Funding of open space must include both capital and revenue costs for at least 5 years.	This will not provide enough funding to ensure establishment and ongoing maintenance. Custom and practice in South Cambridgeshire has proven that at least 10 years funding is needed.	Ensure that the Cambridge Southern Fringe AAP requires funding of open space, both capital and revenue costs, for at least 10 years from the finalisation of development and for the whole of the duration of development.
3501 - Cambridge Preservation Society	Support	The Society supports this Preferred Approach and would like to remind the Local Planning Authority that the knowledge and experience of the Society in this field is at the disposal of the Local Planning Authority in connection with the drawing up of a management strategy for this area.	Support noted, discussions with the Cambridge Preservation Society and any other existing Trusts with expertise in landscape and wildlife management can be undertaken as proposals proceed towards a planning permission.	
5178 - Ramblers' Association Cambridge Group	Support	We would support CSF15 in preference to the Councils Preferred Approach CSF14, because it avoids the potential problem of competition between management expenses and other Local Authority resources each year.	Support noted. CSF14 sets out a requirement for a landscape strategy, CSF15 (Options 1 and 2) address which body will take responsibility for management of the agreed landscape strategy.	
4214 - English Nature, Bedfordshire and Cambridgeshire Team 4119 - Cambridgeshire County Council 5505 - Trumpington Meadows Land Company 3803 - English Heritage 2419 - Cambridge City Council 4701 - Sport England 2719 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Support preferred approach CSF14. No need to be determined at this stage. The strategy will need to be agreed ahead of the granting of planning permission and written into a legal agreement as part of the permission.  Add 'historic interest' after 'biodiversity'.	Support noted.	Ensure that the Open Space Maintenance and Management Plan includes reference to maintaining the historic interest of the landscape.

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<i>Representations</i>	<i>Nature Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
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**Decision on CSF14 Open Space Maintenance and Management Plan - Preferred Approach**

Ensure that the Open Space Maintenance and Management Plan includes reference to maintaining the historic interest of the landscape.

Ensure that the Cambridge Southern Fringe AAP requires funding of open space, both capital and revenue costs, for at least 5 years.

Ensure that the Cambridge Southern Fringe AAP either requires that that a management strategy is either agreed before any planning permission is granted or that the AAP requires that any planning permission is subject to a 'grampian' condition requiring that a landscape management strategy be agreed before development commences.

*CSF15 Open Space Maintenance and Management Through a Trust - Alternative Option*

4548	Object	What happens if the developers become bankrupt or otherwise cease business?	Planning conditions and planning legal agreements run with the land and not the individual. If the development companies cease trading, the conditions/agreements are liabilities which will have to be delivered by the successor companies.
4121 - Cambridgeshire County Council 5177 - Ramblers' Association Cambridge Group 2999 - Great Shelford Parish Council 3499 - Cambridge Preservation Society 3304 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust 4520 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	General support from a number of organisations. Cambridge Preservation Society and the Wildlife Trust have expressed an interest in managing open spaces and countryside associated with the development in the Cambridge Southern Fringe.	Support and interest in managing open spaces and countryside noted.

**Decision on CSF15 Open Space Maintenance and Management Through a Trust - Alternative Option**

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF16 Open Space Maintenance and Management Through a Local Authority - Alternative Option</i>				
3306 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF16. Vesting in a publicly accountable Trust is to be preferred to local authorities fulfilling that role.	Objection noted. Two local Trusts have expressed an interest in managing public open spaces and countryside associated with the Cambridge Southern Fringe developments.	
4122 - Cambridgeshire County Council	Support	Support both option 1 and 2 in principle	Support noted.	

**Decision on CSF16 Open Space Maintenance and Management Through a Local Authority - Alternative Option**

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>8. Spoil</b>				
<i>CSF17 Spoil Strategy - Preferred Approach</i>				
4123 - Cambridgeshire County Council	Object	The County Council propose that the Core Strategy should contain policies on construction waste management, which are applicable to all development sites. The AAP for the Southern Fringe should continue to reflect the need for deposition of waste on-site to be sympathetic to the landscape features and the Green Belt setting.	Agreed. Rather than repeat the policy in each Area Action Plan, a general policy has been agreed for inclusion in the Core Strategy. There may, however, be site specific matters which may need to be incorporated into each Area Action Plan	The AAP for the Southern Fringe should continue to reflect the need for deposition of waste on-site to be sympathetic to the landscape features and the Green Belt setting.
4724 - Environment Agency	Object	Offsite disposal of waste will require a management licence of appropriate exception certificate.	Noted.	
5179 - Ramblers' Association Cambridge Group	Object	The reasons for this objective are understood, but it conflicts with sustainability objectives, which preclude the transport of large volumes of material over significant distances.	Taking a comprehensive approach to spoil management in the Cambridge Southern Fringe would not conflict with sustainability objectives e.g. gathering spoil locally to be used on any limited embankments as part of the bridging structures for the Addenbrookes Link Road and Guided Busway.	
3498 - Cambridge Preservation Society	Support	Suggest that the words: "for the disposal of spoil generated by all new developments, including roads and other infrastructure" should be inserted after the words "A comprehensive strategy".	These issues are addressed in the Core Strategy policy for waste (including spoil).	

#### **Decision on CSF17 Spoil Strategy - Preferred Approach**

The AAP for the Southern Fringe should continue to reflect the need for deposition of waste on-site to be sympathetic to the landscape features and the Green Belt setting.



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>9. Recreation</b>				
<i>CSF19 Public Open Space - Preferred Option</i>				
4107 - Cambridgeshire County Council	Object	Informal Open Space provision is not covered explicitly in the Action Plan, although it is mentioned in the context of adopting the City Local Plan's standards across the development area. Sports provision, playspace and countryside/linear recreation are all discussed and it would be appropriate also to mention informal open space.	Specific mention of informal open space provision within the Trumpington West development area is not necessary as it is covered by the City Council's recreation and open space standards which will be applied to this development.	
3608 - GO-East	Object	The final AAP will need to incorporate its own Public Open Space standards. The AAP's standards can be based on the City's standards, but it will not be appropriate for the City's Local Plan standards to apply to areas outside of the City. The Council will need to adopt its own standards.	Agreed.	Ensure that the Cambridge Southern Fringe AAP includes the City Council's recreation and open space standards within its policies.
4125 - Cambridgeshire County Council 4124 - Cambridgeshire County Council 5507 - Trumpington Meadows Land Company 2420 - Cambridge City Council 4215 - Sport England	Support	The use of a single outdoor playspace standard (in this case Cambridge City Local Plan's) for the whole development is supported, as this provides greater certainty of the levels of provision that will need to be made and avoids the possibility of developers focusing open space provision in the parts of the development. On this occasion, a single standard using Cambridge City Council's standards is preferred, as the development will functionally be an extension of Cambridge. No reference is made to the "Strategic Open Space" Study, which was prepared in partnership with the County Council. The potential need for planning obligations should also be identified. (see also comments regarding planning obligations.)	Support noted.	Include reference to the findings of the "Strategic Open Space Study" jointly commissioned by the District Council's in Cambridgeshire and lead by the County Council.

***Representations******Nature Representation Summary******District Council's Assessment******Approach to Draft DPD*****Decision on CSF19 Public Open Space - Preferred Option**

Include reference to the findings of the "Strategic Open Space Study" jointly commissioned by the District Council's in Cambridgeshire and lead by the County Council.

Ensure that the Cambridge Southern Fringe AAP includes the City Council's recreation and open space standards within it policies.

***CSF20 Public Open Space - Alternative Option***

4126 - Cambridgeshire County Council  
4235 - Sport England  
4232 - Sport England

Object

The option of having different standards for outdoor sports provision in different parts of the development (depending on in what authority the land is located) is objected to, as this would not provide certainty of the levels of provision that will be made and provides the possibility of developers focusing open space provision in the parts of the development which would be subject to a lower level provision. On this occasion, a single standard using Cambridge City Council's standards is preferred, as the development will functionally be an extension of Cambridge.

Agreed.

Proceed with the Preferred Option to include the City Council's recreation and open space standards for the whole of the Trumpington West development.

**Decision on CSF20 Public Open Space - Alternative Option**

Proceed with the Preferred Option to include the City Council's recreation and open space standards for the whole of the Trumpington West development.

## CSF21 Sports Provision in the Southern Fringe - Preferred Approach

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF21 Sports Provision in the Southern Fringe - Preferred Approach</i>				
3312 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF21. Whilst South Cambridgeshire may be involved, this is a matter principally for Cambridge City Council and its Local Plan.	Noted. Planning of the development of the Cambridge Southern Fringe has been a partnership project with the 2 Council's working closely together.	
4694 - Sport England 4239 - Sport England	Object	Supports the principle of preparing a strategy to demonstrate how a consistent sports facility provision would be achieved across the Southern Fringe developments. However, the preferred approach is objected to because for clarity, it should be confirmed what status the strategy will have in determining development requirements, i.e. will the development be required to provide the facilities identified in the strategy. To address objection, it is requested that a sentence be added to the preferred approach that confirms how the strategy will be used in determining development requirements. In addition, Sport England's role in assisting with the assessment of sports provision should be indicated.	Agreed.	Ensure that the Cambridge Southern Fringe AAP include reference to how the proposed recreation strategy will be used in determining development requirements. In addition, Sport England's role in assisting with the assessment of sports provision will be indicated.
4743 - Sport England	Object	With reference to paragraph 9.5: This paragraph is objected to because reference is made only to sports pitches. Whilst the following paragraphs refer to formal sports provision in broad terms, it could be interpreted that the development will only need to make provision for meeting sports pitch needs and not other forms of outdoor sports facility provision or indoor sports facilities. In combination, the Southern fringe developments will generate needs for sports facilities other than sports pitches and this should be recognised in the DPD. Text should be amended to reflect this.	Agreed.	Ensure that the Cambridge Southern Fringe AAP clarifies that provision will be needed for sport pitches and other forms of outdoor and indoor sports facilities that are needed to serve the development.
4127 - Cambridgeshire County Council	Support	Support CSF21.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
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#### **Decision on CSF21 Sports Provision in the Southern Fringe - Preferred Approach**

Ensure that the Cambridge Southern Fringe AAP include reference to how the proposed recreation strategy will be used in determining development requirements. In addition, Sport England's role in assisting with the assessment of sports provision will be indicated.

Ensure that the Cambridge Southern Fringe AAP clarifies that provision will be needed for sport pitches and other forms of outdoor and indoor sports facilities that are needed to serve the development.

#### *CSF22 Sports Provision for Addenbrooke's / Trumpington - Preferred Approach*

3317 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF22. There is no rationale to the requirement to push sports fields and the like away from the administrative boundary. Function may eventually be the principal factor in determining location. There is no need to be so prescriptive.	Not accepted. The rationale is clearly stated in the preferred option as being to reduce the visual impact of formal sports provision (buildings and pitches) on the wider countryside - an important objective of the Cambridge Green Belt being to preserve/enhance the countryside setting of Cambridge.
4128 - Cambridgeshire County Council	Support	Agree reference the approach that development of formal sports provision should be within the Cambridge City administrative area.	Support noted.

#### **Decision on CSF22 Sports Provision for Addenbrooke's / Trumpington - Preferred Approach**

Carry forward the Preferred Approach into the Area Action Plan.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF23 Sports Provision for Monsanto - Preferred Option</i>				
5508 - Trumpington Meadows Land Company	Object	It does not accord with the guidance contained in PPG2, the Council's own adopted Local Plan or the policies in the Core Strategy.	The preferred option for formal sports provision at Trumpington West proposes that pitches may be provided within the green belt, but that any buildings or all-weather pitches with floodlighting be accommodated within the development. The reasons for this proposed approach are to maintain the countryside character of the relatively narrow River Cam corridor and to ensure that the similarly relatively narrow area of countryside which provides the setting of Cambridge from the M11/Hauxton Road has a rural rather than an urban aspect. This is an appropriate interpretation of the guidance in PPG2 "Green Belts" needs to be interpreted in the light the specific circumstance of Trumpington West.	
4129 - Cambridgeshire County Council	Support	This approach would enable more effective use of available development land whilst limiting the impact on the open nature of the Green Belt. Provision of associated buildings and floodlit pitches would not be appropriate within the Green Belt.	Support noted.	

#### **Decision on CSF23 Sports Provision for Monsanto - Preferred Option**

Carry forward the Preferred Option into the Area Action Plan.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF24 Sports Provision for Monsanto - Rejected Option</i>				
5510 - Trumpington Meadows Land Company	Object	The development of new buildings and all weather pitches in the Green Belt for outdoor sport and outdoor recreation constitutes appropriate development in the Green Belt. CSF24 enables all formal sports pitches, and changing rooms and other buildings to be provided within the Green Belt. This is in accordance with PPG2, the adopted Local Plan, CS11 and planning case law.	The preferred option for formal sports provision at Trumpington West proposes that pitches may be provided within the green belt, but that any buildings or all-weather pitches with floodlighting be accommodated within the development. The reasons for this proposed approach are to maintain the countryside character of the relatively narrow River Cam corridor and to ensure that the similarly relatively narrow area of countryside which provides the setting of Cambridge from the M11/Hauxton Road has a rural rather than an urban aspect. This is an appropriate interpretation of the guidance in PPG2 "Green Belts" needs to be interpreted in the light the specific circumstance of Trumpington West.	
4130 - Cambridgeshire County Council	Support	Support rejection of CSF24.	Support noted.	

#### **Decision on CSF24 Sports Provision for Monsanto - Rejected Option**

This Option is rejected.

#### *CSF25 Children's Play Strategy - Preferred Approach*

3319 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF25. The principal input should come from the City Council, within whose jurisdiction the built form will emerge.	Agreed.	
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#### **Decision on CSF25 Children's Play Strategy - Preferred Approach**

Carry forward the Preferred Approach into the Area Action Plan.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF27 Countryside Recreation - Preferred Approach</i>				
4730 - Environment Agency	Object	It is not always suitable to improve public access to the waterside, for example some areas should be left as refuges for wildlife, such as otters	Agreed. Whilst the public will be attracted to the river, there are aquatic species which would be threatened by unlimited public access. It will be appropriate for the access strategy to ensure that there are parts of the river to which the public does not have access.	Ensure that the countryside access strategy limits public access to those parts of the river that are important for otters and other species of flora and fauna.
992 - The National Trust	Support	Support this approach. Suggest reference is made to firstly, the access opportunities offered at Wimpole, and also the Sustrans proposals for a cycle facility to link Cambridge with Coton, Wimpole, Sandy and the RSPB site at Fowlmere.	Support noted.	Where possible, ensure that the countryside access strategy for the Cambridge Southern Fringe provides links to existing or planned routes which connect to the main areas of countryside recreation/interest around Cambridge.
4213 - English Nature, Bedfordshire and Cambridgeshire Team 4133 - Cambridgeshire County Council 4132 - Cambridgeshire County Council 6468 - The Countryside Agency 5512 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 928 - The National Trust 5183 - Ramblers' Association Cambridge Group 1281 - British Horse Society (Cambridgeshire) 3005 - Great Shelford Parish Council 4248 - Sport England 867 2737	Support	A good network of bridleways, linking to the existing network and the open countryside, is important, and can be used by walkers, cyclists, and horse riders. Popularity of such access will need to be managed in order to avoid environmental degradation, such as erosion through excessive trampling of fragile habitats and loss of species that are sensitive to disturbance. Such environmental protection could be provided by the proposed Masterplan which would also need to include monitoring of visitor pressure and provide appropriate resources to both monitor and manage access. The existing policy CSF27 omits bridleways and should be amended to read "...deliver a network of footpaths, bridleways and cycleways to increase....".	Support noted.	Ensure that horse riding is accommodated within any network of new and existing routes, and that access strategy will need to ensure the protection of fragile habitats.

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***Representations******Nature Representation Summary******District Council's Assessment******Approach to Draft DPD***

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**Decision on CSF27 Countryside Recreation - Preferred Approach**

Ensure that horse riding is accommodated within any network of new and existing routes.

Where possible, ensure that the countryside access strategy for the Cambridge Southern Fringe provides links to existing or planned routes which connect to the main areas of countryside recreation/interest around Cambridge.

Ensure that the countryside access strategy limits public access to those parts of the river that are important for otters and other species of flora and fauna.



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
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## ***10. Biodiversity***

### *CSF28 Enhancing Biodiversity - Preferred Approach*

4134 - Cambridgeshire County Council 4108 - Cambridgeshire County Council	Object	<p>From a biodiversity perspective, while survey, monitoring and maintenance of all the sites can benefit from each other (e.g. learning from previous work, adapting/ complementing) it is important that a 'generic' template is avoided. Each new development should have its own identity and be distinguishable from the others. Biodiversity and landscaping, as well as architecture and urban layout, can create a sense of identity. Choice of greenspace layout, planting schemes and species should reflect this.</p> <p>The Area lies close to the Gog Magog chalk grassland hills. This is not a very common habitat within Cambridgeshire; opportunities to provide enhancements, buffer zones and corridors to improve the habitat quality of adjacent sites should be identified.</p>	Agreed. Each AAP will need to ensure that the new developments should have their own identity and be distinguishable from the others. Biodiversity and landscaping, as well as architecture and urban layout, can create a sense of identity.	Ensure that each AAP requires that the new developments should have their own identity and be distinguishable from the others. Biodiversity and landscaping, as well as architecture and urban layout, can create a sense of identity.
4135 - Cambridgeshire County Council	Object	<p>Para 10.4/10.5</p> <p>Areas of habitat will be of varying quality. Some may not be 'key habitats important for foraging, shelter and migration for protected species' but may be of 'local importance for biodiversity' as buffers, connecting strips and lower quality habitat, when considered in context with the habitats of higher quality. Cumulative value of 'low quality' habitat should be considered as well.</p>	Agreed.	Ensure that the cumulative value of 'low quality' habitat is considered as buffers, connecting strips and lower quality habitat.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
3613 - GO-East	Object	Para. 10.3 - Section 10 Biodiversity This section suggests that ecological survey has yet to take place in the AAP area. It will be important for the Council to test all the preferred options, approaches and alternatives for their impact on the ecological baseline of the area. This will be an important part of the Sustainability Appraisal process.	A full ecological survey is not required for plan-making but an appreciation of the ecology of the area is a material consideration. The Preferred Options Consultation has provided an opportunity for organisations with an interest in biodiversity issues to comment on the emerging plans and to provide information on locally occurring species. A full ecological survey will be required by the Area Action Plan to ensure that valuable habitats are protected or re-provided as part of the development.	A full ecological survey will be required by the Area Action Plan to ensure that valuable habitats are protected or re-provided as part of the development.
4732 - Environment Agency	Object	Hobson's Brook CWS is an important wildlife corridor and habitat for a wide range of species such as water voles. An ecological baseline survey should be carried out. If protected species found English Nature should be consulted.	Agreed whilst most of the Brook which will be affected by development lies within Cambridge City, the Addenbrookes Link Road may have an impact on that part of the Brook within South Cambridgeshire. An ecological baseline survey will be required to be included with the County Council's planning application for the road.	
4190 - English Nature, Bedfordshire and Cambridgeshire Team 4187 - English Nature, Bedfordshire and Cambridgeshire Team 4136 - Cambridgeshire County Council 5516 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 2721 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Fully support the preferred approach taken in this policy as it takes on board all the essential aspect that biodiversity should be encouraged where possible to achieve net gains. Biodiversity net gain could be demonstrated by showing how enhancement is contributing towards the Cambridgeshire and Peterborough Biodiversity Action Plan. Support the approach which seeks to manage and landscape all open areas to encourage biodiversity and wildlife in locally distinctive habitats.	Support noted.	Measuring net gain in biodiversity against the Cambridgeshire and Peterborough Biodiversity Action Plan can be included as a monitoring measure in the AAP.

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*Representations**Nature Representation Summary**District Council's Assessment**Approach to Draft DPD*

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**Decision on CSF28 Enhancing Biodiversity - Preferred Approach**

Ensure that each AAP requires that the new developments should have their own identity and be distinguishable from the others. Biodiversity and landscaping, as well as architecture and urban layout, can create a sense of identity.

Ensure that the cumulative value of 'low quality' habitat is considered as buffers, connecting strips and lower quality habitat.

A full ecological survey will be required by the Area Action Plan to ensure that valuable habitats are protected or re-provided as part of the development.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF29 Biodiversity Management - Preferred Approach</i>				
3703 - House Builders Federation 5514 - Trumpington Meadows Land Company 3323 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	The absolute requirement to fund a part-time Project Officer goes far beyond what is reasonable in relation to development. There may be a need to discuss support funding in relation to many matters but to be so prescriptive, so early, is unreasonable. Development Companies themselves may decide to manage the land surrounding the built development, or if the land is transferred to an organisation with biodiversity expertise.	Agreed.	Ensure that the Cambridge Southern Fringe AAP takes a flexible approach to the need for the development individually or together with other developments, to fund a project officer to help prepare and implement the biodiversity management strategy.
4182 - English Nature, Bedfordshire and Cambridgeshire Team 4137 - Cambridgeshire County Council 2727 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Support the preferred approach, however suggest that while a project officer would be very useful to help prepare and implement the biodiversity management strategy, whether such a post was part-time or full-time and for how long it was required will need to be assessed based on more information. Options should not be limited at this point.	Agreed.	Ensure that the Cambridge Southern Fringe AAP takes a flexible approach to the need for the development individually or together with other developments, to fund a project officer to help prepare and implement the biodiversity management strategy.
4741 - Environment Agency	Support	Barn owl boxes should be at least 0.75 km from roads. Additional trees & shrubs should be of native species, preferably locally sourced.  A long term sensitive management plan should be considered where mitigation measures are required, to avoid, reduce and remedy significant adverse effects of new development.	Noted.	

#### **Decision on CSF29 Biodiversity Management - Preferred Approach**

Ensure that the Cambridge Southern Fringe AAP takes a flexible approach to the need for the development individually or together with other developments, to fund a project officer to help prepare and implement the biodiversity management strategy.

Ensure that the Cambridge Southern Fringe AAP takes a flexible approach to the need for the development individually or together with other developments, to fund a project officer to help prepare and implement the biodiversity management strategy.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF30 Biodiversity: Connecting Green Corridors and the Countryside - Preferred Approach</i>				
4180 - English Nature, Bedfordshire and Cambridgeshire Team 4138 - Cambridgeshire County Council 5517 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 929 - The National Trust 1282 - British Horse Society (Cambridgeshire) 2728 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 2739	Support	Support the requirement for green corridors to be continued beyond the urban extensions through enhanced landscaping, planting and the creation of wildlife habitats, and which link with the River Cam corridor. The National Trust would also like to see support but would like to see reference to the Wicken Fen area and the Vision for major habitat creation on the outskirts of the City.	Agreed.	Include reference to potential for countryside links extending as far as the National Trusts expanded Wicken Fen proposal.

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**Decision on CSF30 Biodiversity: Connecting Green Corridors and the Countryside - Preferred Approach**

Include reference to potential for countryside links extending as far as the National Trusts expanded Wicken Fen proposal.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>11. Archaeology and Heritage</b>				
<i>CSF31 Archaeology at Monsanto - Preferred Approach</i>				
3804 - English Heritage	Object	An additional policy should be added referring to the need to analyse the evolution of the site through the HLC database, and use this to help shape the development, as appropriate.	Agreed.	Ensure that the Cambridge Southern Fringe AAP includes reference to the need to analyse the evolution of the local landscape through the Historic Landscape Characterisation database, and use this to help shape the development.
4139 - Cambridgeshire County Council	Support	Support CSF31.	Support noted.	

**Decision on CSF31 Archaeology at Monsanto - Preferred Approach**

Ensure that the Cambridge Southern Fringe AAP includes reference to the need to analyse the evolution of the local landscape through the Historic Landscape Characterisation database, and use this to help shape the development.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>12. Energy</b>				
<i>CSF32 Energy Provision - Preferred Approach</i>				
2426 - Cambridge City Council	Object	Support approach, but concerned dwelling threshold is different to City Council's Threshold (10, rather than 50). Threshold chosen by the City because follows the definition in GDPO for "major development". Threshold also been used by other authorities. The City Council prefer threshold of 10 dwellings as will cover more developments. Local Plan policy allows flexibility, as an alternative to on-site provision is achieving high energy efficiency standards. This approach should be considered.	Following public participation, the Core Strategy approach to energy provision has been amended to a threshold of 10 dwellings. As the development at Trumpington West will be greater than either threshold, this objection does not cause any change to the AAP.	
		Concerned that if City and South Cambridgeshire have different thresholds, not a level playing field, which could affect development patterns.		
3325 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF32. More thought needs to be given to whether it is proper for standards in the South Cambridgeshire Core Strategy to apply to built development outside their jurisdiction. On the face of it, it is not relevant.	This objector does not appear to realise that the Preferred Options Report includes proposals for development at Trumpington West which lie within South Cambridgeshire and to which the South Cambridgeshire Core Strategy will rightly apply.	
4140 - Cambridgeshire County Council	Object	Para 12.4  As in other Area Action Plans, are there to be criteria for when renewable energy provision becomes 'overburdening'? If not it may depend greatly upon who is charged with making the assessment. This is not reflected in discussions regarding other requirements for development e.g. green corridors etc. This approach is considered unduly negative and appears to treat renewable energy differently from other requirements on developers.	The preferred approach is that the same standards for renewable energy provision should apply to all developments, not that the development at Trumpington West should be exempted from the requirement to ensure that it includes technology for renewable energy to provide at least 10% of their predicted energy requirement.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
3620 - GO-East	Object	It is not necessary to repeat/refer to the general energy provision policy in the AAP if it is to be included in the Core Strategy. The Council should ensure that the final AAP does not repeat or duplicate policies in the Core Strategy.	Agree.	Rely on the Core Strategy approach to energy provision in the major developments.
3704 - House Builders Federation	Object	The achievement of SAP ratings is too simplistic a matter to be dealt with by a single numerical target and is more complicated than a simple pass / fail number. This matter should properly be administered by the Borough Council's Building Control Department taking account of all the relevant factors and technical considerations.	Agreed. This issue has already been addressed during the consideration of the Core Strategy.	Consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.
4141 - Cambridgeshire County Council	Support	The preferred approach for renewable energy provision is supported	Support noted.	

#### **Decision on CSF32 Energy Provision - Preferred Approach**

Rely on the Core Strategy approach to energy provision in the major developments.

Consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.



<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<i>CSF33 Energy Conservation - Preferred Approach</i>				
2458 - Cambridge City Council	Object	The City Council is worried about the use of the approach in the South Cambridgeshire Core Strategy (see comment on preferred option CS63). Of concern is how this approach would be implemented in practice and whether developers would be able to provide this information and development control officers would have the expertise to assess planning applications against this requirement. This is almost straying into the area of building control.	Agreed. This issue has already been addressed during the consideration of the Core Strategy.	Consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.
3328 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	CSF33. More thought needs to be given to whether it is proper for standards in the South Cambridgeshire Core Strategy to apply to built development outside their jurisdiction. On the face of it, it is not relevant.	This objector does not appear to realise that the Preferred Options Report includes proposals for development at Trumpington West which lie within South Cambridgeshire.	
4143 - Cambridgeshire County Council	Object	Para 12.7  As in other Area Action Plans Energy Efficiency and Conservation are seen as potentially undermining the viability of a development. This is not reflected in discussions regarding other requirements for development e.g. green corridors etc. This approach is considered unduly negative and appears to treat energy efficiency differently from other requirements on developers.	The preferred approach is that the same standards for renewable energy provision should apply to all developments, not that the development at Trumpington West should be exempted from the requirement to ensure that it includes technology for renewable energy to provide at least 10% of their predicted energy requirement. This is not unduly negative and indeed places quite a challenge on new development to make a substantial contribution to reducing energy consumption from conventional energy power sources.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
3609 - GO-East	Object	The Development Plan can only cover certain aspects of energy conservation. It will not be necessary or appropriate to duplicate aspects of other legislation, particularly, matters relating to building regulations. Also, it is not necessary to repeat/refer to the general energy conservation policy if it is to be covered in the Core Strategy. The Council should ensure the AAP does not duplicate policies in the Core Strategy.	Agree. The Core Strategy approach to energy provision in the major developments is the preferred approach.	
3705 - House Builders Federation	Object	The achievement of SAP ratings is too simplistic a matter to be dealt with by a single numerical target and is more complicated than a simple pass / fail number. This matter should properly be administered by the Borough Council's Building Control Department taking account of all the relevant factors and technical considerations.	Agreed. This issue has already been addressed during the consideration of the Core Strategy.	Consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.
4176 - English Nature, Bedfordshire and Cambridgeshire Team 4145 - Cambridgeshire County Council 4699 - Environment Agency	Support	Support this preferred approach as it will reduce the use of fossil fuels and contribute to the sustainable use of natural resources.	Support noted.	

#### **Decision on CSF33 Energy Conservation - Preferred Approach**

Consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>13. Noise</b>				
<i>CSF34 Noise - Preferred Approach</i>				
3616 - GO-East	Object	It is not necessary to include a noise policy in the AAP if there is to be a generic noise policy included in the Core Strategy. The Council should consider including a general noise policy in the Core Strategy.	Agreed.	Rely upon the generic noise policy in the Environmental Standards section of the Core Strategy.
4549	Object	Trees are an extremely effective noise barrier, so please insert a full reference to the use of trees in this way, and not just spoil banks.	Trees are only an effective noise barrier if they are planted in sufficient density. Heavy woodland would be necessary which would take many years to be effective. If trees were to be relied on in the longer term, temporary noise attenuation measures would be needed in the meantime.	Ensure that dense woodland planting is at least an option for providing noise attenuation from the M11 for Trumpington West.

#### **Decision on CSF34 Noise - Preferred Approach**

Rely upon the generic noise policy in the Environmental Standards section of the Core Strategy.

Ensure that dense woodland planting is at least an option for providing noise attenuation from the M11 for Trumpington West.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
<b>14. Implementation and Delivery</b>				
<i>CSF35 Developer Contributions to Enhancement - Preferred Approach</i>				
2677 - Addenbrooke's Hospital	Object	This policy and /or supporting text should make explain that some types of development - such as health care provision should not be required to make financial or other provision for countryside enhancements or other community infrastructure requirements.	Addenbrookes Hospital is probably the single development complex in Cambridge which has the greatest impact on the countryside setting of Cambridge. Contributions to minimising the impact of its development will be an important consideration in mitigating impacts. The NHS must include a suitable sum of money in its budget for this development project.	Ensure that the Cambridge Southern Fringe includes policies requiring countryside mitigation measures for all developments at Addenbrookes, the Bell School, Clay Farm/Royal Showground and Trumpington West.
3607 - GO-East	Object	The AAP should be specific about the expected developer contributions required. The final submission document will need to set out the detailed requirements necessary to make the development of particular sites acceptable in planning terms. The policy basis will be one of negotiation, and it will be important for the viability of sites to be taken into account, The final document will need to clearly set out or refer to the range of requirements that developers are expected to contribute towards and the approach to collecting Section 106/46 obligations for the range of requirements mentioned in the AAP, including contributions from development sites in Cambridge City.	At this stage it would be difficult for the AAP to come up with a definitive list as more detailed work needs to be undertaken. However, the approach in paragraphs 14.1 and 14.2 does indicate in general terms the minimum that is likely to be required. Cambridgeshire Horizons should be approached to undertake further work to establish in more detail what is required.	Retain a minimum indicative list of facilities required. Request Cambridgeshire Horizons to undertake further work to feed into the masterplanning process. Ensure that the AAP includes a policy which sets out criteria for specifying facilities which developers will be expected to contribute towards of provide in full.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>District Council's Assessment</i>	<i>Approach to Draft DPD</i>
4167 - Cambridgeshire County Council	Object	The AAP for the Southern Fringe should recognise the need for all development on the southern fringe of Cambridge to contribute to the community facilities and services needed to serve that development. The County Council would therefore expect to see an indication in the draft LDF that residential development at Monsanto will contribute to other community infrastructure in addition to landscape biodiversity and public access to the countryside. Conversely it would be expected that the development within the City Council area would contribute to these improvements also.	Agreed.	Ensure that the Cambridge Southern Fringe AAP policies require that any residential development at Trumpington West will contribute to other community infrastructure in addition to landscape biodiversity and public access to the countryside. Conversely it would be expected that the development within the City Council area would contribute to landscape and other countryside improvements in South Cambridgeshire.
6479 - Royal Mail Group	Support	The requirement to expand services will be a direct result of the major development area at Cambridge East. RMG will be seeking financial and/or other planning contributions to meet the direct impact of the development and need to expand capacity or other implications that result from this scheme.	Support noted although the Royal Mail Group is now effectively run as a private company and is no different from other commercial companies.	
3805 - English Heritage 2730 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	Support generally and add 'archaeology and heritage' to the first line after 'biodiversity'.	Support noted. There may be circumstances in which enhancement of archaeology and heritage is appropriate.	Add 'archaeology and heritage' to the first line after 'biodiversity'.

#### **Decision on CSF35 Developer Contributions to Enhancement - Preferred Approach**

Add 'archaeology and heritage' to the first line after 'biodiversity'.

Ensure that the Cambridge Southern Fringe AAP policies require that any residential development at Trumpington West will contribute to other community infrastructure in addition to landscape biodiversity and public access to the countryside. Conversely it would be expected that the development within the City Council area would contribute to landscape and other countryside improvements in South Cambridgeshire.

Ensure that the Cambridge Southern Fringe includes policies requiring countryside mitigation measures for all developments at Addenbrookes, Clay Farm/Royal Showground and Trumpington West.

Retain a minimum indicative list of facilities required. Request Cambridgeshire Horizons to undertake further work to feed into the masterplanning process. Ensure that the AAP includes a policy which sets out criteria for specifying facilities which developers will be expected to contribute towards or provide in full.