



Appendix A

South Cambridgeshire Local Development Framework

Pre-Submission Cambridge Southern Fringe DPD & Cambridge Southern Fringe Sustainability Appraisal / Strategic Environmental Assessment Responses to Representations

Special Council 25 November 2005

Draft Cambridge Southern Fringe Area Action Plan

Public Participation Report

Preface - The South Cambridgeshire LDF

1.13

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

Preface - The South Cambridgeshire LDF

1.13

9851 - GO-East

Object

Paragraph 1.13 of the document includes a statement that the LDF must be in conformity with the Structure Plan. This is not the case. 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the Structure Plan policies will still be a material consideration and will remain part of the development plan until superseded by the RSS (PPS12. para. 4.22). Paragraph 1.13 should be amended to reflect this fact.

The statutory requirement is for the South Cambs LDF to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDF that forms the development plan. In practise for South Cambs, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are saved under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. There is currently no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6. This should be made clear in paragraph 1.13.

Delete the 3rd sentence in paragraph 1.13 and replace as follows: "...Whilst under the terms of the new plan making system the LDF must be in general conformity with RSS6, in the circumstances of the Cambridge area it is also appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan, as there is currently no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>Chapter A INTRODUCTION</i>				
<i>A.1</i>				
8453 - English Heritage	Object	The AAP should include proposals for the historic environment, as well as biodiversity and countryside.	The Area Action Plan relates to land solely within South Cambs District Council which does not contain an historic environment. There is no need to refer to this in this introduction	None
9620	Object	I feel that there needs to be more emphasis on joined-up thinking, particularly with Cambridge City Council in relation to the Southern Fringe developments.	The Area Action Plan does refer to working with Cambridge City Council to ensure a holistic approach. Partnership working is already taking place with Cambridge City Council in relation to all the Southern Fringe Developments. This partnership working has included preparing the Area Action Plan and Cambridge Local Plan proposals for the Cambridge Southern Fringe and has continued with the preparation of an Area Development Framework which will provide one of the links between the plans which allocate land and subsequent planning applications for development.	None
10064 - Bayer CropScience Ltd	Object	The three Action Area Plans are acceptable as far as they go. None, however, is strong on implementation and delivery. There should be clear implementation plans, including phasing, realistic timescales for housing provision and associated infrastructure. We would expect to see strengthened implementation sections in the deposit LDF.	This is one of the requirements of the new plan making system.	Add a new section to Chapter E Delivering The Cambridge Southern Fringe to show the proposed housing trajectory for Southern Fringe which will include annual house building targets and proposed milestones timing of service, facility and infrastructure provision.
10217 - Trumpington Meadows Land Company	Object	TMLC feel the level of detail incorporated in this document is over and above that required. The document is currently too prescriptive and is in danger of prohibiting the effective delivery of the southern fringe in the future. TMLC would welcome simplification of the document, allowing work together towards an effective scheme through the master planning process.	Given the objective secure a step change in the rate of development in the Cambridge Sub-Region by 2006, the AAP provides an appropriate level of detail for the early submission and timely approval of planning applications for development at Trumpington West.	None
10220 - Trumpington Meadows Land Company	Object	TMLC would welcome a comprehensive list of all strategies required both before outline planning application is submitted and those required to support through the decision making process.	A comprehensive list of assessment and strategies are detailed in section E2. Further refinement and addition of this list can be discussed at the pre application stage rather than through the LDF process.	None
<i>1st Bullet</i>				
9858 - GO-East	Object	Also, the inset map boundaries for both parts of the AAP are not precisely drawn on the Proposals Map (PPS12 para 2.23). The Proposals Map should be amended to clearly indicate the extent of the Southern Fringe AAP, with the inset map boundaries precisely drawn.	Noted.	Amend the Proposals Map to clearly indicate the extent of the Southern Fringe AAP, with the inset map boundaries precisely drawn

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
9857 - GO-East	Object	The accompanying draft Proposals Map includes one inset showing the extent of the development site at Trumpington West (Inset C), and a separate inset (Inset D) showing the extent of improved landscaping relating to development in Cambridge City. However, The main Proposals Map does not include a clear indication that an AAP covers these two separate insets.	The main proposal map does show clearly that other maps cover these areas.	None
<i>A.5</i>				
10149 - Trumpington Meadows Land Company	Object	Section A5 sets a requirement for the preparation of a masterplan for the whole new urban extension. TMLC seeks clarification of who is to prepare this and whether the Cambridge Southern Fringe Area Development Framework prepared by Cambridge City Council satisfies this requirement.	The Master Plan for the site will need to be prepared by the landowner/developer for agreement by the Local Planning Authority before any planning applications can be approved. The Citys' Area Framework does not satisfy this requirement.	None

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Chapter B VISION AND DEVELOPMENT PRINCIPLES****CSF/1 The Vision for the Cambridge Southern Fringe**

11377	Object	The impact of this development will be more people, more noise, more traffic and more rubbish. Also what about supplying water for the new people and risk from flooding after concreting over more land? Have the needs of current resident been considered?	The impacts listed will be mitigated as far as possible and additional benefits will be brought about by the developments. Water supply and surface water drainage will be considered in detail at the planning application stages.	
10105 - Bayer CropScience Ltd	Object	There are potential delivery issues relating to the Cambridge Southern Fringe proposals based on Clay Farm and Showground sites, Glebe Farm and Monsanto. The Bayer CropScience Ltd site at Hauxton is, in comparison more straight forward being located solely within South Cambridgeshire District, is in single ownership, and would not be at risk from cross authority delays. Another issue is that a significant proportion of the land proposed for development in the Cambridge Southern Fringe proposal is greenfield where as the Bayer CropScience Ltd site is primarily a brownfield site. Any development at the Bayer CropScience Ltd site would be focussed on previously developed land in line with government guidance on the re-use of such land.	Partnership working between the authorities is taking place to ensure a smooth a process as possible. Like Bayer, the previous use of the Monsanto site has largely ceased. Unlike Bayer, the Monsanto site has relatively few substantial structures which will need to be removed before development can commence. The housing trajectory proposed to be included in the submission DPD also demonstrates that the site is capable of coming forward in the plan period. It is considered that the opportunities the development creates are sufficient to warrant the use of some green field land. The Bayer Crop Science site is proposed to be allocated for development in the Site Specific policies DPD.	
9849 - GO-East	Object	The preferred options for the AAP do not clearly demonstrate how the AAP will relate to or has had regard to other plans and strategies, including both local authority plans and strategies and outside agencies (utility company programmes, County Council transport plans, local housing strategies etc.) that will influence the AAP's delivery. The submission AAP should include a commentary about how other plans and programmes have been considered and have been regarded in coming to decisions on the AAP.	The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements. A statement of this position will be included in the Introduction.	Include new section in Core Strategy to follow paragraph 1.16 as follows: "RELATIONSHIP WITH OTHER PLANS AND STRATEGIES 1.16A The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements."

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
8452 - English Heritage	Object	We are concerned that the plan does not provide adequate coverage of the historic environment, either at the site specific level, or in terms of the strategic context of Cambridge.	Section D8 provides adequate coverage of the historic environment which is adjacent to Trumpington West.	None
8450 - English Heritage	Object	This allocation is not identified in the Cambridgeshire Structure Plan. In the circumstances we would expect the Local Development Framework, and Action Area Plan, to set out the exceptional circumstances that justify its release from the Green Belt. We note that the Cambridge Green Belt Study 2002 is identified as informing these proposals, and we welcome this. The Action Area Plan proposals do not, however, reflect the main issues raised in that study relating to the character of Cambridge and important approaches.	The Trumpington West site is not specifically identified in the Structure Plan 2003, but provides an opportunity for further development unforeseen at the time of the Structure Plan preparation which will utilise a previously developed site in a very sustainable location which is consistent with the principles set out in PPG3 "Housing". Development will also secure improvements to the appearance of the Green Belt and countryside access improvements along the River Cam corridor.	None
9743 - Haslingfield Parish Council	Support	The comprehensive draft plans have proposed a sensitive and innovative development of the former Monsanto site at Trumpington West, some of which falls within Haslingfield parish. The overall shape of the proposals is to be welcomed and subject to some other minor modifications should be taken forward.	Noted	None
10187 - Trumpington Meadows Land Company	Support	TMLC fully supports the Vision set out in Policy CSF/1 which recognizes the importance and the benefits of the proposed Southern Fringe development.	Noted	None
<i>B.3</i>				
9885 - Cambridge Preservation Society	Object	Page 13 - para B.3 / page 14 items d and g / and page 19 Concept Diagram / page 29 item h / page 31 item C3.4 / page 32 C3.11 and elsewhere in all the documentations sent. Delete: "Wandlebury"; please replace with: "Wandlebury Country Park".	Agreed.	Amend "Wandlebury" to "Wandlebury Country Park" throughout document.
<i>CSF/2 Development and Countryside Improvement Principles</i>				
11078 - Environment Agency	Object	Strategic surface water drainage schemes will be required for the Southern Fringe and Trumpington West. This should be stipulated within the policy for a 'Strategic Masterplan', to inform developers at an early stage.	There is no need to go into such detail at this point in the document. The need for a clear drainage strategy is detailed in section D10 of the document. However this section does need to be strengthened to include a requirement for a detailed surface water drainage scheme for the Southern Fringe and Trumpington West.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
9900 - The Bell Educational Trust Ltd	Object	<p>We are objecting to the principle of Policy CSF/2. We consider a further layer of guidance to be unnecessary, and not relevant to the Bell School site as there are already a series of documents that cover the site, such as the re-deposit Cambridge Local Plan and the Area Development Framework.</p> <p>The visual impact of development of the Bell site has been carefully considered, the site provides a strong visual screen, respecting the setting of the Cambridge Southern Fringe. Any impact on the wider area is likely to be limited. The need for inclusion of the site within wider guidance and the delays that will result are considered inappropriate for the Bell site.</p> <p>Any reference to the Bell site should be deleted from the policy.</p>	The Bell site is not specifically covered in this document but is referred to in context. Policy CSF/2 does not refer to the Bell site. There are City documents that are applicable as the site is within the City boundary.	None
11260 - Cambridgeshire County Council	Object	Specific policies relating to energy use, noise, air quality and contaminated land are missing from this document, but are present in the Cambridge East AAP.	Policies covering these topic areas in the Core Strategy of the LDF will apply in this case.	None
8456 - English Heritage	Object	<p>This policy fails to address the historic environment although there are important issues relevant to the site:</p> <ul style="list-style-type: none"> - the impact of development on approaches into Cambridge <p>Policy CSF/2 should include an additional category:</p> <ul style="list-style-type: none"> - 'in a manner which respects the historic character of Cambridge and integrates with its distinctive qualities'. 	The role of the site as part of the gateway to Cambridge is addressed in policy CSF/1.	None
8459 - English Heritage 8458 - English Heritage	Object	<p>This policy fails to address the historic environment although there are important issues relevant to the site:</p> <ul style="list-style-type: none"> - the relationship of the site to the conservation area of Trumpington village, Anstey Hall and related landscape <p>Policy CSF/2 should include an additional category:</p> <ul style="list-style-type: none"> - 'with a layout, and form, that takes account of important views, including those of Trumpington Church, and does not adversely affect the character of Trumpington conservation area'. - The historic evolution of the landscape and the archaeological interest or potential <p>Policy CSF/2 should include an additional category:</p> <ul style="list-style-type: none"> - 'with a full analysis and understanding of the historic interest of the site, including assessment of archaeological interest, the historic evolution of the landscape and the sensitivity of the adjoining conservation area and listed buildings'. 	The Trumpington West site within South Cambridgeshire is some distance from the historic areas which are located to the north within Cambridge City boundary. There is no need to alter the policy although regard will need to be had of the potential for longer distance views of the church and hall.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
10107 - Trumpington Meadows Land Company	Object	TMLC seeks clarity as to who will produce the strategic masterplan and strategic design guide for the whole of the Southern Fringe, and whether the Cambridge Southern Fringe Area Development Framework prepared by Cambridge City Council satisfies this requirement.	The Master Plan for the southern fringe will need to be prepared by the landowner/developers. The City's Area Framework does not satisfy this requirement.	None
10108 - Trumpington Meadows Land Company	Object	TMLC also seeks clarity as to which parts of the Southern Fringe items b - t refer.	Points b-t refer to the Southern Fringe as a whole see para 1.	
11477 - GO-East	Object	We welcome the fact that you have produced a monitoring strategy in respect of the LDF as a whole. We consider, however, that each DPD should include its own monitoring strategy as part of the overall implementation framework and that, accordingly, the submission DPDs will need to incorporate and develop the relevant parts of the current separate monitoring document.	Agreed. The submission AAP will include a Monitoring chapter which will draw indicators from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Cambridge Southern Fringe is efficiently and effectively carried out.	Include new chapter in Part E: "E4 Monitoring Cambridge Southern Fringe" drawn from the separate Monitoring Strategy.
11269 - Cambridgeshire County Council	Support	Welcome CSF/2 and the intention to consider links to areas of Strategic Open Space.	Noted	None
11267 - Cambridgeshire County Council	Support	Welcome inclusion of climate change mitigation and adaptation in this policy - suggest wording change to "greenhouse gas emissions".	Noted, agree.	Revise criterion I of CSF/2 to read: "...built to be an exemplar of sustainable living with low carbon and greenhouse GAS emissions and be able to accommodate the impacts of climate change;"
<i>Policy Paragraph 1</i>				
8155 - Cambridge City Council	Object	The City Council is preparing a Area Development Framework for the Southern Fringe. After this is adopted by the City Council it is expected that masterplans for individual sites within the Southern Fringe will come forward for approval prior to the granting of planning permission. Policy CSF2 is not consistent with this approach and it is therefore not reasonable to expect that the Trumpington West development be dependent upon the adoption of a masterplan for the whole Southern Fringe. Propose that point 1) of this policy is amended to be consistent with the City Council's approach.	The Area Development Framework does not fulfil the function of a strategic masterplan or design guide for the Southern Fringe as a whole.	None
<i>C</i>				
11268 - Cambridgeshire County Council	Object	Needs re-wording to make sense.	When read in conjunction with para 1 wording does make sense.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
9622	Object	I strongly support policy CSF/2, in particular the recognition that the surrounding villages of Great Shelford, Stapleford and Hauxton need to retain their physical separation from Cambridge. Should Little Shelford be included within this policy?	Little Shelford is already separated from the South of Addenbrookes by Great Shelford and it is considered that there is no need to include Little Shelford within this policy.	None
<i>d</i>				
9266 - Cambridgeshire Local Access Forum	Support	Policy CSF/2 - d, g and t. Welcome references to linkages between green spaces and provision of a high quality network of footpaths, bridleways and cycleways.	Noted	None
<i>g</i>				
8065 - The National Trust	Object	The National Trust is pleased to note that reference has been made to Wicken Fen as a Strategic Open Space but would like to see the Wimpole property, which is nearer to Trumpington West, included in the policy. Wimpole could usefully be linked via footway and cycleway to Coton Countryside Reserve.	Noted	Amend criterion g of CSF/2 to read: "These routes will provide for linkages to the wider Strategic Open Space network including Coton Countryside Reserve, Teversham Country Park, Milton Country Park, WIMPOLE HALL and Wicken Fen;"
11265 - Cambridgeshire County Council 10110 - Trumpington Meadows Land Company	Object	The AAP makes no provision for bridleways in the Concept Diagrams, also there are no existing bridleways on the ground for any new ones to link to.	Points b-t refer to the Southern Fringe as a whole see para 1. The development should not preclude the opportunity for provision of bridleways at a future date.	None
9170 - British Horse Society (Cambridgeshire)	Support	This policy recognises the need to cater for all users and to link sites to wider access.	Noted	None
9863 - Cambridgeshire Local Access Forum	Support	Policy CSF/2 - d, g and t. Welcome references to linkages between green spaces and provision of a high quality network of footpaths, bridleways and cycleways.	Noted	None
<i>k</i>				
10112 - Trumpington Meadows Land Company	Support	The reference in Policy CSF/2 Objective K to a 'balanced, viable and socially inclusive community with a good mix of housing types, sizes and tenures' is welcomed.	Noted	None
<i>m</i>				
10111 - Trumpington Meadows Land Company	Object	It is unclear whether point 'm' refers to Trumpington West or the Southern Fringe as a whole.	Refers to Trumpington West	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>n</i>				
9744 - Haslingfield Parish Council	Object	The proposed development will include the first houses to be seen on the approach to the city and so should reflect the city with its academic and scientific achievements. There must be an uplifting approach not something currently experienced on some approach roads to the city!	Noted The AAP recognises the need to create a high quality built form on the edge and at the gateway to Cambridge.	None
<i>r</i>				
10175 - Trumpington Meadows Land Company	Object	TMLC support the creation of green corridors at a strategic level, such as the River Cam, which connect the city with the countryside, as promoted by The Cambridge Vision. However, TMLC object to the reference to green fingers running locally through the development or urban areas as this contradicts with the objectives of creating a compact urban extension (CSF2/1/s) of urban character (CSF2/1/i) and achieving an overall high density of housing (CSF2/1/j).	A high density development can be successfully designed to incorporate green fingers. It is essential that these are included in the Trumpington West site given the location adjacent the River Cam. These green fingers will aid the connection of the development with the wider countryside.	None
<i>s</i>				
9052 - Addenbrooke's Hospital	Object	Items S and T make no reference to the need for additional road capacity within the transport section of the Policy. Later in the document there is reference to the need for additional junction capacity onto Hauxton Road. The document should make clear the fact that if this junction is to be linked to the junction for the new Addenbrooke's Access road, that the priority for the use of this junction's capacity should be allocated to the Clay Farm /Addenbrooke's route. See also the Trust representation to CSF/10.	The point is a general development principle and does need to go into such detail.	none
<i>t</i>				
10170 - Trumpington Meadows Land Company	Object	It should be noted that there are no bridleways for the site at Trumpington West to link into, provision on site would therefore not be appropriate. Footpaths and cycleway networks through the site will be provided to the site boundaries, linking to existing networks at the site boundaries.	The development should not preclude the opportunity for provision of bridleways at a future date	
9886 - Cambridge Preservation Society	Object	Page 19 - Concept Diagram (Southern Fringe) and page 21 Concept Diagram (Trumpington West): we welcome the suggested improvements to these areas but would like to highlight the need to add to the foot/cycle links also routes for access by horse (linking with existing routes and development of circular routes in the overall urban fringe).	These can be addressed at the masterplanning stage and are not appropriate to be dealt with at the Area Action Plan stage.	None.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
8156 - Cambridge City Council	Object	Support in principle however point (t) should emphasise the importance of linking to Trumpington High Street. Propose that the wording is amended to include connecting it to Trumpington High Street, the City.	Agree.	Amend wording of criterion t of CSF/2 to read: "...and an improved network connecting it to TRUMPINGTON HIGH STREET, the City, neighbouring villages, the open countryside and the wider network;"
11266 - Cambridgeshire County Council	Support	Welcome inclusion of horse-riders, bridleways and wider links principles. However does not seem to be reflected in proposals in Addenbrookes and Trumpington Concept diagrams on pp19-20.	Noted	None
9864 - Cambridgeshire Local Access Forum	Support	Policy CSF/2 - d, g and t. Welcome references to linkages between green spaces and provision of a high quality network of footpaths, bridleways and cycleways.	Noted	None
9177 - British Horse Society (Cambridgeshire)	Support	Support: good to see the recognition of public rights of way as multi use paths, offering a 'best value' option.	Noted	None
<i>w</i>				
10109 - Trumpington Meadows Land Company	Object	TMLC also seeks clarity as to which parts of the Southern Fringe items b - t refer. In particular point 'w' regarding employment appears unrelated to housing allocation at Trumpington West. It should be noted that there are no bridleways for the site at Trumpington West to link into, provision on site would therefore not be appropriate. Footpaths and cycleway networks through the site will be provided to the site boundaries, linking to existing networks at the site boundaries.	Points b-t refer to the Southern Fringe as a whole see para 1. Policy CSF/8 makes clear that Trumpington West will include provision for small scale employment. The development should not preclude the opportunity for provision of bridleways at a future date	
<i>x</i>				
9057 - Addenbrooke's Hospital	Object	In the Supporting Services and Facilities section of this policy at Item X, a number of services and facilities are set out. These services do not include Community Services - including health facilities. Other similar sections in other S Cambs District Council AAPs make specific reference to the need for the these services to be developed in new communities. In the interests of consistency Community services - including facilities for healthcare - should be added to the services described in item X.	Agree.	Amend wording in criterion x of CSF/2 to read: "An appropriate level of services and facilities including education, sport, recreation AND HEALTH FACILITIES."

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>SOUTH OF ADDENBROOKE'S CONCEPT DIAGRAM</i>				
8166 - Cambridge City Council	Object	The concept diagrams are extremely useful in presenting the principal land uses, access and transport arrangements and landscape requirements. However, the notations outside South Cambridgeshire's area should be shown in a different notation to make it clear that they are indicative only and not under South Cambridgeshire's control.	The concept diagrams clearly define the two planning authorities areas of control and it is therefore considered that there is no need to amend the text.	None
8168 - Cambridge City Council	Object	Propose that 'New Foot/Cycle Links' should be shown as indicative despite being a concept diagram. Amend to add 'Indicative' before 'New Foot/Cycle Links'.	Concept by definition is notional or indicative therefore no need to amend diagram	None
<i>TRUMPINGTON WEST CONCEPT DIAGRAM</i>				
8169 - Cambridge City Council	Object	Propose that 'New Foot/Cycle Links' should be shown as indicative despite being a concept diagram. Amend to add 'Indicative ' before 'New Foot/Cycle Links'.	Concept by definition is notional or indicative therefore no need to amend diagram	None
8167 - Cambridge City Council	Object	The concept diagrams are extremely useful in presenting the principal land uses, access and transport arrangements and landscape requirements. However, the notations outside South Cambridgeshire's area should be shown in a different notation to make it clear that they are indicative only and not under South Cambridgeshire's control.	The concept diagrams clearly define the two planning authorities areas of control and it is therefore considered that there is no need to amend the text	None
8170 - Cambridge City Council	Object	The location of the Enhanced Trumpington Village Centre (ETVC) is slightly misleading. This could read as the creation of a new centre competing with the existing high street centre. Propose that the circle ETVC annotation should be stretched to include the existing local centre on the high street.	The supporting text clearly refers to an enhanced centre rather than a new centre. It is not considered appropriate to expand the notation on the diagram.	
8171 - Cambridge City Council	Object	Propose that another indicative recreation link be shown along the route of the dismantled railway line ultimately linking Trumpington West to the bridleway network west of the M11. Amend diagram to add indicative bridleway heading west of site along the dismantled railway.	This can be addressed at the masterplanning stage and are not appropriate to be dealt with at the Area Action Plan stage.	None.
8173 - Cambridge City Council	Object	The Southern road access into Trumpington West should line up with the proposed Addenbrooke's Access Road junction on Hauxton Road.	As this a concept diagram the precise location of the access to Trumpington West does not have to be defined. The notation is considered to be adequate at this stage.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>Chapter C TRUMPINGTON WEST AND THE SOUTHERN SETTIN</i>				
<i>C2/a</i>				
8460 - English Heritage	Object	The southern setting of Cambridge should be fully discussed, including the reasons for release of green belt and departure from previous policy / the Green Belt study. These principles should be set out at the beginning of the Plan, preceding section B.	The reasons for releasing land in the Cambridge Southern Fringe from the Green Belt are set out in the Structure Plan 2003 which is referred to in the vision and development principles section.	None
<i>CSF/3 The Site For Trumpington West</i>				
10122 - Trumpington Meadows Land Company	Object	Reference to 'Improved landscaping', change text in key to 'Agricultural land with improved landscape structure'.	This would not change ultimate aim of landscaping remaining agricultural land. No need to change text.	None
10120 - Trumpington Meadows Land Company (CSF, TMLC proposed Monsanto Site)	Object	TMLC proposed Monsanto Site, CSF. The boundary between the country park and agricultural land should not follow the line of the existing track to the north of the M11. The boundary should be moved further to the west in accordance with Trumpington Meadows development plan.	The concrete track provides a good demarcation line to separate the country park and agricultural land and will ensure that the M11 does not dominate and detract from public enjoyment of that part of the proposed country park between Trumpington West and the motorway.	None
9854 - GO-East	Object	It will be important for the Council when it submits the AAP, to be able to demonstrate that there has been more detailed testing of the 'reasonable' alternatives for the site's development, including for example, the 'do nothing' option and even a 'revert to open land' option, if only to help judge the overall sustainability of the chosen option compared with other reasonable options.	Three alternative site options for Trumpington West, including one proposing very limited development, were tested through the initial sustainability appraisal, and published for public participation through the preferred options report.	None
10121 - Trumpington Meadows Land Company	Object	Boundary of Major Development Site should exclude park and ride.	Agreed. However, the development will have to have regard to its proximity to the Park & Ride facility and include mitigation measures to ameliorate any disturbance from the use of the Park & Ride site.	None.
8454 - English Heritage	Object	English Heritage is concerned regarding the extension of the site south of the Park and Ride. The existing green area south of the Park and Ride provides an important buffer between the built-up area and the M11. Erosion of this will lead to the impression, so often found around the country, of development pressing up to a bypass. The Green Belt is in place to protect the character of Cambridge and its landscape setting. These principles should not be set aside.	The proposed development at Trumpington West will enhance the appearance of the southern edge of the city by screening the park and ride and the adjoining warehouses and thus contribute to that part of the purpose of the Cambridge Green Belt which relates to the character and setting of the city. The development of this part of the site will help to secure unconstrained public access to the River Cam Corridor with the creation of a country park - a recreation use which is consistent with the PPG2 "Green Belts" objectives for the use of land within the green belt.	None
10144 - Trumpington Meadows Land Company	Support	TMLC supports the allocation in Policy CSF/3 of Trumpington West for development as part of an urban extension of Trumpington.	Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
11270 - Cambridgeshire County Council	Support	The site boundaries of this part of the Southern Fringe is a footprint based upon the landscape analysis produced by Terence O'Rourke Associates for the developers.	Noted	None
<i>CI.3</i>				
8461 - English Heritage	Object	Regarding the need to enhance the southern approach into Cambridge. While there are some recent developments that do detract from the approach, notably the large white tin shed [currently to let], others such as the Park and Ride and John Lewis depository buildings have been designed to be as low key as possible. The landscaping around the Park and Ride will increasingly help to assimilate that development. The magistrates' court building is a temporary structure required while a new building in Cambridge is completed, and should not be regarded as a permanent scar. Most importantly, the defining view from the south to Trumpington church remains a key landmark, establishing a rural quality and sense of place to the urban edge. The argument that the Trumpington West development will enhance the existing character is not well founded.	Objection noted but disagree. The development of Trumpington West will provide an opportunity to enhance the existing character of the area by replacing a disparate collection of uses and buildings with a well planned development which is designed from the outset to enhance the character of this edge of Cambridge and its countryside setting.	
<i>CSF/4 The Revised Cambridge Green Belt</i>				
10468 - The Bell Educational Trust Ltd	Object	The reference to the Bell site and the Proposals Map is incorrect, the Green Belt within South Cambridgeshire is unaltered, therefore any reference is superfluous. Further the entire policy is a replication of CSF/2 and is therefore unnecessary duplication. Consistent with our objection to CSF/2 we consider the reference to the Bell site should be deleted from the policy (as a minimum).	Whilst the policy is broadly the same as CSF/2 the emphasis is focused on the Green Belt. This policy is needed to justify the revised Green Belt. Reference to the Bell School is for completeness when referring to the Southern Fringe.	None
9341 (Netherhall Farm)	Object	Land at Netherhall Farm, Worts Causeway, should be removed from the Green Belt and considered to form part of a wider, more sustainable, southern urban extension of Cambridge. We object to the exclusion of that site from the overall approach.	This is a site which is outside of the boundary of South Cambridgeshire and therefore can not be considered within the Southern Fringe AAP.	None
9907 - The Bell Educational Trust Ltd	Object	We agree in principle with the objectives of this policy however, it has already been proved that development of the Bell School site will not have a visual impact and thus will not detract from the setting of Cambridge.	Noted this may be correct but it is better to include this within the AAP.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
9855 - GO-East	Object	It will be important for the Council when it submits the AAP, to be able to demonstrate that there has been more detailed testing of the 'reasonable' alternatives for the site's development, including for example, the 'do nothing' option and even a 'revert to open land' option, if only to help judge the overall sustainability of the chosen option compared with other reasonable options.	Three alternative site options for Trumpington West, including one proposing very limited development, were tested through the initial sustainability appraisal, and published for public participation through the preferred options report.	None
10194 - Trumpington Meadows Land Company	Support	TMLC supports the revised green belt boundaries allowing increased opportunities within the Southern Fringe for sustainable urban extensions whilst protecting and enhancing the quality and purpose of the remaining green belt land. TMLC support Policy CSF/4	Noted	None
11271 - Cambridgeshire County Council	Support	Support this policy in general because it is consistent with the Structure Plan. However Babraham Park & Ride site is enclosed within green belt, which means that it, will restrict/hinder any further expansion of the site if required. The County request that some flexibility of approach to the green belt around the Babraham Park & Ride Site be included in the AAP.	Support noted however paragraph 2.6 of PPG2 clearly state that "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally." Paragraph 2.7 goes on to state that where existing local plans are being revised and updated, existing Green Belt should not be changed unless alterations to the structure plan have been approved". Structure Plan Policy P9/2b states that the Green Belt should be reviewed "to identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge, in locations indicated on the Key Diagram and set out in Policy P9/2c". These locations comprise the urban extensions to Cambridge. Paragraph 4.4 explains that the Green Belt boundaries have been reviewed in the 1980s and in Local Plan 2004. Therefore, in accordance with Structure Plan and PPG2, the only further review in the LDF is at the locations identified in Structure Plan Policy P9/2c and around the new town of Northstowe, as explained in paragraph 4.5.	None
9624	Support	I strongly support policy CSF/4, in particular the recognition that it is important to minimise any adverse impacts of development on the surrounding area including the setting and character of Great Shelford, Stapleford, Little Shelford and Hauxton.	Noted	None
<i>I</i>				
8468 - English Heritage	Object	Point 1: add 'character or' before 'setting'.	Noted, agree.	Amend criterion 1 of CSF/4 to read: "Ensure that the development at Trumpington and Addenbrooke's Hospital / The Bell School does not detract from the CHARACTER AND setting of Cambridge;"

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>4</i>				
9275 - Cambridgeshire Local Access Forum	Object	Welcome provision of opportunities for public access to open countryside but believe this should be more specific and state provision of footpaths and bridleways.	The provision of footpaths and bridleways is detailed in other sections of the AAP. It is considered that there is no need to be specific in policy CSF/4	None
9268 - Cambridgeshire Local Access Forum	Support	Welcome provision of opportunities for public access to open countryside.	Noted	None
<i>C2.5</i>				
10163 - Trumpington Meadows Land Company	Object	TMLC seeks the removal paragraph C2.5, to be replaced by the following text: 'The Green Belt boundary at Trumpington West abuts the western and southern built edge of the development. This development edge relates to the contours of the site, the enhanced River Cam corridor, the southern gateway to Cambridge and strategic views across the landscape towards Trumpington and Cambridge beyond. It provides a Green Belt boundary and community park that will protect and enhance the quality and purpose of the remaining green belt land.'	Agreed. The proposed description better describes the site although some reference is needed to existing site features associated with the present use of the land which have been influential in determining the extent of the proposed development.	Replace paragraph C2.5 with the following: "'The Green Belt boundary at Trumpington West abuts the western and southern built edge of the development. This development edge relates to the contours of the site, existing features associated with the previous use of the site, the enhanced River Cam corridor, the southern gateway to Cambridge and strategic views across the landscape towards Trumpington and Cambridge beyond. It provides a Green Belt boundary and community park that will protect and enhance the quality and purpose of the remaining green belt land."
<i>CSF/5 Landscape, Biodiversity, Recreation and Public Access</i>				
10143 - Trumpington Meadows Land Company	Object	TMLC seeks clarification regarding requirements set out in Policy CSF/5 for a contribution towards an integrated landscape, biodiversity, recreation and public access enhancement strategy to be included as a planning obligation contained within planning permission for development in the Southern Fringe. The developer has already commenced work on a comprehensive management plan for Trumpington West. The implementation and management of this has not yet been determined or agreed with the Local Planning Authorities and other interested parties. The policy is therefore too prescriptive at this early stage. If this obligation remains, the TMLC Trumpington West Community Park Management Plan should satisfy this policy requirement. TMLC therefore seek clarification within Policy CSF/5 and Policy CSF/23 that this could be an alternative approach.	The details of the planning obligations and mechanics of delivery have yet to be decided. The policy is not considered too prescriptive although it is likely that the proposed Country Park at Trumpington West will satisfy this requirement in full.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
8584 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	The text should make it clear that the tests set in Circular 1/97 will apply. Achieving some of the specified links includes land in the ownership of third parties, to achieve access to Wandlebury/the Magog Down, which are generally desirable in any event. Securing that comprehensive scheme of access is properly a matter for the authorities, with an appropriate level of contribution from some of the development sites in the Southern Fringe.	Noted there is no need to refer to the circular within the text of the AAP.	None
9901 - The Bell Educational Trust Ltd	Object	We are objecting to Policy CSF/5. We consider the planning obligation requirements to be very extensive. The Bell site is small in comparison to the Trumpington West site, thus we question the need for such planning obligation requirements. Furthermore, we believe that this additional layer of guidance will increase delays in the planning process. Any reference to the Bell site should be deleted from the policy.	Planning obligations will be sought which are reasonable and related to the development proposed. The obligations required for landscape enhancements will be divided between the various sites. The Bell School site is no exception. Through partnership working with the City Council the enhancements will be provided.	None
9060 - Addenbrooke's Hospital	Object	This policy calls for developments in the S Fringe to contribute to landscaping improvement and other enhancement strategies. In particular paragraph C3.5 states that 'Development at Addenbrooke's Hospital will be required to contribute'. This section of the document should make it clear that clinical development on the site will not be required to make these contributions.	Objection Noted but disagree. The visual impact of the Hospital development should be mitigated by enhanced landscaping measures to which the hospital should contribute as well as other landowners/developers in the Southern Fringe.	None
9180 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	The Wildlife Trust supports this policy and its aim to enhance biodiversity and access to the countryside for new and existing residents.	Support Noted	None
9627	Support	I support CSF/5 though I would encourage dialogue with local parish councils and residents about the exact routes of any proposed new footpaths, cyclepaths and bridleways.	Support Noted	None
11272 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>Policy Paragraph 1</i>				
10995 (Great Shelford, Large site at Mingle Lane and Hinton Way)	Object	Large site at Mingle Lane & Hinton Way, Great Shelford. An Additional Site Allocation For Development: Residential with associated open space and other facilities as required by the Local Planning Authority. Land to the east of Hinton Way, North of Mingle Lane and Gog Magog Way, Great Shelford/Stapleford. It is incumbent on every City to provide adequate open areas and public accessibility. The southern part of the policy area, adjacent to existing residential development should be allocated for a similar development which could also facilitate views and linkages with the surrounding area.	The site is designated as green belt because together with the villages of Gt Shelford and Stapleford it forms part of the wider countryside setting of Cambridge. It also provides an important part of the local countryside setting the two villages, affording attractive views towards the woods on Fox Hill. Development would also have an adverse effect on the rural character of the Conservation Area in Mingle Lane. Furthermore, additional housing allocations in the Rural Area are not required to meet the housing targets set out in the Structure Plan.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>I</i>				
10994	Object	A strong objection is raised to the proposed visual/ increased public access in the area extending from the City to Stapleford. No indication was given as to how the aims of the policy would be achieved on privately owned land, most of which is in agricultural use.	Noted The provision of enhancements to the landscape will be provided through legal agreements.	None
10996 (Stapleford, Land at Gog Magog Way) 10997 (Stapleford, Land at Gog Magog Way)	Object	The Southern part of the Landscaping Policy area should not be designated as such. It is considered that land to the east off Gog Magog Way, Stapleford should be excluded from the Cambridge Green Belt and allocated for residential development.	The site is designated as green belt as such its allocation for residential development would be inappropriate, the AAP seeks to deliver landscape improvements. Additional housing allocations in the Rural Area are not required to meet the housing targets set out in the Structure Plan.	None
10534 - The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough (Beechwoods LNR)	Object	Beachwoods LNR. The Countryside Enhancement Area for the Cambridge Southern Fringe should be extended across the A1307 Babraham Road to link with Beechwoods LNR and across Missleton Hill to the 5 chalk grassland SSSIs / County Wildlife Sites at Cherry Hinton (Cherry Hinton Chalk Pits, Lime Kiln LNR and the connecting Road Verge Wildlife Sites). While much of this area is in the Cambridge City administrative area, the section to include Beechwoods and the adjacent fields is in South Cambs. This area provides a much better opportunity for the creation of chalk grassland than the area currently shown on the proposals map Inset D CSF/5(1).	Noted however it would not be considered reasonable or related to the development to include this land which lies outside the Area Action Plan for enhancement.	None
10516 (Great Shelford, Land behind 34-60 Hinton Way) 10978 (Great Shelford, Land East of Hinton Way) 10976 (Great Shelford, Land East of Hinton Way)	Object	The Southern part of the Landscaping Policy area should not be designated as such. It is considered that land to the east of Hinton Way, Great Shelford/Stapleford should be excluded from the Cambridge Green Belt and allocated for residential development.	The site is designated as green belt as such its allocation for residential development would be inappropriate, the AAP seeks to deliver landscape improvements. Additional housing allocations in the Rural Area are not required to meet the housing targets set out in the Structure Plan.	None
10515 - Mrs A J Johnson and Mr B Moore (Great Shelford, Large site at Mingle Lane and Hinton Way) 10979 - Mrs A J Johnson and Mr B Moore (Great Shelford, Large site at Mingle Lane and Hinton Way) 10998 (Great Shelford, Large site at Mingle Lane and Hinton Way)	Object	The Southern part of the Landscaping Policy area should not be designated as such. It is considered that land to the east of Hinton Way, North of Mingle Lane and Gog Magog Way, Great Shelford/Stapleford should be excluded from the Cambridge Green Belt and allocated for residential development.	The site is designated as green belt as such its allocation for residential development would be inappropriate, the AAP seeks to deliver landscape improvements. Additional housing allocations in the Rural Area are not required to meet the housing targets set out in the Structure Plan.	None.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
10879 (Great Shelford, Land at 12 Cabbage Moor)	Object	Land at 12 Cabbage Moor, Great Shelford. Very strong objection is raised to the exclusion of land extending from the Cambridge City boundary to Stapleford as an Area of Landscape Enhancement facilitated by Section 106 contributions from development within Cambridge. Strategic open areas should be provided within the development in Cambridge City. A similar mix of development and strategic green wedges should be facilitated within this policy area. The land is all highly sustainable and should be allocated for development. No indication is given as to how the enhancements will be facilitated on privately owned land.	Further consolidation of the ribbon of development between Cambridge and Gt Shelford would adversely affect the character and setting of Cambridge.	None
<i>h</i>				
9270 - Cambridgeshire Local Access Forum	Support	Policy CSF/5 - h and I. Welcome requirement for new footpaths, cyclepaths and bridleways creating links to Wandlebury, Magog Down, and Hauxton Mill to Grantchester Road.	Noted	None
9187 - British Horse Society (Cambridgeshire)	Support	Pleased to see the recognition of the need to cater for all users. High quality well maintained paths benefit all users.	Noted	None
7914 - Ramblers Association [Cambridge Group]	Support	We would be delighted to see improved access from the City out into the countryside: at present the walking route is somewhat fragmented, and only the adventurous will find their way. We recognise that cyclists and horseriders are also likely to be enthusiastic, but we hope our differing needs can be met sensitively.	Noted	None
<i>i</i>				
9745 - Haslingfield Parish Council	Object	Why not have a linear park on the W bank of the River Rhee / Cam to Haslingfield. The E bank upstream fro Hauxton Junction should be used as a local nature reserve (LNR); this area is currently devoid of public access. However, the latter has already been identified in the draft CCC Mineral and Waste Management document as an extract of sand and gravel.	Suggestion Noted but this would be beyond the remit of the Area Action Plan and needs to be considered under another mechanism.	None
7916 - Ramblers Association [Cambridge Group]	Object	We would support such development, but also hope that the more informal walking from Hauxton Mill through to Great Shelford might also be considered.	Noted but proposal is outside of Area Action Plan and will need to be considered under another mechanism.	None
<i>l</i>				
9865 - Cambridgeshire Local Access Forum	Support	Policy CSF/5 - h and I. Welcome requirement for new footpaths, cyclepaths and bridleways creating links to Wandlebury, Magog Down, and Hauxton Mill to Grantchester Road.	Support noted	none

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>C3.2</i>				
10113 - Trumpington Meadows Land Company	Object	Paragraph refers to the Historic Landscape Characteristics database which provides useful guidance on the suitability of landscape improvements. TMLC would like it to be noted within these paragraphs that this document is currently not available.	Noted but no need to include at this stage	None
<i>C3.3</i>				
9755 - Haslingfield Parish Council	Object	C.3 is a particularly positive section. The large southern area for walking and cycling is well-thought out. The proposed network of paths should also be linked to villages in the Bourne Valley.	Noted but no need to alter text	None
<i>C3.4</i>				
7917 - Ramblers Association [Cambridge Group]	Support	We are very concerned to improve the provision of RoW in this area, as the parish of Great Shelford is one of the least well provided for in the DC area, and hampers walking and riding, whether of horses or cycles. Current developments may improve things somewhat, but a comprehensive review of the area would be most welcome.	Support Noted	None
<i>C3.5</i>				
9888 - Cambridge Preservation Society	Object	Page 31 - para C.3.5 - It is suggested that the balancing pond are not just "landscaped" but include public access and are seen as an asset or public park element which is centrally located within easy reach for all the site users (patients, staff / on site contractors and visitors).	Agreed. The main aim of the policy is to ensure public access to this area which can be incorporated into any landscaping scheme.	None
<i>C3.8</i>				
8462 - English Heritage	Object	Regarding the need to enhance the southern approach into Cambridge. While there are some recent developments that do detract from the approach, notably the large white tin shed [currently to let], others such as the Park and Ride and John Lewis depository buildings have been designed to be as low key as possible. The landscaping around the Park and Ride will increasingly help to assimilate that development. The magistrates' court building is a temporary structure required while a new building in Cambridge is completed, and should not be regarded as a permanent scar. Most importantly, the defining view from the south to Trumpington church remains a key landmark, establishing a rural quality and sense of place to the urban edge. The argument that the Trumpington West development will enhance the existing character is not well founded.	Objection noted but disagree. The development of Trumpington West will provide an opportunity to enhance the existing character of the area.	

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>C3.13</i>				
9757 - Haslingfield Parish Council	Object	We support the Green Corridor along the riverside for walkers and cyclists. We are particularly keen to encourage extension of such a corridor from the Southern Fringe Area (SFA) along the riverbank to Haslingfield.	Noted but this is outside of the Area Action Plan and would need to be progressed under another mechanism.	None
<i>C3.14</i>				
7918 - Ramblers Association [Cambridge Group]	Object	Whilst supporting the suggestions here, we would ask for consideration to be given for the links through to Great Shelford along the River Cam.	Noted however the proposed links are outside of the Area Action Plan and need to be considered under another mechanism.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>Chapter D TRUMPINGTON WEST</i>				
<i>CSF/6 The Structure of Trumpington West</i>				
11273 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>1</i>				
9761 - Haslingfield Parish Council	Object	If high quality design of residential properties is required, the nearby commercial units must also be tasteful i.e. no sheds.	Noted but the Area Action Plan cannot require alterations to existing development.	none
<i>2</i>				
9070 - Addenbrooke's Hospital	Object	The Trust objects to the fact this section does not make specific reference to the needs of healthcare facilities in this section. The word 'including healthcare facilities' should be inserted after 'Community services'.	Whilst a change is proposed to policy CSF/9, it is not considered necessary to add healthcare facilities specifically in this policy.	None
<i>4</i>				
10119 - Trumpington Meadows Land Company	Object	TMLC would welcome the addition of 'potential for' to be added before small scale B1 employment development allowing point four of the policy to read as follows: 'Potential for small scale B1 employment development'	Noted but no need to include these additional words.	None
<i>6</i>				
9763 - Haslingfield Parish Council	Object	The Park & Ride site should also be used as the terminus / pick-up point for long-distance coaches. Passengers for the city could complete their journey on the P&R or the guided bus.	Noted but not within remit of AAP	None
9765 - Haslingfield Parish Council	Object	Encourage city centre retailers to have pick-up points for large purchases as is already operated by John Lewis Partnership.	Noted but this is not within the scope of the AAP.	None
<i>9</i>				
10137 - Trumpington Meadows Land Company	Object	TMLC support the importance attached to the development edge fronting the River Cam however feel that point 9 is too prescriptive at this stage prior to the completion of a landscape analysis. The responsibility should be put onto the developer to propose an appropriate scheme, this should be reflected in the wording of the policy. This objection also relates to paragraph D1.4	Point 9 is not too prescriptive as it is regarded as a key development principle which should be retained. It is essential that the western edge is two storey only so that there is a informal edge to the River Cam.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>10</i>				
10138 - Trumpington Meadows Land Company	Object	TMLC would welcome the rewording of point ten to read as follows: 'Development facing the M11 will be no higher than four storeys and will be made up of high quality residential buildings with the potential for a landmark building at the gateway to the City.'	Wording noted but disagree as it would dilute emphasis of policy.	None
8455 - English Heritage	Object	We recommend that the area of development, and the number of dwellings, should be reconsidered. The proposed four storey height on the southern edge is not characteristic of locations like this and would be unlike any other development in the environs. While it might be possible to successfully accommodate the height in a number of well spaced individual buildings as a campus style layout, dispersed within the landscape, the proposed high density development is considered inappropriate in this location.	Objection noted but disagree. The use of four storey on the southern edge will result in a landmark edge to the city which will define this entrance to the city and conceal the park & ride site from view.	None
<i>D1.2</i>				
8463 - English Heritage	Object	Regarding the need to enhance the southern approach into Cambridge. While there are some recent developments that do detract from the approach, notably the large white tin shed [currently to let], others such as the Park and Ride and John Lewis depository buildings have been designed to be as low key as possible. The landscaping around the Park and Ride will increasingly help to assimilate that development. The magistrates' court building is a temporary structure required while a new building in Cambridge is completed, and should not be regarded as a permanent scar. Most importantly, the defining view from the south to Trumpington church remains a key landmark, establishing a rural quality and sense of place to the urban edge. The argument that the Trumpington West development will enhance the existing character is not well founded.	The proposed development at Trumpington West will enhance the appearance of the southern edge of the city by screening the park and ride and the adjoining warehouses and thus contribute to that part of the purpose of the Cambridge Green Belt which relates to the character and setting of the city. The development of this part of the site will help to secure unconstrained public access to the River Cam Corridor with the creation of a country park - a recreation use which is consistent with the PPG2 "Green Belts" objectives for the use of land within the green belt.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>D1.4</i>				
8464 - English Heritage	Object	Regarding the need to enhance the southern approach into Cambridge. While there are some recent developments that do detract from the approach, notably the large white tin shed [currently to let], others such as the Park and Ride and John Lewis depository buildings have been designed to be as low key as possible. The landscaping around the Park and Ride will increasingly help to assimilate that development. The magistrates' court building is a temporary structure required while a new building in Cambridge is completed, and should not be regarded as a permanent scar. Most importantly, the defining view from the south to Trumpington church remains a key landmark, establishing a rural quality and sense of place to the urban edge. The argument that the Trumpington West development will enhance the existing character is not well founded.	The proposed development at Trumpington West will enhance the appearance of the southern edge of the city by screening the park and ride and the adjoining warehouses and thus contribute to that part of the purpose of the Cambridge Green Belt which relates to the character and setting of the city. The development of this part of the site will help to secure unconstrained public access to the River Cam Corridor with the creation of a country park - a recreation use which is consistent with the PPG2 "Green Belts" objectives for the use of land within the green belt.	None
<i>D4/a</i>				
11360 - House Builders Federation	Object	The text refers to the release of a continuous supply of land to help meet the Cambridgeshire Structure Plan requirement. It would seem more appropriate to now instead refer to the dwelling requirement between 2001-2021 in the East of England Plan, which may be adopted by the time this Development Plan Inquiry ends. Furthermore, the Government's proposed changes to PPG3 (July 2005) now advocate provision for 15 years housing land supply in Development Plans.	(a) The Government is still considering the proposed changes to PPG3 "Housing" extending plan horizons from 10 years to 15 years with a proposed requirement that the first 5 years is allocated and developable. However, at the present time the requirement in PPG3 "Housing" is for a plan horizon of 10 years. (b) RSS14 is still in the course of preparation and is not forecast to be adopted until some considerable time after the submission of the LDF to the Secretary of State. (c) The Core Strategy and Area Action Plans, together with a continuation of historic windfall rates of development are sufficient to meet the housing requirements of Draft RSS14 up to 2021. (d) Given that RSS14 could still be changed, casing the LDF on the Draft could result in delaying adoption of the LDF. (e) Any changes to the strategy that are required once RSS14 has been finalised and adopted can best be accommodated by a review of the Core Strategy once it has been adopted.	No change
10126 - Trumpington Meadows Land Company	Support	Objective D4/a is welcomed.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>D4/c</i>				
10124 - Trumpington Meadows Land Company	Object	Objective D4/c is welcomed but we consider that the wording of Objective D4/c should be amended so as to read 'to ensure the provision of a 'well integrated mix' of housing types, tenures and sizes'.	Noted and agree.	Amend D4/c to read: "To ensure the provision of a WELL INTEGRATED MIX of housing types, TENURES and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers."
<i>CSF/7 Trumpington West Housing</i>				
10128 - Trumpington Meadows Land Company	Object	The Council's intention to provide Trumpington West with a variety of housing types to offer choice I acknowledged. However, it is submitted that to specify a mix is too prescriptive given the lack of a sound evidence base. It also runs contrary to the Government's growing emphasis on creating a planning system that works with the market rather than replacing it (Planning for Housing Provision, July 2005, ODPM). Such a policy could hinder the deliver of dwellings contrary to the Government's objectives.	A mix is specified in order to redress the balance of housing types that should be provided. It is not too prescriptive and is based on the 2002 housing needs survey.	None
11358 - House Builders Federation	Object	The 2002 Housing Needs Survey is not capable of determining the precise bedroom composition of market sector housing. That is neither its role nor its purpose. A Local housing Market Assessment will be the more appropriate vehicle for doing this. The policy and its reasoned justification are considered in parts to be at important variance from: Circular 6/98; PPG3 Housing - Influencing the Size, Type and Affordability of Housing (July 2003); and ODPM Consultation Paper 'Planning for Mixed Communities' (January 2005). The suggested threshold of approximately 50% affordable housing provision is considered to be neither realistic nor achievable.	Objection noted but disagree. The Housing Needs Survey, prepared in accordance with Government guidance, has identified a need equating to a target of 80.1%. However, in taking into account custom and practice, a target of 50% is considered justifiable to meet the need. Paragraph 14 of PPG3 states "where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans should include a policy for seeking affordable housing in suitable housing developments." Paragraph 15 goes on to state "local plan policies for affordable housing should indicate how many affordable homes need to be provided throughout the plan area." The approach in HG/3 of the Development Control Policies DPD is therefore consistent with the adopted Structure Plan, draft RSS14 and PPG3. Policy HG/3 allows flexibility according to local circumstances, including development costs.	None
11274 - Cambridgeshire County Council	Support	Consistent with Structure Plan Policy on density.	Support Noted	None
11275 - Cambridgeshire County Council	Support	This was not previously addressed in the Preferred Options Report.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>I</i>				
8159 - Cambridge City Council	Object	The 600 dwellings (min) relates only to land within South Cambridgeshire. Propose to amend inline with paragraph D2.1 and add 'within South Cambridgeshire' at the end of the sentence.	Agree as clarifies location of the dwellings.	Amend criterion 1 of CSF/7 to read: "Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings WITHIN SOUTH CAMBRIDGESHIRE.
<i>D2.6</i>				
9073 - Addenbrooke's Hospital	Support	The Trust supports the principle of providing an increased supply of smaller units; this will help meet the needs of health workers and other similar staff.	Support Noted	None
<i>D2.8</i>				
9077 - Addenbrooke's Hospital	Object	The Trust notes the documents proposals for the number of Intermediate and key worker housing units. However in this location close to a major employer of key workers (Addenbrooke's Hospital) an increased number of units should be made available for key workers. This would improve the sustainability of both the S Fringe housing provision and also the existing Addenbrooke's and proposed Addenbrooke's developments as the hospital campus is within walking and cycling distance of the new housing developments.	Noted however the policy text does allow for local circumstances and should this be the case a different mix could be applied with more key worker housing. No need to change text at this stage.	None
10133 - Trumpington Meadows Land Company	Object	It is not accepted that the District wide affordable housing policy should automatically apply to Trumpington West as proposed in D2.8.	The AAP includes a target of approximately 50% affordable housing which will be sought through any planning permission. It is not a fixed requirement. The objective is to secure maximum affordable housing provision that is consistent with securing a balanced and sustainable community. This includes a development that can be efficiently and effectively delivered.	None
<i>D2.9</i>				
10116 - Trumpington Meadows Land Company	Object	TMLC recognizes the importance of planning for potential Travellers sites. However, given the location of the Trumpington West site at the southern gateway to the city it is inappropriate for the site to accommodate a potential Travellers site. The sensitivity of the River Cam corridor and conservation area to the north further supports the removal of reference to Trumpington West from this paragraph.	Noted but there is a need to refer to this issue within the AAP. It does not require that such a site is provided for at this stage within Trumpington West but only may be provided subject to the sub regional travellers needs survey.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>CSF/8 Employment</i>				
10207 - Trumpington Meadows Land Company	Object	TMLC would welcome the deletion of 'will' and replacement with 'may' before 'include provision for' in Policy CSF/8. The Opening sentence would therefore read as follows: 'Development at Trumpington West may include provision for small-scale B1 employment development.'	Objection noted but this would dilute policy and would not help to create a mix of uses.	None
<i>CSF/9 Community Services, Facilities, Leisure, Arts and Culture</i>				
10181 - Trumpington Meadows Land Company	Object	TMLC supports the principles set out within Policy CSF/9.	Noted	None
11276 - Cambridgeshire County Council	Object	Support subject to the request for a policy for planning obligations (Para E2.5).	A policy in the Area Action Plan is not required, as policy DP/4 of the Development Control Policies DPD applies.	None
<i>1</i>				
10182 - Trumpington Meadows Land Company	Object	Here the policy states that a detailed assessment of the need for community services, facilities, leisure, arts and culture at Trumpington West and through Trumpington, to aid in developing a strategy for delivery. TMLC wishes to seek clarification if this will be satisfied by the Area Development Framework currently being prepared by Cambridge City Council, whether it falls within the remit of Cambridgeshire Horizons, and if not who will be responsible for the preparation of such an assessment.	The ADF does go some way to formulating an assessment of need for community facilities. However there is still a requirement for the developers to prepare an assessment and delivery strategy as this has land use implications.	None
<i>2</i>				
9081 - Addenbrooke's Hospital	Object	The Trust supports the overall thrust of the development proposals but objects to the omission of reference of the need for healthcare facilities at item 2 of CS/9. The AAP document at section C1.4 describes the Structure Plan's requirement for Northstowe (page 20-21). This includes specific reference to 'Health facilities, community and social infrastructure'. In the interests of consistency - including healthcare facilities - should be added after 'Community services' in item 2 of policy CSF/9. This would make this section consistent with the Planning Obligations policy set out in Paragraph E2.1	Note and agree.	Amend CSF/9 (2): 'The development at Trumpington West will make a proportional contribution to the provision of the full range of community services and facilities, HEALTH AND SOCIAL CARE FACILITIES, leisure, art and culture identified in the strategy.'
<i>5</i>				
8588 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Support	Support is given to the point that Trumpington West may be required to contribute to facilities provided elsewhere in the Southern Fringe but within Cambridge City, such contribution to be within the guidance given in Circular 1/97.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>Objectives</i>				
11294 - Cambridgeshire County Council	Object	CSF/11 (4) mentions travel plans but this is not expanded on anyway else in the section. Suggest that standards set in Cambridge East and Northstowe for the need for workplace and school travel plan as an integral part of the development are applied to Cambridge Southern Fringe.	Noted, travel plans will be required where appropriate.	Add new heading and paragraph after paragraph D5.13: Travel Plans: Employers in Trumpington West will be required to prepare travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged, and travel by other modes is positively promoted.'
<i>D5/a</i>				
11277 - Cambridgeshire County Council	Support	Welcome policy relating to Structure Plan policy 8/9 provision of rights of way.	Support Noted	None
<i>CSF/10 Road Infrastructure</i>				
8467 - English Heritage	Object	There is some uncertainty in the Plan about the likely levels of additional congestion on the Hauxton Road [para C1.5]. The rush hour tailbacks to the M11 already present some difficulties. It is important that the access to the site is viable, since we consider that access from the north through Trumpington village is inappropriate. It should be clearly stated that any access from the north will not be acceptable.	Planning permission will be granted subject to it being demonstrated that there will be sufficient highway capacity on Hauxton Road. The location of the northern access will be determined at the planning application stage.	None
10384 - Great Shelford Parish Council	Object	In the preferred options report it was suggested that impact of street lighting on the new road should be considered. Could this be added.	Lighting is referred to in point 3 of policy CSF/11 and therefore there is no need to add to policy CSF/10.	None
10380 - Great Shelford Parish Council	Object	We have considerable concerns about the traffic implications of the accesses onto Shelford Rd which although lying out side S Cambs area will lead to congestion. We hope that great thought will be given to a traffic management system Including monitoring and synchronising traffic lights so that disruption to the ever increasing amounts of traffic are kept to a minimum.	Cambridgeshire County Council will be submitting a planning application for the Addenbrookes Access Road. Traffic management arrangements including traffic lights will be determined as part of the determination by the County Council of that application.	None
10337 - Highways Agency	Object	Cambridge Southern Fringe Area Action Plan. The impact of approximately 600 dwellings at 'Trumpington West' within South Cambs District is not of itself significant. However, the imminent provision of the Addenbrooke's Access Road (AAR), and the subsequent associated employment, residential and mixed-use development that will use the AAR will have a major impact on the A1309 Hauxton Road and junction 10 of the M11. The Agency would wish to see evidence that the increased use of junction 10 will not have a detrimental impact on the operation of the M11 motorway.	Developers will have to demonstrate that there is sufficient capacity in the surrounding highways and M11 as a result of the various developments.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
8350	Object	There is, and there is no proposal for, a high quality transport route along Hauxton Road.	The development will be served by the guided bus route into the City, as well as the Park and Ride Service and all other buses that run along this route.	None
11288 - Cambridgeshire County Council	Object	Object to policy, as statement regarding traffic queuing during school holidays is inappropriate as it implies that traffic queuing is acceptable at other times. Delete "such...holidays".	Noted and agree.	Replace CSF10 (1) with: Planning permission for development at Trumpington West will not be granted until it has been demonstrated by the applicants that there will be sufficient highway capacity on Hauxton Road to serve all stages of the development such that morning peak traffic queuing between Shelford Road and the M11 would not be materially worse than conditions prevailing at the time of submission of the first planning application;
9633	Support	This, as far as residents south of the Southern Fringe are concerned, is an extremely important policy. It is extremely important that traffic conditions into Cambridge do not deteriorate (and cause more pollution). Traffic impacts on nearby communities such as Great Shelford, Harston, Hauxton, Little Shelford and Stapleford need to be carefully assessed and minimised.	Support Noted	None
2				
9085 - Addenbrooke's Hospital	Object	The Trust is concerned that there may be limited capacity at the Hauxton Road /Addenbrooke's link road junction. If there is limited capacity the first priority for the allocation of this capacity should be reserved for the Clay Farm /2020 Vision development. If there is capacity available after this priority allocation has been made, then this capacity could be made available for Trumpington West. The priority of allocating this capacity should be made clear in this policy, and also in paragraph D5.1. - D5.2	Policy CSF/10 seeks to ensure that there is sufficient capacity on Hauxton Road to serve all stages of the development. This must be demonstrated by the applicants before planning permission is granted. There is no need to specify capacity allocations.	None
4				
8164 - Cambridge City Council	Object	Support policy but propose subheading before point 4) is deleted because this point does not only refer to the Addenbrooke's access road. Also it is not appropriate to link this specifically to the Addenbrooke's access road because this is to be located within the Cambridge City.	Noted and agreed.	Delete sub heading 'Addenbrooke's Access Road' above CSF/10 (4).

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>D5.1</i>				
9087 - Addenbrooke's Hospital	Object	This paragraph refers to the 'Medical Research Park at Addenbrooke's'. In this context the reference should be to the '2020 Vision' development or to the 'Cambridge Bio-medical Campus'.	Noted and agree	Amend reference in paragraph D5.1 from 'Medical Research Park' to 'Cambridge Bio-Medical Campus'
<i>CSF/11 Alternative Modes</i>				
9621	Object	I personally feel that one of the most beneficial travel actions would be to build a rail station to service Addenbrooke's and the general Long Road area of Cambridge. I realise that (a) this is not supported by the Strategic Rail Authority and (b) would lie just outside South Cambridgeshire, nonetheless I feel that this consultation cannot be let go by without comment.	Noted	None
<i>1</i>				
8352	Object	The development should be conditional on the guided bus and occupation of the units not allowed until the guided bus is operational.	The development at Trumpington West is not dependant on the provision of the guided bus as the area is already well served by public transport including the Trumpington Park & Ride site. It would be unreasonable to restrict development in this way.	None
<i>2</i>				
10145 - Trumpington Meadows Land Company	Object	TMLC would welcome the addition of 'The majority of' to point two of Policy CSF/11 and the removal of 'All' allowing the policy to be consistent with paragraph D5.4 and D5.5. Point two of policy CSF/11 would therefore read: 'The majority of the development will be within 400m easy walking distance of a High Quality Public Transport bus stop.'	Disagree as all new development should be developed sustainably and this in part means provision of high quality public transport close too the developments	None
<i>3</i>				
11291 - Cambridgeshire County Council	Support	Support.	Support noted	none
<i>D5.5</i>				
10383 - Great Shelford Parish Council	Object	No mention is made of the guided bus the route it will take and how this will impact on the landscape and traffic. We have concerns about a second bridge And would suggest that the old railway route is followed to Long Rd and then into the Addenbrookes site.	Reference is made within the text to the guided bus. The route of the guided bus is not within the remit of this document.	None
11290 - Cambridgeshire County Council	Object	Suggest inclusion of good pedestrian and cycle links to Trumpington Park and Ride site.	This is referred to in the wider rights of way network and there is no need to specifically mention this site.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>D5.7</i>				
10115 - Trumpington Meadows Land Company	Object	TMLC would welcome the addition of 'where possible' at the end of the opening line of Paragraph D5.7. TMLC considers this line should read as follows: 'Rights of way routes will be provided, where possible, to' TMLC would welcome a reduction in the 5km radius specified for these rights of way routes. This is an unreasonable distance due to difficulties regarding land ownership.	This would weaken the aim of the policy and is not agreed. Improvements to the Rights of Way network can be secured by the County Council's rights of way officers using contributions from each of the development areas.	None
<i>D5.8</i>				
11295 - Cambridgeshire County Council	Object	Welcome commitment to segregation of routes to reflect differing user needs.	Noted	None
10159 - Trumpington Meadows Land Company	Object	TMLC would welcome the addition of 'as appropriate' to the beginning of paragraph D5.8. TMLC therefore consider this sentence should read as follows: 'As appropriate routes will be segregated, high quality, safe direct, connected and convenient for all users, including the less able, such as the partially sighted, hearing impaired, and wheelchair users'	Disagree, it is important all routes meet these requirements.	None
<i>3</i>				
9889 - Cambridge Preservation Society	Object	Page 64 item 3 - Sheffield Stand - needs proper detailing.	Noted, exact specifications will be agreed at a later stage in the planning process.	None
<i>Objectives</i>				
8469 - English Heritage	Object	The objectives should include reference to historic landscape character and archaeology. We welcome the reference in D6.3 to the HLC database, but the historic evolution of the landscape should inform the new landscaping, and this should be evident. The location of archaeological remains must also be taken into account in determining appropriate areas for tree planting, and any drainage proposals.	Reference is made in section D8 there is no need to refer to this at this stage.	None
<i>CSF/12 Landscape Principles</i>				
10379 - Great Shelford Parish Council	Object	We would like Nine Wells to be extended in line with policy NE/4. If extended to the East this would create a wildlife corridor and a screen to the development to the North.	Landscape enhancements will be required and this will be looked at in any landscape strategy	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
8470 - English Heritage	Object	The landscape principles should include reference to historic landscape character and archaeology. We welcome the reference in D6.3 to the HLC database, but the historic evolution of the landscape should inform the new landscaping, and this should be evident. The location of archaeological remains must also be taken into account in determining appropriate areas for tree planting, and any drainage proposals.	Reference is made in section D8, but it is agreed it could be established as a requirement in the policy.	Add new point after CSF/12 (b): 'Take account of the historic character of the landscape'
10377 - Great Shelford Parish Council	Support	We are on the whole happy with the landscaping provisions and that they will be implemented prior to major construction and that the separateness of Shelford will be retained.	Noted Support	None
11296 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>D6.3</i>				
10114 - Trumpington Meadows Land Company	Object	Paragraph refers to the Historic Landscape Characteristics database which provides useful guidance on the suitability of landscape improvements. TMLC would like it to be noted within these paragraphs that this document is currently not available.	Noted, but this paragraph highlights the database as a source of further information to establish the characteristics of the area. It is hoped that it will be available soon.	None
<i>CSF/13 Landscaping within Trumpington West</i>				
10118 - Trumpington Meadows Land Company	Object	TMLC places great importance on the landscaping of the development at Trumpington West, and it will be an integrated aspect of the masterplan. However, a strategy of creating a hierarchy of public open spaces throughout the development is considered more appropriate than green fingers. All subsequent references through the document to green fingers running through the development or urban area should be replaced with this.	Disagree, the use of green fingers is important in helping to integrate the development with the wider countryside as well as acting as wildlife corridors.	None
11297 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>CSF/14 Linking Trumpington West To Its Surroundings</i>				
11298 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>CSF/15 Enhancing Biodiversity</i>				
8471 - English Heritage	Object	Given the sensitivity of the site, any planning application should be detailed, not outline.	Noted but level of detail required by outline application should take into account sensitivity of sites.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
9902 - The Bell Educational Trust Ltd	Object	The area outlined in this Policy extends beyond The Bell site within a different administrative area. Any impact from the development of the site will be negligible on the surrounding area. Providing a comprehensive ecological survey of flora and fauna on this area will prove expensive and impractical, particularly as our client has no control over the surrounding land, this is another unnecessary restriction, implementation of which will result in further delays in the planning process. Any reference to the Bell site should be deleted from the policy.	It is considered essential to obtain this information in order to assess existing biodiversity and recommend enhancements.	None
11299 - Cambridgeshire County Council	Support	Support.	Support Noted	None
11300 - Cambridgeshire County Council	Support	Support.	Support Noted	None
11079 - Environment Agency	Support	The policy to enhance biodiversity in the area is supported.	Support Noted	None
<i>a</i>				
8594 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	Given that the intention is that the bulk of the land will be farmed for many years to come, the need for such an extensive survey is very questionable.	It is essential to establish an understanding of the current biodiversity of these sites and adjacent areas so that resulting strategies are relevant and of value.	None
<i>2</i>				
9768 - Haslingfield Parish Council	Object	Preservation of the interesting ecosystems in the Southern Fringe area (SFA) should be a top priority. Such proposed good practice should be shared with owners of land which is adjacent to the SFA.	Noted	None
<i>3</i>				
10142 - Trumpington Meadows Land Company	Object	TMLC seeks clarification as to the need for a project officer set out in point 3 of Policy CSF/15 and their specific role. TMLC feels it would be more appropriate if the policy stated that a project officer 'may be required', making this Policy consistent with Policy DP/4.11 within the Draft Core Strategy, Development Control Policies, Site Specific Policies DPD.	It was considered that a project officer is the best way to deliver and manage the biodiversity strategy in this location.	None
<i>4</i>				
8598 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	The developments can contribute appropriately to help the authorities create the wider network of access to the surrounding countryside, including more distant locations at Coton and Wicken. The establishment of such a network is properly a matter for the authorities, with an appropriate level of contribution (if any) to be decided in relation to each development proposal.	Noted, the policy framework established through the Local Development Framework seeks to integrate developments with the countryside, and link to the wider network of access.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
8064 - The National Trust	Object	The National Trust is pleased to note that reference has been made to Wicken Fen as a large scale wildlife habitat. The Trust, however, would like Wimpole added to the policy wording as parts of the estate are designated as a SSSI and Special Area of Conservation.	Noted	Add to Policy CSF/15 (4): 'Connections will be provided for Green Fingers within the urban extensions to the surrounding countryside by enhanced landscaping, planting and the creation of wildlife habitats to provide links to larger scale wildlife habitats further afield including Nine Wells, the Magog Down, Wandlebury, the River Cam corridor, Coton Country Park, WIMPOLE HALL, and Wicken Fen.'
<i>Objectives</i>				
8472 - English Heritage	Object	While we welcome this section, it does not provide adequate coverage of the historic environment issues. These include the strategic position of the site in relation to Cambridge, and the likely impact on approaches and views, the sensitivity of Trumpington conservation area, and the likely impact on adjoining listed buildings, particularly Anstey Hall. It is also notable that the objectives D8/a and D8/b seek to mitigate only, and we suggest enhancement should be included.	The Trumpington West site within South Cambridgeshire is some distance from the historic areas which are located to the north within Cambridge City boundary. There is no need to alter the policy although regard will need to be had of the potential for longer distance views of the church and hall.	None
<i>D8/a</i>				
11301 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>CSF/16 Archaeology at Trumpington West</i>				
8473 - English Heritage	Object	It is important that this policy requires a proper evaluation of the archaeological interest and potential of the site at the pre-application stage, and that the results of the evaluation are submitted as part of the planning application. Policy CSF/15 requires that a comprehensive ecological survey should be submitted with the planning application - the historic environment requires similar treatment. As stated above, we consider that a detailed planning application should be submitted, to ensure the design and quality of the development is appropriate to this sensitive location.	Agreed. This would also be consistent with the approach in the Development Control Policies DPD and the other AAPs. Policy CSF/16 needs to be revised to make clear that archaeological assessment is needed before planning permission can be granted. However, the entry in the planning obligations table is not inconsistent with this approach.	Revise Policy CSF/16 to read: "The developers of Trumpington West will be required to undertake a detailed, fully analytical archaeological assessment and evaluation of known and suspected sites or features of archaeological importance, including the Scheduled Ancient Monument between Trumpington West and the river. The results of the comprehensive site survey will inform the design of any development at Trumpington West."

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
11302 - Cambridgeshire County Council	Object	We consider that the archaeological assessment and evaluation should be undertaken in advance and submitted with any planning application. With reference to the Scheduled Monument, no development should be allowed which will have an adverse effect on the monument or its setting.	Agreed. This would also be consistent with the approach in the Development Control Policies DPD and the other AAPs. Policy CSF/16 needs to be revised to make clear that archaeological assessment is needed before planning permission can be granted. However, the entry in the planning obligations table is not inconsistent with this approach.	Revise Policy CSF/16 to read: "The developers of Trumpington West will be required to undertake a detailed, fully analytical archaeological assessment and evaluation of known and suspected sites or features of archaeological importance, including the Scheduled Ancient Monument between Trumpington West and the river. The results of the comprehensive site survey will inform the design of any development at Trumpington West."
<i>D8.1</i>				
11303 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>D8.2</i>				
11304 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>D8.3</i>				
11305 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>D8.4</i>				
11306 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>D8.5</i>				
11307 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>D9/c</i>				
11310 - Cambridgeshire County Council	Support	Welcome objective on access.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>CSF/17 Public Open Space and Sports Provision</i>				
11361 - House Builders Federation	Object	The policy states that recreational facilities and landscaping will be required to provide commuted maintenance sums for a minimum of 10 years index linked. However, policy SF/12 (Outdoor Playspace, Informal Open Space, and New Developments) in the Core Strategy DPD states that commuted maintenance sums will be required for 10 years. There would appear to be no justification for seeking a higher figure for the Cambridge Southern Fringe than elsewhere. Therefore, the figures should be the same across the two documents, and the word 'minimum' deleted.	In response to representations to the Core Strategy and the publication of Circular 05/2005 in July after the draft LDF documents were published, it is proposed to delete the specific time period for maintenance contributions in the LDF and to prepare SPD which will address the implications of the circular. The detail required to address different types of obligation within a development of this scale is best addressed through SPD.	Delete last sentence of Policy CSF/17 (5).
10381 - Great Shelford Parish Council	Object	Shelford is short of recreation space. We feel that provision for additional space should be made within the village framework in view of the likely increase in development.	The AAP can only address the needs of the proposed development and not existing village provisions	None
9358 - Sport England East	Object	Objection is made to the lack of clarity in the policy and reasoned justification about how and where sport and recreation facilities should be provided. The policy/reasoned justification should also confirm that the planning obligation for the development will include a requirement for contributions to the provision of off-site facilities if the Formal Sports Provision Strategy concludes that this is appropriate. These changes are also considered to be justified to ensure consistency with other Area Action Plans such as those for the Cambridge East and Northstowe developments which provide clear policy guidance on how and where sports facilities will be provided in the respective developments. This is necessary to ensure the soundness of the plan in accordance with guidance in PPS12.	The level of detail in the Cambridge Southern Fringe AAP reflects the scale of the development. Northstowe and Cambridge East are much larger developments, and as such more detailed structural policies have been included. The location of facilities can be addressed through masterplanning and design, within the policy framework that has been established through the AAP and development control policies DPD.	
11314 - Cambridgeshire County Council	Support	No reference to Strategic Open Space provision. Some provision may be provided within Cambridge City boundary and therefore be outside the scope of South Cambs DC AAP, but reference in D9.13 to Country Park within SCDC area. There should therefore be a policy on "Countryside Recreation" as with Northstowe and Cambridge East AAP.	Support noted. Strategic open space is addressed through policy CSF5. It is acknowledged that references to Strategic Open Space need to be updated to reflect the proposed standard in the Development Control Policies DPD.	Replace paragraph C3.10 with: 'The development will be required to contribute towards provision of Strategic Open Space at a standard of 5.1ha per 1000 people. Strategic Open Space provides more than a local function and spaces are generally larger, more varied, and provide a different visitor experience to village open spaces.'
9357 - Sport England East	Support	Policy CSF/17 is broadly supported.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
10139 - Trumpington Meadows Land Company	Support	TMLC supports the provision of high quality public open space and sports facilities at Trumpington West and throughout the Southern Fringe.	Support Noted	
<i>1</i>				
8165 - Cambridge City Council	Object	Support this policy but propose point 1) of the policy be amended to be consistent with point 1) Policy CE/24 (Cambridge East Area Action Plan).	Agree.	Amend policy CSF/17 point 1 to read: Provision for outdoor sports facilities, teenagers and children, informal open space and allotments will be made in Cambridge Southern Fringe in accordance with the Open Space and Recreation Standards set out in Appendix 3.
10140 - Trumpington Meadows Land Company	Object	TMLC proposes that the text is amended to read 'the Cambridge City Local Plan Outdoor Space and Informal Open Space standards will apply to the Cambridge Southern Fringe as a whole'. This provides the flexibility to coordinate provision across the whole urban extension, to provide dual use of facilities, to maximize the efficient use of land, minimize environmental and residential amenity impact, and minimize intrusion into the countryside.	The wording is proposed to be amended for clarification.	Amend policy CSF/17 point 1 to read: Provision for outdoor sports facilities, teenagers and children, informal open space and allotments will be made in Cambridge Southern Fringe in accordance with the Open Space and Recreation Standards set out in Appendix 3.
<i>2</i>				
10141 - Trumpington Meadows Land Company	Object	TMLC queries who the Strategy for Formal Sports Provision will be prepared by, and whether this is not satisfied by the Cambridge City Council Area Development Framework and Cambridgeshire Horizons. It is unreasonable to expect a single developer to provide an audit of all facilities within the Cambridge Sub Region.	The LDF does go some way to formulating an assessment of formal sports strategy. However there is still a requirement for the developers to prepare an assessment and delivery strategy as this has land-use implications.	None
<i>D9.1</i>				
10155 - Trumpington Meadows Land Company	Object	Clarification is sought as these paragraphs are not entirely consistent. Paragraph 9.1 states that at Trumpington West the formal and informal recreation needs will be met on site. Paragraph 9.2 then acknowledges that south of Trumpington it would be inappropriate to locate formal sports facilities as far south as South Cambridgeshire District. The same is true at Trumpington West, where the development fronts green belt and the River Cam Corridor. For consistency remove 'For Trumpington West the need for formal and informal recreation will be met on site'.	Noted however the provision of facilities on site for Trumpington West relates primarily to the built area.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>D9.2</i>				
10157 - Trumpington Meadows Land Company	Object	Clarification is sought as these paragraphs are not entirely consistent. Paragraph 9.1 states that at Trumpington West the formal and informal recreation needs will be met on site. Paragraph 9.2 then acknowledges that south of Trumpington it would be inappropriate to locate formal sports facilities as far south as South Cambridgeshire District. The same is true at Trumpington West, where the development fronts green belt and the River Cam Corridor. For consistency remove 'For Trumpington West the need for formal and informal recreation will be met on site'.	Noted however the provision of facilities on site for Trumpington West relates primarily to the built area.	None
<i>CSF/18 Countryside Recreation</i>				
9903 - The Bell Educational Trust Ltd	Object	We consider the development of the Access to the Countryside Strategy to be unnecessary. Developing such a strategy for such an extensive area is impractical and unrelated (contrary to Circular 05/05) to the development of a small site such as The Bell site. Any reference to the Bell site should be deleted from the policy.	The Bell site is one of several sites in the southern fringe which will be required to contribute to the landscape enhancements and access proposal to the countryside. The policy is not impractical and not unrelated.	None
8599 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	The policy should make clear that the strategy will be promoted by the relevant public authorities, the implementation of which will have access to any planning obligations of an appropriate scale secured in relation to development in the Southern Fringe.	No need to state the promotion of the strategy by public authorities. The policy does refer to planning obligations and appropriate funding.	None
11324 - Cambridgeshire County Council	Object	Welcome policy statement though would prefer "public rights of way, including cycleways" than "footpaths, cyclepaths and bridleways" - to better reflect wording of D5/a, D9/c, and D9.12.	Agreed that policy should make reference to rights of way.	Amend Policy CSF/18: A strategy will be developed to link all parts of the Southern Fringe to the wider countryside through an enhanced network of RIGHTS OF WAY INCLUDING footpaths, cyclepaths and bridleways, the provision of which will be funded by planning obligations on development at Trumpington West and development within Cambridge City at Glebe Farm, Clay Farm, Showground, Addenbrookes and The Bell School Site.
<i>Policy Paragraph 1</i>				
9197 - British Horse Society (Cambridgeshire)	Support	Good to see all users being considered.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>D9.11</i>				
11333 - Cambridgeshire County Council	Object	No reference to providing Strategic Open Space within the Southern Fringe. Is the intension to provide SOS through improved links to other sites, or by the proposed new Country Park along the east bank of the River Cam between the development at Trumpington West and Hauxton Mill? If the latter paragraph 9.13, which addresses the Country Park, needs to state that the Country Park will contribute towards the Strategic Open Space needs of the Cambridge Southern Fringe (see County Council representation on para 9.13).	Para 9.13 states that the County Park will meet the strategic recreation needs of Cambridge Southern Fringe.	None
<i>D9.12</i>				
11334 - Cambridgeshire County Council	Object	No reference to providing Strategic Open Space within the Southern Fringe. Is the intension to provide SOS through improved links to other sites, or by the proposed new Country Park along the east bank of the River Cam between the development at Trumpington West and Hauxton Mill? If the latter this needs to be referenced - see representation below.	Strategic Open Space is referred to in this paragraph.	None
<i>D9.13</i>				
11335 - Cambridgeshire County Council	Object	Suggest changing the last sentence to read "which will help meet the Strategic Open Space needs of the Cambridge Southern Fringe" to maintain consistency of terms within and across AAPs.	Noted and agree	Amend wording of paragraph 9.13 to read '...Strategic OPEN SPACE needs of the Cambridge Southern Fringe'.
<i>Table</i>				
11329 - Cambridgeshire County Council	Object	The County would like to see Strategic Open Space added to this Appendix. The standard is 5.1ha of SOS per 1000 people.	Noted agree	Add new paragraph of policy CSF/18: Development at Trumpington West will provide strategic open space in accordance with the standards set out in the Development Control Policies DPD.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
9363 - Sport England East	Support	The standards in Appendix 3 are supported as they provide a basis for ensuring that adequate outdoor sports facility provision is made in the Trumpington West development. Furthermore, as the standard proposed for outdoor sport (1.2 ha per 1000 people) is locally derived and based on the assessment of local need that has been undertaken by Cambridge City Council, the standards are considered robust and would accord with the guidance in paragraphs 6-8 of PPG17. Cambridge City Council's standards are considered to be more appropriate than those of South Cambridgeshire for the Trumpington West development because the development will functionally be an extension of Cambridge and will have open space needs that are more likely to be comparable to those in urban Cambridge than the villages in rural South Cambridgeshire.	Support Noted	None
<i>Objectives</i>				
8474 - English Heritage	Object	Water infrastructure should not compromise archaeological remains, either through direct impact, or by changes to the water table. These considerations should be included in the objectives and in policy.	Noted the character of the landscape and therefore archaeological remains should not be compromised by the water management strategy. Objective D10/d refers to this.	None
11080 - Environment Agency	Support	We support the objectives of 'An Integrated Water Management Strategy'.	Support Noted	None
<i>CSF/19 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal</i>				
11081 - Environment Agency	Object	The policy must state that the surface water drainage proposals be STRATEGIC. A holistic drainage scheme will be required as piecemeal drainage will not be deemed appropriate and may be contrary to policies within the Development Control Policies DPD.	This requirement is agreed. As a consequence, it should also be included in the schedule of planning obligations in Chapter E2.	Add the following to policy CSF/19 at the end of paragraph 1 A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED AT AN EARLY STAGE FOR THE SOUTHERN FRINGE AREA Add to the table under para E2.5 at the row on surface water drainage "A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED"
8475 - English Heritage	Object	Water infrastructure should not compromise archaeological remains, either through direct impact, or by changes to the water table. These considerations should be included in the objectives and in policy.	Noted the character of the landscape and therefore archaeological remains should not be compromised by the water management strategy. Objective D10/d refers to this.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
10197 - Trumpington Meadows Land Company	Object	Discussions are on going with the public utility companies and the local authority as the masterplan at Trumpington West evolves. A number of the issues raised in this section are too detailed and too prescriptive at this stage, for example, Policy SCF/19, 3h, 4, and 5. These will be determined as the proposals advance through S106 discussions.	These issues are not too detailed or prescriptive. It is the responsibility of the developers of Trumpington West to secure surface water drainage measures for their development, including long-term maintenance.	None
11362 - House Builders Federation	Object	It is not evident as to why all water bodies and water courses will need to be maintained and managed by a single organisation in order to allow development to go ahead. Nor is it clear as to why the existing water quality in Hobson's Brook and Nine Wells needs to be improved by new development. Is it necessitated by the new development itself, and does this meet the tests of reasonableness set out in Circular 5/05? Why should the managing organisation need to be managed in perpetuity at the cost of the development, why can't existing relevant water authorities become responsible?	<p>It is the responsibility of the developers of Trumpington West to secure surface water drainage measures for their development, including long-term maintenance. Whilst more than one body could be involved, at the time of grant planning permission the LPA will need to know that all bodies responsible for the surface water drainage systems at Trumpington West are taking an integrated approach to provision and maintenance. Without a legally binding agreement to maintenance in perpetuity it would be irresponsible for the LPA to grant planning permission.</p> <p>It is agreed that the improvements in water quality of Hobson's Brook and Nine Wells anticipated to result from the development can not be a specific requirement.</p>	<p>Amend policy CSF/19(3) & (4) to allow for more than one body to take responsibility for surface water drainage subject to a requirement to integrate management and maintenance regimes with all other relevant bodies as follows:</p> <p>"3. All water bodies and watercourses required to serve the development will be maintained and managed by one or more organisations publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding ensure that:</p> <p>4. Planning permission will not be granted until the written agreement of the Local Planning Authority has been secured that organisations with sufficient powers, funding, resources, expertise and integrated management have legally committed to maintain and manage the surface water systems for Trumpington West in perpetuity."</p> <p>Delete Policy CSF/19 (3.) (d.).</p>
2 11082 - Environment Agency	Support	Part 2 of the policy is supported.	Support Noted	None
3 11083 - Environment Agency	Support	Part 3 of the policy is supported.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>4</i>				
11084 - Environment Agency	Support	Part 4 of the policy is supported.	Support Noted	None
<i>5</i>				
9833 - GO-East	Object	Policy CSF/19 includes a requirement for development to include water conservation measures. It requires a proportion (25%) reduction in average water consumption before any dwellings are occupied. However, it does not explain what this means in practice and whilst a laudable policy, it is difficult to see how the policy will be implemented in practice through the planning system, or how development proposals will be judged against its requirements. The Submission DPD policy should be drafted so that developers are clear what is expected of them, and how it can be delivered through the land use planning system or by other means. The policy's justification should also explain how the resulting policy is to be implemented and monitored.	The Council are keen to ensure that Southern Fringe is as sustainable development as possible, including use of water resources. However, in view of the advice of GO-East that it is beyond the scope of the planning system to deliver such a specific target, the Councils agree reluctantly that criterion 5 should be amended. However, it is proposed to retain the policy to make clear that the Council considers that water conservation is an important issue at Southern Fringe.	Amend criterion 5 of Policy CSF/19: 'All development in Trumpington West will incorporate water conservation measures, including water saving devices, rainwater harvesting and greywater recycling, whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.' Add new sentence to the end of paragraph D10.11 to read: "...THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE CAMBRIDGE SOUTHERN FRINGE PROPOSALS. Delete paragraphs D12.12 and D12.13.
11085 - Environment Agency	Support	Part 5 of the policy is supported.	Support Noted	None
11336 - Cambridgeshire County Council	Support	Support in particular the incorporation of water saving devices.	Support Noted	None
<i>D10.6</i>				
11337 - Cambridgeshire County Council	Object	Mention of green roofs, present in Cambridge East AAP, is omitted and could be included here.	Agree.	Add additional bullet to paragraph 10.6: Green roofs where appropriate to the urban design;
<i>Objectives</i>				
11338 - Cambridgeshire County Council	Support	Welcome the inclusion of exemplar projects within the development and hope they will be widely showcased to increase uptake within and outside the CSF development.	Support Noted	none

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>CSF/21 An Exemplar in Sustainability</i>				
9836 - GO-East	Object	Policy CSF 21 includes a requirement for development to include exemplar sustainable development projects, including energy efficiency measures. It does not explain what this means in practice and whilst a laudable policy, it is difficult to see how the policy will be implemented through the land use planning system, or by other means, or how proposals will be judged against its requirements. The Submission DPD policy should be drafted so that developers (or others) are clear what is expected of them, and how it can be delivered through the land use planning system or by other means. The policy's justification should also explain how the resulting policy is to be implemented and monitored.	The support for the objectives underpinning the policy is noted. The Council is of the view that Southern Fringe is of such a scale and importance that it is crucial that it is as sustainable as possible. The Structure Plan requires that the new town of Northstowe is "an example of excellence in the creation of a sustainable settlement" (Policy P9/3). Whilst the same explicit requirement is not included for Southern Fringe, the Council considers that it is reasonable and appropriate to take a similar approach. The policy is not prescriptive about how the terms of the policy will be met and this will be a matter for negotiation on any planning application.	None
10203 - Trumpington Meadows Land Company	Object	TMLC support the need for a sustainable approach towards development but seek reassurance that account will be taken of other development costs. TMLC would welcome the rewording of this policy to reflect this and addition of the following to the end of the policy: 'In applying this policy account should be taken of other site development costs in assessing what is reasonable to expect from the developer.'	The support for the objectives underpinning the policy is noted. However it is considered not appropriate to include the wording suggested.	None
<i>D12.4</i>				
10198 - Trumpington Meadows Land Company	Object	paragraph D12.4 is repetitious of Para D10.11 - D10.13	It is agreed that this paragraph repeats points dealt with adequately elsewhere in the plan.	Delete paragraph D12.4
<i>D13.1</i>				
10162 - Trumpington Meadows Land Company	Object	TMLC object to paragraph D13.1. TMLC recognizes the importance of planning for waste management facilities in association with the Southern Fringe urban extension. However, given the location of the Trumpington West site at the southern gateway to the city it is inappropriate for the site to accommodate a waste management facility. The sensitivity of the River Cam corridor and conservation area to the north further supports the removal of reference to a waste management facility from this paragraph.	Noted however the wording used is potentially and therefore implies some degree of flexibility in relation to choosing a site for the waste management facility.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>D13.4</i>				
10936 - Cambridgeshire County Council	Object	There is a need for provision for a Household Waste Recycling Centre (HWRC) in the Southern Fringe (Policy WLP 20). In the absence of provision of a major waste management facility (provision for which is made through Policy WLP 18 of the adopted Waste Local Plan) there is also a need for a bulking up / transfer facility to deal with business and commercial waste arising from the Southern Fringe and its immediate area. This would be best co-located with the HWRC, and will require an area of 1 ha (in addition to the HWRC). With the intensification of bio-medical and clinical activities on the Southern Fringe there may also be a need to consider the future provision of a specialist clinical / bio-medical waste management facility, that could be accommodated on employment land. Currently, the Waste Planning Authority is unable to satisfy itself that adequate provision for waste management can be made, although various options are being explored.	Planning for waste is a County Council responsibility and cannot be shown in the Area Action Plan.	None
<i>D13.6</i>				
10937 - Cambridgeshire County Council	Object	The Waste Planning Authority has identified a need for temporary waste management facilities to be established prior to development commencing, to deal with the re-use, recycling and recovery of waste arising from development / construction activities within all major development areas. These temporary facilities should also encompass the re-use / recycling of sustainable construction materials. This should be acknowledged in the Plan, and developers advised to contact the Waste Planning Authority. In addition it would be appropriate for the principal applications for the new development areas to be supported by a Waste Management Strategy which should address such factors as: <input type="checkbox"/> Location of waste <input type="checkbox"/> Types of waste <input type="checkbox"/> Volumes of waste <input type="checkbox"/> Strategy for dealing with each waste stream (including sustainable construction materials) <input type="checkbox"/> Strategy for dealing with any residues on and off site (including details of where they are to be sent for disposal). Implementation should be secured by planning condition.	Planning for waste is a County Council responsibility and cannot be shown in the Area Action Plan.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>Chapter E DELIVERING THE CAMBRIDGE SOUTHERN FRINGE</i>				
<i>E1/b</i>				
8476 - English Heritage	Object	E1/b should incorporate a strategy for the protection and enhancement of the historic environment.	Noted not agree. This is addressed elsewhere in the area action plan, in particular the requirement to prepare a landscape strategy.	None
<i>E1.1</i>				
9314 (Netherhall Farm)	Object	The site will not deliver the required completions in the Plan period. Land at Netherhall Farm should be identified as an allocation to assist delivery.	The proposed Netherhall site is outside of AAP area and also outside the District boundary and is hence a matter for Cambridge City.	None
<i>CSF/22 Construction Strategy</i>				
11476 - GO-East	Object	We think that the Core Strategy and other DPDs will need to include a clearer and more robust implementation and monitoring framework that should set out how delivery will be achieved and measured. Clearly, we recognise that this is not possible in a detailed manner for developments that will be phased towards the end of the Structure Plan period, such as the majority of the Cambridge East development. However, we would expect the Core Strategy to include a commentary on when the sites are expected to come forward for development, the anticipated delivery timescales, as well as some of the main dependencies, risks to delivery and any contingencies. This overall implementation framework should then be built on in further detail in respect of the main sites through the AAPs and allocations DPD.	The AAP has been prepared in consultation with stakeholders at 3 stages of consultation. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Councils are involved, looking at issues such as formal sports, and green infrastructure. Cambridgeshire Horizons is also assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments. Given the urgency to ensure that plans are in place to bring forward the major developments to meet the needs of the Cambridge Area, the AAP is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already known, and identifies where strategies are required to identify all the specific requirements of the development. Horizons will have a key role in helping to draw together the identified requirements of Southern Fringe as work on a planning applications progresses and in facilitating discussions on a section 106 agreement. The submission AAP will have a new delivery section which will include a housing trajectory and also a new monitoring section which will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Southern Fringe is efficiently and effectively carried out.	Action Add two new sections to Chapter E. "Delivering Cambridge Southern Fringe" will include matters affecting delivery and a housing trajectory. "Monitoring Cambridge Southern Fringe" will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Southern Fringe is efficiently and effectively carried out.

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
11339 - Cambridgeshire County Council	Object	As for Policy DP/ 6 in Core Strategy, if talking about haul roads affecting "the public highway" and residents and businesses, then should also include effect on "environmental amenities of biodiversity, rights of way and green spaces. Developers won't realise "highway" includes Rights of Way, even if that is what is intended by the phrase. Require that insert "Developers must employ an agreed methodology for haul roads where they cross public rights of way". Good practice developed with SCDC planners pertains.	This is a detailed issue which is best addressed through the preparation of the comprehensive construction strategy required under Policy CSF/22 criterion 1. The AAP cannot be comprehensive on every issue that should be included in the strategy.	None
<i>1</i>				
9853 - GO-East	Object	Policy CSF/22 requires any haul roads in Cambridge City, but close to properties in South Cambridgeshire to include landscaping and noise attenuation measures. However, the policy does not include details of how this is to be achieved. It is difficult to see how the requirements in the South Cambridgeshire AAP, can be delivered where development proposals will be considered against the Cambridge City development plan. Rather, the Council should be making representations on the Cambridge City Local Plan to ensure that its policies include adequate and appropriate requirements for noise attenuation and landscaping.	Noted and agreed, the Council will seek to ensure South Cambs residents are not adversely affected by haul roads within Cambridge City through representations made to their Local Plan and relevant planning applications.	Change Paragraph 2 of CSF/22 to read: "Construction haul roads for development at Glebe Farm, Clay Farm, Showground, Addenbrookes the Bells School Site with Cambridge will not be permitted in the countryside within South Cambridgeshire."
<i>2</i>				
9905 - The Bell Educational Trust Ltd	Object	We agree that the construction of haul roads for the development of The Bell site should not be permitted in the countryside within Southern Cambridgeshire. The site can be successfully accessed from Babraham Road within the urban area of Cambridge. No road infrastructure will be necessary within Southern Cambridgeshire District. Therefore any reference to the Bell site should be deleted from the policy.	Support noted but no need to delete reference to Bell School site.	None
8604 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	To rule out any haul roads within South Cambridgeshire cannot reasonably be justified. The policy is ill-considered. To require all haul roads to be within the jurisdiction of Cambridge City Council is unjustifiable. Such proposals will need proper consideration. Being significantly more urban may raise a degree of disturbance which is unacceptable. The physical presence of haul roads in the countryside will be temporary.	Disagree, physical presence of haul routes in the countryside will be visually unacceptable.	None
<i>3</i>				
8477 - English Heritage	Object	Protection of archaeological remains should be included in this policy, particularly point 3.	Archaeology is covered by policy CSF/16 and the protection of any archaeological remains will form part of the evaluation.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>5</i>				
10146 - Trumpington Meadows Land Company	Object	TMLC wishes to see the following amendments: 'The construction strategy will provide for all spoil generated by the development at Trumpington West to be accommodated within the development site, where possible'. Accommodation on-site will thereby remain the prime objective, but allows flexibility to re-use spoil in the most effective way and appropriate manner once the quantum, nature and properties of the material is known.	Noted and agreed as some spoil may be contaminated and would not be appropriate to retain on site.	Amend paragraph 5 of CSF/22 to read: "...The construction spoil strategy will provide for all SUITABLE spoil generated by development at Trumpington West to be accommodated within the development site and in accordance with a landscaping scheme to be approved by the Local Planning Authority...".
<i>E1.3</i>				
10150 - Trumpington Meadows Land Company	Object	TMLC consider this paragraph too prescriptive in specifying where the storage compound should be located. The phasing programme will determine where it will be best located to minimize disturbance and traffic movement.	The supporting text suggest that the best site is close to the road and the policy is worded to give the flexibility required. This can be negotiated as part of the planning application process.	None
<i>E1.8</i>				
9641	Object	This paragraph recognises that "traffic noise from the M11 is intrusive over much of the western side of Trumpington..." and that action will be necessary to "mitigate road noise" in order to provide pleasant environments for recreation and living". The LDF needs to recognise that the traffic noise from the M11 is intrusive as far as residents of Little Shelford and Hauxton are concerned. The LDF therefore needs to recognise that noise reduction measures are required now to improve the environment of residents of villages such as Hauxton and Little Shelford.	Noted, however the AAP relates to the development of the southern fringe and in particular the Monsanto site. It would be unreasonable to expect the developer to mitigate existing road traffic noise unrelated to the new development.	None
<i>CSF/23 Countryside Enhancement Strategy</i>				
8606 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	The policy or the text should make plain that the level of any planning obligations will reflect the advice in Circular 1/97.	All planning obligations will reflect the advice in circular 05/05 and reference is not needed in this section.	None
9089 - Addenbrooke's Hospital	Object	This policy sets out proposals for enhancing a significant area south of the City Boundary between Babraham road and the built up area of Stapleford. The Trust objects to assumption that this strategy is suggested to be funded in part by developments on the Addenbrooke's site. This reference should be deleted.	The proposed development at Addenbrookes will have significant impacts which will need to be mitigated. The landscape enhancements are required in order to achieve this. All the developments in the southern fringe will be required to make contributions towards this element and the Addenbrookes development will be no exception.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
9906 - The Bell Educational Trust Ltd	Object	We consider The Countryside Enhancement Strategy, as a further layer of guidance, to be unnecessary. The suggested area of enhancement extends well beyond the Bell site and is unrelated to its development, it is therefore contrary to Government guidance. Any reference to the Bell site should be deleted from the policy.	The Countryside Enhancement Strategy is a key requirement to mitigate the impact of the Southern Fringe Development. The area in question is not unrelated to the development of the Bell School site.	None
11340 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>CSF/24 Making use of existing buildings/resources on site</i>				
9846 - GO-East	Object	The policy fails to recognise the type, quality and nature of the materials and its appropriateness for use as hard core or other building materials. It is difficult to see how the policy in this form will be implemented in practice, or how proposals will be judged against its requirements. The Submission DPD policy should be drafted so that developers are clear what is expected of them, and how it can be delivered. The policy should also take into account the fact that not all building materials may be suitable or appropriate for recycling. The policy's justification should also explain how the resulting policy is to be implemented and monitored.	Agree that some materials may not be able to be recycled. It is not appropriate for the AAP to go through a list of appropriate materials.	Amend wording of CSF/24 to read: "Redundant buildings together all other redundant structures will be recycled, WHERE APPROPRIATE, within the Cambridge Southern Fringe to provide a local source of hardcore or other building materials."
11341 - Cambridgeshire County Council	Support	Support.	Support Noted	none
<i>CSF/25 Management of Services, Facilities, Landscape and Infrastructure</i>				
8478 - English Heritage	Object	Management of the historic environment should be included here, especially in relation to the scheduled ancient monument and other features of archaeological or historic importance.	Policies elsewhere in the AAP address archaeology and built heritage (CE/23) and the retention of any existing landscape features that are appropriate to the local landscape character.	None
11359 - House Builders Federation	Object	The policy states management strategies for services, facilities, landscape and infrastructure will need to be submitted to the Local Planning Authority for adoption prior to the granting of outline planning permission. This seems to be a completely unreasonable requirement given that applicants will be expected to provide such detailed information at potentially very high cost to themselves, prior to even knowing whether or not their specific proposals will even be likely to obtain planning permission in the first place.	The management of services, facilities, landscape and infrastructure at Southern Fringe is likely to require contributions from the development to be incorporated into the planning obligation agreement which can only be agreed when the outline planning permission is granted.	None
11342 - Cambridgeshire County Council	Support	Support.	Support Noted	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>CSF/26 Timing / Order of Service Provision</i>				
9847 - GO-East	Object	It will be important for the Council, when it submits the AAP, to demonstrate its deliverability and realism, and that it has undertaken an assessment of risks to deliverability, and considered possible contingencies measures should the risks arise. The submission AAP should include details of how its implementation will be monitored, including targets and indicators, including a realistic housing trajectory. It could also be more explicit about who is expected to deliver what (including key infrastructure items) and by when, rather than leave it until consideration of the planning application.	A new chapter on delivery will be included in the submission AAP, to include a housing trajectory and details on some of the mechanisms to address effective delivery. Much of the detailed work on timing of development in relation to service provision will be a matter for negotiation on any planning application and through partnership work with Cambridgeshire Horizons as delivery vehicle. However, the AAP identifies as far as is possible at this stage the requirements of the development, or the need for strategies to be prepared to do so, and provides a policy hook for ensuring their timely delivery. A new chapter on monitoring will also be included and will contain indicators, drawn from the Council's separate Monitoring Strategy.	Include new chapter "E3: Delivering Cambridge Southern Fringe" to include matters affecting delivery and a housing trajectory. Include new chapter "E4 Monitoring Cambridge Southern Fringe" with indicators drawn from the separate Monitoring Strategy.
11343 - Cambridgeshire County Council	Support	Support.	Support Noted	None
<i>E2/a</i>				
11344 - Cambridgeshire County Council	Object	There should be a policy regarding planning obligations as there is in Cambridge East AAP for consistency between AAPs.	A policy in the Area Action Plan is not required, as policy DP/4 of the Development Control Policies DPD applies. The Cambridge East AAP has a planning obligations policy as it is a 'stand alone' document produced jointly with Cambridge City Council.	None.
8610 - Countryside Properties (Special Projects) Ltd and Liberty Property Trust	Object	The policy or supporting text should make plain that contributions sought by way of obligations will fall within the guidance set in Circular 1/97, which does not find mention anywhere in the document.	Obligations will be sought in line with Circular 05/05 and as such this does not need to be referred to in this document.	None
<i>E2.3</i>				
9091 - Addenbrooke's Hospital	Object	This policy 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 community services.	The development of Addenbrookes should be required to make contributions through obligations which are commensurate with the development.	None

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
<i>Archaeology</i>				
8481 - English Heritage	Object	The table implies that archaeological evaluation will be carried out after planning permission has been given. However, the site should be subject to an evaluation prior to the planning application being made, in accordance with PPG16 procedures. The results of such an evaluation should be used to inform the design of the development and submitted with the planning application. Conditions or planning obligations should be used in the light of knowledge acquired through the archaeological evaluation, to ensure investigation and recording takes place in an agreed manner, and other relevant issues such as interpretation and public access are properly addressed, as PPG16 recommends.	Agreed. This would also be consistent with the approach in the Development Control Policies DPD and the other AAPs. Policy CSF/16 needs to be revised to make clear that archaeological assessment is needed before planning permission can be granted. However, the entry in the planning obligations table is not inconsistent with this approach.	Revise Policy CSF/16 to read: "The developers of Trumpington West will be required to undertake a detailed, fully analytical archaeological assessment and evaluation of known and suspected sites or features of archaeological importance, including the Scheduled Ancient Monument between Trumpington West and the river. The results of the comprehensive site survey will inform the design of any development at Trumpington West."
<i>Energy</i>				
11262 - Cambridgeshire County Council	Object	Renewable energy target is referenced in the table (p112) but it is not expanded on within the document. This is considered an omission.	Issues are addressed by the Development Control Policies DPD, policies NE/1 and NE/3. A repeat of these policies in the Area Action plan is not required.	None.
<i>GLOSSARY</i>				
<i>Table</i>				
9094 - Addenbrooke's Hospital	Object	The glossary does not explain community services. This would be a helpful addition and could be based on the text of paragraph E2.1	Noted but no need to add this to glossary	None

Draft Final Sustainability Report: Cambridge Southern Fringe

Public Participation Report

ANNEX: BASELINE ASSESSMENT TABLES

CSF/7 □ Trumpington West housing

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
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ANNEX: BASELINE ASSESSMENT TABLES

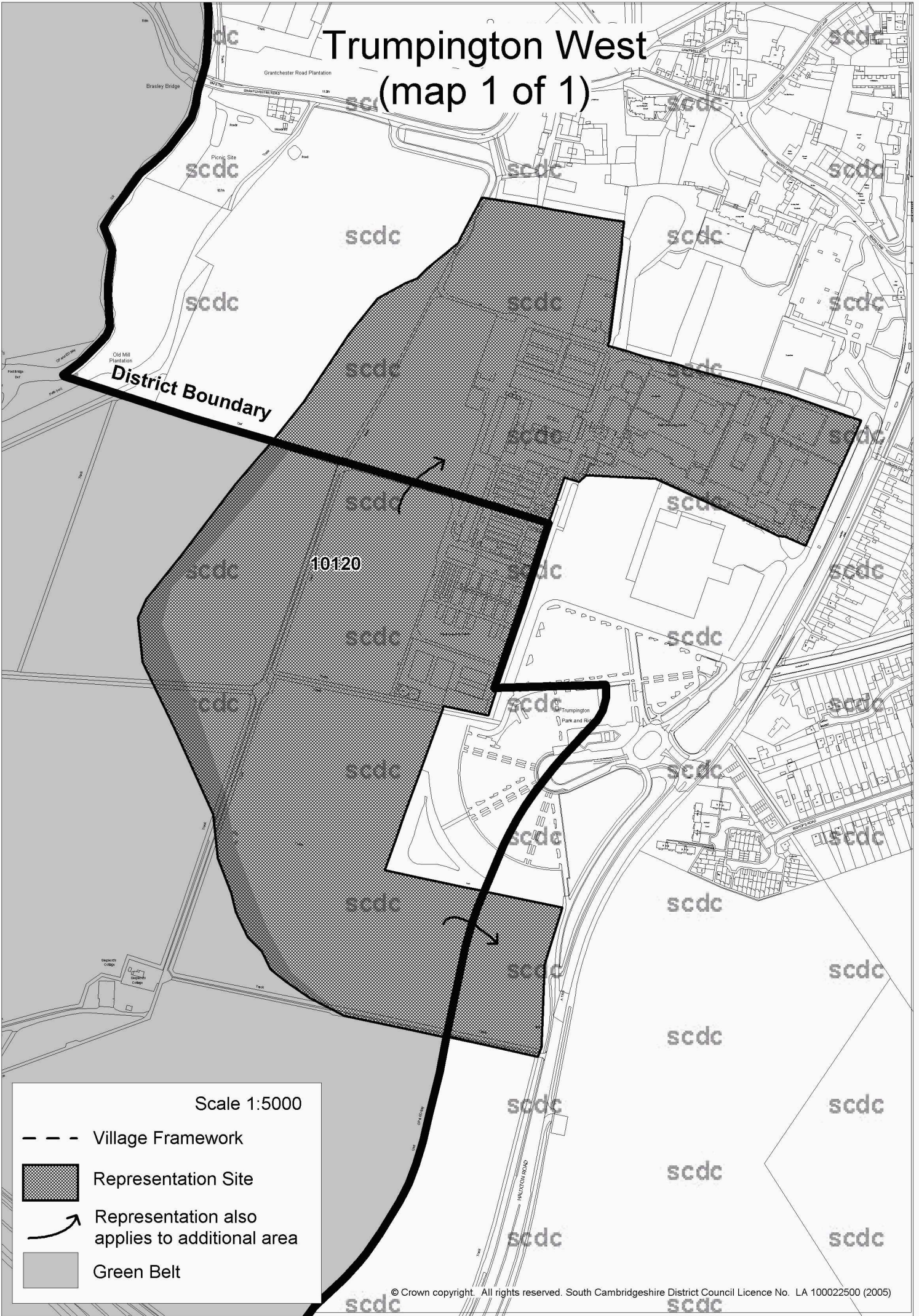
CSF/7 □ Trumpington West housing

10101 - House Builders Federation	Object	The HBF considers that the affordable housing requirements set out in policy CSF/7 and its reasoned justification seriously undermines the soundness of the Plan as it threatens the deliverability of the Council's overall housing requirement.	Objection is addressed through Cambridge Southern Fringe Area Action Plan, and does not refer to the sustainability appraisal.
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CSF/25 □ Management of services, facilities, landscape and infrastructure

10098 - House Builders Federation	Object	<p>The policy states management strategies for services, facilities, landscape and infrastructure will need to be submitted to the Local Planning Authority for adoption prior to the granting of outline planning permission.</p> <p>This seems to be a completely unreasonable requirement given that applicants will be expected to provide such detailed information at potentially very high cost to themselves, prior to even knowing whether or not their specific proposals will even be likely to obtain planning permission in the first place.</p>	Objection is addressed through Cambridge Southern Fringe Area Action Plan, and does not refer to the sustainability appraisal.
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Trumpington West (map 1 of 1)



Scale 1:5000

- - - Village Framework
-  Representation Site
-  Representation also applies to additional area
-  Green Belt