



<b>Report to:</b>	Cabinet 10 January 2022
<b>Lead Cabinet Member:</b>	Councillor Dr. Tumi Hawkins, Lead Cabinet Member for Planning
<b>Lead Officer:</b>	Stephen Kelly, Joint Director for Planning and Economic Development

## **North East Cambridge Area Action Plan: Proposed Submission (Regulation 19)**

### **Executive Summary**

1. This report seeks agreement of the Proposed Submission North East Cambridge Area Action Plan (AAP) that establishes the Councils' policies and proposals for managing development, regeneration and investment in North East Cambridge over the next twenty years and beyond.
2. It follows public consultation on the draft Area Action Plan in July 2020 that sought to elicit views on the development proposals for the area as a whole and the contribution individual sites and development parcels would make, in terms of housing, employment, and social and physical infrastructure, as well as the detailed proposals for development management policies, and how these would contribute towards delivery of the vision and objectives for the area as a whole.
3. This report summarises the main issues raised in comments made to consultation on the draft Area Action Plan document and the changes that have been made in response to those issues and to new evidence, in preparing the Proposed Submission AAP for approval by both local planning authorities.
4. The Proposed Submission AAP is to be reported to the respective decision-making committee process of the Councils over December 2021 to January 2022. The next stage of consultation will then need to await the outcome of the Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant, on which the AAP is predicated.

## Key Decision

5. Yes

The key decision was first published in the August 2021 Forward Plan.

## Recommendations

6. Cabinet is recommended to:

- a) Agree the North East Cambridge Area Action Plan: Proposed Submission (Regulation 19) (Appendix A1) and Proposed Submission Policies Map (Appendix A2) for future public consultation, contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved;
- b) Note the Draft Final Sustainability Report (Appendix B), and Habitats Regulation Assessment (Appendix C) and agree them as supporting documents to the North East Cambridge Area Action Plan: Proposed Submission (Regulation 19) that will also be subject to future public consultation;
- c) Agree the following supporting documents to future public consultation:
  - a. Statement of Consultation, including the Councils' consideration of and responses to representations received to the draft North East Cambridge Area Action Plan (Regulation 18) consultation 2020 (Appendix D);
  - b. Duty to Cooperate Compliance Statement (Appendix E);
  - c. Draft Duty to Cooperate Statement of Common Ground (Appendix F);
  - d. Equalities Impact Assessment (Appendix G);
  - e. Topic papers (Appendix H).
- d) Agree the findings of the following background evidence documents prepared by the Councils that have informed the North East Cambridge Area Action Plan: Proposed Submission and are proposed to accompany future public consultation:
  - a. Typologies Study and Development Capacity Assessment (Appendix I1);
  - b. Surface Water Drainage Core Principles (Appendix I2);
  - c. Chronology of the feasibility investigations of redevelopment of the Cambridge Waste Water Treatment Plant (Appendix I3).
- e) Note the findings of the background evidence documents that have informed the North East Cambridge Area Action Plan: Proposed Submission and are proposed to accompany the public consultation (see Background documents to this report);
- f) Agree that any subsequent material amendments be made by the Cambridge Executive Councillor for Planning Policy and Transport in consultation with Chair and Spokes, and by the South Cambridgeshire Lead Member for Planning, both in consultation with the JLPAG;
- g) Agree that any subsequent minor amendments and editing changes be delegated to the Joint Director of Planning and Economic in consultation with

Cambridge Executive Councillor for Planning Policy and Transport and by the South Cambridgeshire Lead Cabinet Member for Planning.

## **Reasons for Recommendations**

7. Cambridge City Council and South Cambridgeshire District Council are preparing a joint North East Cambridge Area Action Plan. The North East Cambridge Area Action Plan: Proposed Submission (Regulation 19) marks the next stage in the plan making process. The Area Action Plan proposed for future consultation has been informed by consideration of feedback from previous rounds of consultation, and the North East Cambridge Area Action Plan evidence base.
8. The report has also been considered by the Joint Local Plan Advisory Group on 30 November 2021, and a summary of their discussions is included in this report at paragraphs 43 & 44.

## **Details**

9. Cambridge City Council and South Cambridgeshire District Council (the Councils), with the support of Cambridgeshire County Council, began work on preparing a joint AAP in February 2014 with publication of an initial Issues & Options document.
10. The extent and ambition for the area's regeneration has grown since that time and, in particular, following the confirmation of the Housing Infrastructure Funding (HIF) to relocate the Waste Water Treatment Plant (WWTP) that, if approved, would enable a comprehensive approach to this urban site. The Area Action Plan is predicated on that relocation taking place. Combined with the delivery of significant new transport infrastructure that will serve North East Cambridge, there is now an opportunity to realise regeneration across the area which can deliver a balanced, mixed and self-sustaining new city district.
11. The AAP has been the subject of three rounds of public consultation:
  - Issues and Options – 8<sup>th</sup> December 2014 – 2<sup>nd</sup> February 2015
  - Issues and Options – 11<sup>th</sup> February – 25<sup>th</sup> March 2019
  - Draft Area Action Plan– 27<sup>th</sup> July – 5<sup>th</sup> October 2020

## **Current stage**

12. This report introduces the next stage of the AAP's production – the 'Proposed Submission' stage under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This represents the first formal version of the AAP that the Councils consider 'sound' and capable of submission for Independent Examination in Public.
13. To be a 'sound' plan, the National Planning Policy Framework (NPPF) requires that plans must be:
  - Positively prepared – the Proposed Submission AAP represents a pro-active strategy that can realise and manage the significant regeneration of the NEC area, having regard to local needs, site constraints, and infrastructure requirements.
  - Justified – the policies and proposals of the Proposed Submission AAP represent the most appropriate local response when considered against reasonable alternatives and the findings of the evidence base.
  - Effective – the policies and proposals of the Proposed Submission AAP are deliverable during its plan period and based on effective joint working, including with affected and interested parties as well as our delivery partners.
  - Consistent with national policy – the implementation of the Proposed Submission AAP would secure the delivery of sustainable development in accordance with the policies of the NPPF.

## **Main changes made within the Proposed Submission AAP**

14. The following section of the report summarises the main changes made in the Proposed Submission AAP in response to:
  - over 4,000 comments received to consultation on the Councils' draft Area Action Plan in 2020;
  - the outcomes of discussions held with the engagement Forums and delivery partners on key issues;
  - further analysis of social and physical infrastructure required to support new development and to deliver the spatial vision for the area; and
  - the findings of topic papers and evidence base studies on a range of matters including transport; employment; housing; retail; community facilities; landscape and visual impacts; biodiversity; air quality; flood risk and sustainable drainage; development typologies; and development capacities.

15. The detailed comments received to consultation are published on the [Councils' consultation website](#). The Councils' response to the issues raised, alongside our consideration of the evidence base and the outcomes of engagement with our delivery partners, are provided in the Statement of Consultation (Appendix B), including a summary of the changes made to the AAP. It also contains an appendix showing the detailed changes between the 2020 draft AAP and the Proposed Submission AAP.

### **The Vision for North East Cambridge**

16. There was broad support for the draft Vision, in particular, the low carbon ambition, the priority afforded to active travel and public transport use, and the integration of North East Cambridge with surrounding communities. Subtle changes have been made to the Vision to include specific reference to North East Cambridge being a healthy place, reflecting the Councils' priority and ambition, and to refer to high quality development, recognising the importance of good design and making North East Cambridge a place where people are proud to live and work.

### **Housing**

17. While concerns were raised about the quantum and density of new residential development being proposed for NEC, the evidence from the emerging Greater Cambridge Local Plan confirms that NEC is a highly sustainable location and the benefits of locating homes close to jobs. Therefore, the quantum of housing is to be broadly maintained with 8,350 new homes proposed, but densities have been reduced across the AAP area. This follows further analysis of different development typologies. The average density across the housing areas are now around 100 dwellings per hectare, similar to other developments like Eddington. The densities range from 70 homes per hectare around the edges of the area up to 300 homes per hectare within the District Centre.
18. Changes have also been made to Policy 11, which concerns the housing design standards to be applied, with additional detail included to ensure all new dwellings provide good living environments, address noise issues and overheating, and that private outdoor space cannot be delivered in the form of communal space. The policy has also been updated to include the requirements for accessible homes, including wheelchair accessible housing.

### **Building Heights**

19. In response to concerns about the proposed height of new buildings within NEC, the heights have been reduced to 4-6 storeys generally, with a maximum

height of 10 storeys. This is a reduction from the proposals in the 2020 draft AAP, which proposed 5-8 storeys generally with a maximum of 13 storeys. Following further evidence undertaken on heritage and townscape impacts of development at NEC, the Spatial Framework also addresses advice that development should not exceed certain heights in certain locations, and it identifies where 'marker buildings' can be delivered to achieve placemaking benefits whilst protecting and enhancing the historic and build environment.

### **Open Space Provision**

20. A number of comments received raised concerns with the amount of open space provision proposed within NEC. Related to this was concerns this could place pressure on the surrounding open spaces as well as the growing appreciation of benefits of access to local green spaces for mental health and wellbeing as a result of the COVID-19 pandemic.
21. In response, the Spatial Framework of the AAP has been amended so the amount of on-site open space provision will now meet the Cambridge City Council informal open space and children's play standards in full. In quantum terms, this represents an increase in new open space from circa 10.4 hectares to 27.6 hectares. In addition, new and enhanced links for pedestrians and cyclists from NEC across the A14 and the railway to the wider countryside to the north and east will continue to provide access to the wider countryside network.
22. Further changes to Policy 8 seek to secure an improved distribution of open spaces across NEC; ensure all new homes will be within a five-minute walk of a local public open space; and clarify the expectation that the open spaces to be provided will be high quality, low maintenance, water efficient, multi-functional, multi-use, accessible and multi-generational and useable throughout the year, as well as making provision for a wide range of food growing spaces, including as part of a comprehensive landscape led approach to open spaces.

### **Commercial Floorspace and Jobs**

23. To meet the increased open space standards, and to address concerns about the balance to be achieved between homes and jobs within NEC, the amount of new commercial (office) floorspace to be provided across NEC has been reduced by 25%. This brings the overall provision of new jobs down from 20,000 to 15,000 (in Policy 1) and will help reduce traffic and improve the ability to comply with the Trip Budget (Policy 22), which caps the maximum

level of external vehicular peak hour trips within which future development must keep within.

### **Safeguarded Uses**

24. Policy 24b has been updated to provide specific guidance on a number of existing protected or safeguarded uses and strategic uses requiring protection/relocation. These include the Waste Transfer Station and Aggregates Railheads (both protected by the Minerals and Waste Local Plan) and the Bus Depot (a strategic public transport facility) all located within or around Cowley Road Industrial Area. The policy changes clarify the preference in the AAP to see these uses relocated to suitable off-site locations to deliver upon the Spatial Framework but recognise this process may take time and, in some cases, may require interim measures, including relocation of the Waste Transfer Station to an area adjacent to the Aggregates Railheads, preferably on an interim basis. The processes by which these could take place have been agreed with relevant bodies in two statements of common ground included within the overall Statement of Common Ground for the AAP (see Appendix F).

### **Industrial Floorspace**

25. Changes have been made to Policies 12b and 24b to strengthen the requirement that there is no net loss in the quantum of existing industrial (Class B2 and B8) floorspace as a result of the regeneration of NEC. This includes confirming the current levels of provision and how this should be re-provided in the North East Cambridge area. The retention of the same amount of industrial floorspace is important to maintain a mix of uses and a variety of employment opportunities within the area.
26. Further amendments have also been made that respond to comments about the potential for existing businesses to be displaced. These clarify that the policies concern only the protection of the amount of industrial floorspace and not the existing occupiers. However, reference has been added about the support the Councils corporately would intend to provide to occupiers that may be affected, including helping to identify suitable alternative sites. Together, the policies promote the consolidation and intensification of industrial uses to the Cowley Road Industrial Area and the northern portion of the Chesterton Sidings area.
27. Other changes are required to reflect that Nuffield Road Industrial Estate is now proposed to be redeveloped for residential use, with the equivalent industrial floorspace required to be re-provided within the Cowley Road Industrial Estate and/or the northern part of the railway sidings area. As well as providing space for businesses, the intensification of the industrial

floorspace within these areas will provide a buffer to the existing Aggregates Railheads and the adjacent proposed interim area for relocation of the Waste Transfer Station, helping to mitigate the impact of these safeguarded uses on any nearby residential development.

### **Biodiversity**

28. The requirement to increase biodiversity overall (biodiversity net gain) has now increased from 10% to 20% in line with the emerging Greater Cambridge Local Plan policy proposals. The policy notes that achieving this fully on-site may be challenging due to the higher density nature of the North East Cambridge site, so will be considered on a case by case basis and at least 10% net gain should be on-site. 20% is double the biodiversity net gain now required under the recently passed Environment Act 2021.

### **Community Facilities**

29. Following further evidence on a townscape assessment of the proposed Spatial Framework and revision to the Retail Study, the AAP now includes five centres and an enhanced level of retail provision than previously proposed (see Policy 15). All homes within NEC will now be within a five-minute walk of a District or Local Centre which will serve the day to day needs of people living in the area.
30. In addition, the County Council has updated the population forecasts and child yields for NEC and have recommended the previous safeguarded site for a Secondary School is no longer required based on the assumed housing mix. Policy 14 continues to make provision for three primary schools within NEC, including nursery provision. This is despite the updated Education topic paper recommending a requirement for two primary schools. However, to reflect this, the primary school site identified for the new Greenway Local Centre is proposed as a safeguard site in case it is required at a later stage in of the Plan, which will likely be influenced by the actual dwelling mix being delivered through permitted schemes.

### **Other Matters**

31. Other comments raised concerned the implications of the COVID-19 pandemic and whether this would affect the proposals being put forward through the AAP. In particular, the demand for new employment floorspace should working patterns change permanently, the reduction in the use of public transport, and the value placed on private amenity space and local parks for health and wellbeing.



32. While provision of amenity space and informal open space and play space are being increased in the Proposed Submission AAP, other potential impacts will need to be monitored. Specifically, the National Planning Policy Framework provides that Local Plans should be reviewed within 5-years of adoption. This will enable the Councils and our partners to reflect on the impacts of living with COVID-19 and to take account of any implications for meeting needs, including requirements to support the recovery from the pandemic.
33. Other comments queried whether the Waste Water Treatment Plant (WWTP) needed to be relocated and whether the full environmental costs of this were being taken into account through the preparation of the AAP.
34. The relocation of the WWTP is being advanced by Anglian Water through a Development Consent Order (DCO) following confirmation of the grant of the Housing Infrastructure Fund bid made by Anglian Water, in partnership with Cambridge City Council as a landowner and developer and prioritised and promoted by Cambridgeshire and Peterborough Combined Authority. The DCO process is an entirely separate statutory planning process from the plan-making process and will be determined under different legislation. It is therefore not a project or proposal within the scope of the emerging Greater Cambridge Local Plan or AAP to influence. Rather both plans are being prepared on the basis that the WWTP will be relocated, but this is not a requirement of either plan. The WWTP relocation will, however, be considered in the Sustainability Appraisal for both the emerging Greater Cambridge Local Plan and the AAP, as a plan or project being brought forward by another body, as part of assessing the cumulative impacts of the Plans.
35. The Scoping Opinion relating to the Development Consent Order process for the new Waste Water Treatment Plant has now been published by the Planning Inspectorate. With specific reference to the decommissioning and demolition of the existing plant, it requires assessment of the cumulative impacts of the proposal for the new works together with the effects of waste generated from demolition activities at the existing sewage works. Additionally, Policy 2 of the Proposed Submission Area Action Plan requires planning applications to calculate carbon emissions through a Whole Life Carbon Assessment, to demonstrate actions to reduce life-cycle carbon emissions and also to reduce construction waste.
36. It is acknowledged that the relocation of the WWTP would unlock a brownfield urban site that the evidence shows is a very sustainable location for development. Including the site in the two Plans at this stage ensures that future development in this area is brought forward in a comprehensive and coherent manner.

37. The formal agreement by the Councils of the Proposed Submission AAP will be an important factor in the DCO Examination process to demonstrate commitment to development of the area as well as conclude the Draft (Regulation 18) stage of the preparation of the Area Action Plan.
38. The Greater Cambridge Local Development Scheme (LDS) sets out the plan making process for both the emerging Greater Cambridge Local Plan and the AAP. The LDS is clear that the plans will only progress to the later formal stages (proposed submission publication for consultation and submission for independent examination in public) when the DCO for the relocation of the WWTP is determined and if it is approved.
39. A further matter raised through the consultation on the AAP was the Fen Road level crossing which is outside but close to the NEC area. Feedback has suggested that the level crossing should be replaced by a bridge over the railway into the NEC area due to the duration that the barrier is down and the severance it causes the community to the east of the railway.
40. Network Rail made representations to the Draft Area Action Plan (2020) consultation and in respect of the level crossing said: "Whilst it is acknowledged that Fen Road Level Crossing is located outside the Draft North East Cambridge AAP boundary, Network Rail welcomes further discussion with GCSP, Cambridgeshire County Council and other stakeholders in relation to the crossing and potential opportunities for alternative access routes". Given the crossing is outside the AAP area, the planning authorities, along with the highways authority and the CPCA have sought to engage with Network Rail through the Greater Cambridge Local Plan Transport Sub-Group, that has met on a 6 weekly basis, as the responsibility for any changes to a level crossing needs to be taken by Network Rail. Despite early engagement and discussions on this issue and how options for addressing it could be considered through the Ely Area Capacity Enhancement (EACE) programme, there has not been any direct engagement from Network Rail for a number of months.
41. A second phase of consultation on the EACE programme was recently undertaken by Network Rail, which concluded that no measures are proposed at the Fen Road level crossing. Network Rail attended the Cambridge City Council North Area Committee on Thursday 18 November at the Councils' invitation and made a presentation on the EACE consultation and why no measures were proposed for Fen Road crossing. In response to questions from councillors from both Councils raising their strong concerns and the safety of the crossing including access for emergency vehicles, they indicated that if the Councils wished to discuss the matter, Network Rail would be willing to do so. Representatives of Network Rail indicated that it was not

suggesting that it was for others to resolve matters the responsibility of Network Rail but that it needed to work with third parties to discuss options.

42. The Councils have subsequently responded to the consultation via Lead Member out of cycle decisions and will continue to lobby through that programme for Network Rail to engage meaningfully with the Councils, County Council, CPCA and affected communities to work up an acceptable solution for Network Rail to implement.

### **Supporting evidence**

43. The Proposed Submission draft of the AAP is informed by a raft of supporting evidence base studies and topic papers. A number of these are a statutory requirement to prepare:
  - A Sustainability Appraisal (Appendix B), which assesses the likely environmental, social and economic impacts (both positive and negative) of implementing the policies and proposals being put forward in the AAP. The SA informs the plan-making through an iterative process by helping to refine the plan's contents, ensuring we understand the sustainability impacts of proposals, and the reasonable alternatives, and then recommending changes to help mitigate negative impacts or optimise positive benefits. The AAP SA concludes that the proposal will help meet needs for jobs and homes and has a strong focus on moving towards net zero carbon emissions. The AAP is expected to result in overall significant positive effects against the majority of SA objectives. The SA has highlighted a risk of significant negative effects on air quality occurring, especially along the A14 Corridor AQMA, in combination with other developments to the north and east of Cambridge, if the trip budgets which the AAP seeks to achieve are exceeded in practice, which highlights the importance of this policy requirement. The alternative policy options for the AAP generally performed worse than the policies in the Proposed Submission AAP;
  - A Habitat Regulations Assessment (Appendix C), which determines whether the draft NEC AAP policies and proposals might adversely affect the protected features of wildlife habitat sites that have international designations, concluded no adverse effect on integrity as a result of increased demand for recreation, water quality and water supply provided that the safeguards and mitigation measures required by the plan are successfully implemented and that in respect of water supply, the WRE Water Management Plan with adequate new water supply sources identified is in place prior to adoption of the plan; and

- An Equalities Impact Assessment (Appendix H), which is a systematic way of assessing whether the proposed policies of the NEC AAP might have a differential impact on particular communities, or groups within communities. The AAP EQIA concluded that the plan is robust, and the evidence shows no potential for discrimination and that all appropriate opportunities have been taken to advance equality and foster good relations between groups.
44. The other evidence base studies and topic papers have been prepared to support the policies and proposals of the Proposed Submission NEC AAP. All of these studies are available to view on the Greater Cambridge Shared Planning website alongside the Proposed Submission of the AAP, so that all interested or affected parties can scrutinise their detail, assessments, and findings.

### **Consideration of this report by the Joint Local Plan Advisory Group**

45. The Joint Local Plan Advisory Group (JLPAG) considered this report on the 30 November 2021.
46. In response to the Proposed Submission North East Cambridge Area Action Plan and supporting documents, Members had made the following substantive comments:
- One member noted that both Councils' land ownership status within the document should be more clearly stated.
  - Various members noted and supported the increase in on-site informal and children's play space provision but queried the scale of the spaces proposed.
  - One member queried the reduction in building heights and whether this would optimise the benefits of developing the area.
  - Various members noted the proposed off-site swimming pool approach and discussion took place about the benefits and risks of this and the relationship between the Area Action Plan and the emerging Greater Cambridge Local Plan.
  - Some members queried the provision of on-site formal outdoor sports facilities and discussion took place about the benefits of this as well as the consequences this may have on the proposed mix of uses, amount and form of future development.
  - Support was noted by one member on the approach to limiting water usage to 80 litres, per person, per day.

- One member questioned the types of employment spaces proposed and the interrelationship between this and the emerging Greater Cambridge Local Plan.
- Members questioned whether the Area Action Plan would have an impact on Milton Country Park based on the types and forms of open space being provided on-site. Discussion took place about doorstep open space provision and one of the objectives of the Area Action Plan to improve accessibility to a number of existing and potential future wider spaces and facilities across North Cambridge and beyond.

## **Options**

47. Members may decide to:
- Agree the Proposed Submission North East Cambridge Area Action Plan (Regulation 19) and supporting documents, without making any further amendments;
  - Agree the Proposed Submission North East Cambridge Area Action Plan (Regulation 19) and supporting documents, making further amendments; or
  - Not agree the Proposed Submission North East Cambridge Area Action Plan (Regulation 19) and supporting documents.

## **Implications**

48. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

### **Financial**

49. Currently anticipated to be within current budgets. This will be kept under review alongside other work priorities.

### **Legal**

50. The legal implications of preparing the Proposed Submission North East Cambridge Area Action Plan have been considered in the writing of this report.

### **Staffing**

51. Currently anticipated to be delivered within our existing resources. This will be kept under review alongside other work priorities.

### **Risks/Opportunities**

52. The North East Cambridge Area Action Plan is a key corporate priority and will be monitored against the timetable set out in the Local Development Scheme.

### **Equality and Diversity**

53. The Proposed Submission North East Cambridge Area Action Plan has been subject to an Equalities Impact Assessment (see Appendix H).

### **Climate Change**

54. The plan provides an opportunity to address the aspects of the environment that can be influenced by the planning system. The Climate Change Rating Tool has not been applied, however, these aspects have been considered by a range of evidence including via a Sustainability Appraisal.

### **Health & Wellbeing**

55. Health and Social Inclusion is a major theme for the North East Cambridge Area Action Plan and forms part of the Vision for the area, and a range of policies are proposed to integrate health considerations effectively into the planning process.

### **Consultation responses**

56. As set out in paragraphs 14 and 15 of this report, the North East Cambridge Area Action Plan is accompanied by a Statement of Consultation at each stage in its preparation to set out what consultation has taken place in preparing the next version of the plan. The Consultation Statement for the Proposed Submission Area Action Plan is contained as Appendix D to this report.
57. In summary, the North East Cambridge Area Action Plan has been subject to several stages of public consultation and engagement. Two Issues and Options consultations were undertaken in 2014 and 2019, whilst Landowner and Community Forums were established during this time to understand key aspirations for different interest groups. The draft North East Cambridge Area Action Plan was subject to public consultation between July and October 2020 and the responses in combination with the evidence base documents have informed the Proposed Submission Area Action Plan. Approximately 4,200 representations were made on the draft North East Cambridge Area Action Plan in 2020 and in total, around 6,900 representations have been made across the three previous rounds of consultation on the document.

## **Alignment with Council Priority Areas**

### **Growing local businesses and economies**

58. The Proposed Submission North East Cambridge Area Action Plan has considered the needs of the local economy, has sought to respond with appropriate policies. The economic evidence base considered both jobs growth and the need for different types of employment space. The Area Action Plan proposes to add to the existing employment land commitments with additional space responding to those findings as well as re-providing the existing amount of industrial floorspace currently within the Plan area through more land efficient employment densities. The Plan also supports a range of other local employment opportunities through retail, leisure, community and cultural floorspace as well as the provision of skills and training opportunities for local people to facilitate long term benefits and address local deprivation.

### **Housing that is truly affordable for everyone to live in**

59. The Area Action Plan has considered the need for new housing, and identified that the site can deliver approximately 8,350 new homes. Policy approaches are proposed which would require 40% of those dwellings to be affordable through a range of affordable housing products.

### **Being green to our core**

60. The Proposed Submission North East Cambridge Area Action Plan has considered climate change as a key part of the Vision of this new city district and the subsequent policies which seek to deliver on the Vision. The Plan has been informed by the Net Zero Carbon Study and the policy approaches would set high standards for buildings, and ensure they are adapted to climate change. Green Infrastructure and biodiversity is another key theme for the plan, with proposals included regarding how the green infrastructure network should be enhanced within and around the Plan area, and proposing standards for biodiversity net gain which would be higher than those required by national planning policy.

### **A modern and caring Council**

61. The previous and future approach to engagement and participation on the Area Action Plan supports the Council's priority of being a modern and caring Council. The aim is to put community engagement at the heart of the Area Action Plan process, reaching all parts of the community within Greater Cambridge and specifically in and around the North East Cambridge area.

## Background papers

62. Background papers used in the preparation of this report:

### Adopted Local Plans

<b>Title and Author</b>	<b>Date Published</b>
<a href="#">Adopted Cambridge Local Plan 2018</a>	October 2018
<a href="#">Adopted South Cambridgeshire Local Plan 2018</a>	September 2018

### Earlier Versions of the NEC AAP

<b>Title and Author</b>	<b>Date Published</b>
<a href="#">Cambridge Northern Fringe Area Action Plan: Issues and Options consultation document</a>	December 2014
<a href="#">North East Cambridge Area Action Plan: Issues and Options consultation document</a>	February 2019
<a href="#">Draft North East Cambridge Area Action Plan Regulation 18 consultation document</a>	July 2020

### Evidence Base

Evidence base documents can all be found at the following web address: <https://consultations.greatercambridgeplanning.org/greater-cambridge-north-east-cambridge-area-action-plan/document-library>

### Climate Change

<b>Title and Author</b>	<b>Date published</b>
Surface Water Drainage Core Principles (Greater Cambridge Shared Planning)	Nov-21
Greater Cambridge Local Plan: Net Zero Carbon Evidence Base - Non Technical Summary (Bioregional and Etude)	Aug-21



Net Zero Carbon Study - Defining Net Zero Carbon (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Carbon Reduction Targets (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Policy Recommendations (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Technical Feasibility (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Cost Report (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Offsetting (Bioregional and Etude)	Aug-21
Energy Infrastructure Capacity Study and Energy Masterplan (WSP)	Nov-21
Integrated Water Management Study - Outline Water Cycle Strategy (Stantec)	Aug-21
Integrated Water Management Study - Strategic Flood Risk Assessment (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix B (Setting) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix C (Geology) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix B (Key Hydraulic Features) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix C (Source Protection Zones) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D1 (EA Flood Zones) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D3 (Modelled Flood Extents) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D4 (Modelled Climate Change Flood Extents) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D5 (Areas Benefiting from Defences) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D6 (Functional Floodplain) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D7 (Historic Flooding) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D8 (Surface Water Flood Risk) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D9 (Reservoir Flood Risk) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D10 (Groundwater Flood Risk) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D11 (Sewer Flooding) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D12 (Flood Warning Areas) (Stantec)	Aug-21

Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D2 (Best Available Hydraulic Models) (Stantec)	Aug-21
Ecology Study (MKA Ecology)	Jun-20
Area Flood Risk Assessment 2019 (Greater Cambridge Shared Planning, with Cambridge City Council and South Cambridgeshire District Council)	Jun-20
Surface Water Attenuation Report (Surface Water Drainage Space Allocation for Master Planning)2019 (Greater Cambridge Shared Planning, with Cambridge City Council and South Cambridgeshire District Council)	Jun-20

## Design and Built Character

<b>Title and Author</b>	<b>Date published</b>
Mixed use development: Overcoming barriers to delivery (GL Hearn)	Jun-20
Heritage Impact Assessment (includes Archaeology) (Chris Blandford Associates)	Nov-21
Townscape Assessment (Urban Initiatives Studio)	Nov-21
Townscape Spatial Framework Review (Urban Initiatives Studio)	Nov-21
Townscape Strategy (Urban Initiatives Studio)	Nov-21
Landscape Character and Visual Impact Appraisal (TEP The Environment Partnership)	Jun-20
Landscape Character and Visual Impact Appraisal figures 2020 (TEP The Environment Partnership)	Jun-20

## Jobs, Homes and Services

<b>Title and Author</b>	<b>Date published</b>
Innovation District Case Studies (Hawkins / Brown)	Jun-20
Commercial Advice and Relocation Strategy (GL Hearn)	Nov-21
Greater Cambridge Housing Strategy 2019-2023: Homes for Our Future and Annexes 1-8 (Cambridge City Council and South Cambridgeshire District Council)	Aug-21
Greater Cambridge Housing Strategy Annexe 9: Build to Rent (Cambridge City Council and South Cambridgeshire District Council)	Aug-21

Greater Cambridge Housing Strategy Annexe 10: Clustering and Distribution of Affordable Housing (Cambridge City Council and South Cambridgeshire District Council)	Aug-21
Greater Cambridge Housing Strategy Annexe 11: Setting of Affordable Rents (Cambridge City Council and South Cambridgeshire District Council)	Aug-21
Cambridgeshire and West Suffolk Housing Needs of Specific Groups (GL Hearn)	Aug-21
Housing Needs for Specific Groups – Greater Cambridge Addendum (GL Hearn)	Aug-21
Build to Rent Market in Greater Cambridge and West Suffolk (Savills)	Aug-21
Build to Rent Market Strategic Overview and Summary of Site-Specific Appraisals (Arc4)	Aug-21
North East Cambridge Market Demand Appraisal Build to Rent (Arc4)	Aug-21
Retail and Commercial Leisure Study (Retail Statement 2021 update) (Urban Shape)	Nov-21
Cultural Placemaking Strategy 2020 (LDA Design)	Jun-20
North East Cambridge Stakeholder Design Workshops 1-6 – event records (2019-2020) (Greater Cambridge Shared Planning)	Jun-20

## Connectivity

<b>Title and Author</b>	<b>Date published</b>
High Level Transport Strategy (Pell Frischman, Vectos, TTP, Consulting, WSP, Town, PJA)	Nov-21
Greater Cambridge Local Plan Transport Evidence Report - Preferred Options Update (Cambridgeshire County Council)	Oct-21
Transport Evidence Base 2019 (Mott Macdonald)	Jun-20

## Development Process

<b>Title and Author</b>	<b>Date published</b>
Phase 1 Geo-Environmental Desk Study (Environmental Protection Strategies Ltd (EPS))	Nov-21
Noise Model and Mitigation Assessment (SNC Lavalin / Atkins)	Jun-20
Technical Note on Examples of Noise Mitigation 2019 (SNC Lavalin / Atkins)	Jun-20

Odour Impact Assessment for Cambridge Water Recycling Centre (Odournet)	Jun-20
Demographic Briefing Paper (Cambridgeshire County Council Research Group)	Nov-21
Infrastructure Delivery Plan (Stantec)	Nov-21
Viability Assessment (Aspinall Verdi)	Nov-21
Community and Cultural Facilities Audit Provision 2019 (LDA Design)	Jun-20

## Appendices

63. The Councils have prepared these documents to be compliant with the website accessibility requirements where possible; however some sections of individual documents may not be fully website accessibility compliant. If you would have problems accessing any sections of the appended documents, please contact the Planning Policy, Strategy and Economy Team by email: [localplan@greatercambridgeplanning.org](mailto:localplan@greatercambridgeplanning.org) or phone: 01954 713694.

<b>Appendix reference</b>	<b>Appendix name</b>
Appendix A1	North East Cambridge Area Action Plan - Reg 19
Appendix A2	North East Cambridge Area Action Plan Proposed Submission Policies Map
Appendix B	Sustainability Appraisal (LUC)
Appendix C	Habitats Regulations Assessment Draft Report (LUC)
Appendix D	Proposed Submission Plan Statement of Consultation
Appendix E	Proposed Submission Duty to Cooperate Compliance Statement
Appendix F	Proposed Submission Duty to Cooperate Statement of Common Ground
Appendix G	Equality Impact Assessment (EqIA): Proposed Submission
<b>Appendix H</b>	<b>Topic Papers</b>
Appendix H1	Strategy Topic Paper
Appendix H2	Climate Change, Energy, Water and Sustainable Design and Construction Topic Paper
Appendix H3	Community Safety Topic Paper
Appendix H4	Open Space and Recreation Topic Paper
Appendix H5	Employment Topic Paper
Appendix H6	Housing Topic Paper
Appendix H7	Health & Wellbeing Topic Paper
Appendix H8	Education Topic Paper

Appendix H9	Anti-Poverty and Inequality Topic Paper
Appendix H10	Skills, Training and Local Employment Opportunities Topic Paper
Appendix H11	Environmental Health Topic Paper
Appendix H12	Waste Management and Collection Topic Paper
Appendix H13	Smart Infrastructure Topic Paper: Future Mobility
Appendix H14	Smart Infrastructure Topic Paper: Digital Infrastructure
Appendix H15	Smart Infrastructure Topic Paper: Environmental Monitoring
Appendix H16	Transport Topic Paper
Appendix H17	Internalisation Topic Paper
Appendix I1	Typologies Study and Development Capacity Assessment
Appendix I2	Surface Water Drainage Core Principles
Appendix I3	Chronology of the feasibility investigations of redevelopment of the Cambridge Waste Water Treatment Plant

## Report Author

64. To inspect the background papers or if you have a query on the report please contact:

- Matthew Paterson, Greater Cambridge Shared Planning Service, or
- Caroline Hunt, Strategy and Economy Manager, Greater Cambridge Shared Planning Service

Email [localplan@greatercambridgeplanning.org](mailto:localplan@greatercambridgeplanning.org), Tel: 01954 713694.