



Report To: Planning Portfolio Holder's Meeting
Lead Officer: Director, Planning and New Communities

17 November 2015

Cambridge Northern Fringe East Area Action Plan – Issues and Options Consultation Feedback

Purpose

1. To consider the responses made to the Cambridge Northern Fringe East (CNFE) Area Action Plan (AAP) Issues and Options consultation and to agree revised options for the potential range of development in the emerging AAP proposals.
2. This not a key decision.

Recommendations

3. It is recommended that the Planning Portfolio Holder:
 - Notes the summary of responses to the AAP Issues and Options consultation (as referred to in Appendices A and B); and
 - Agrees two revised options for the potential range of development for the purposes of:
 - a) testing the potential environmental and infrastructure impact and the economic viability of the emerging AAP proposals;
 - b) informing the preparation of other ancillary assessments required to ensure the deliverability and soundness of the draft AAP; and
 - c) guiding further conceptual urban design work that will inform the ultimate preferred development approach
 - Agrees an addendum to the Local Development Scheme with the revised timetable for the CNFE AAP as set out in Appendix D.

Reasons for Recommendations

4. The representations received during the Issues and Options consultation on the CNFE AAP need to be considered by the Planning Portfolio Holder so that he is aware of the key issues arising from this consultation. A decision needs to be agreed by the Planning Portfolio Holder as to whether revised options should be taken forward for further consideration in the emerging AAP.

Executive Summary

5. Cambridge Northern Fringe East (CNFE) area is one of the most significant brownfield regeneration opportunities in Greater Cambridge. The emerging Local Plans for both Cambridge and South Cambridgeshire recognise that regeneration and redevelopment of the area is important, both in the short term, aligned with the opportunity presented by the opening of a new rail station, and in the long term to ensure that maximum regeneration benefits are captured for Greater Cambridge.

6. The Area Action Plan (AAP) will be a key document for guiding and shaping the development of the CNFE area, and its preparation has been prioritised to be undertaken in parallel with the local plans process. In this context, this report:
- provides an update on progress in preparing the CNFE AAP;
 - informs the Planning Portfolio Holder of the key issues arising from comments received on the Issues and Options Report, which took place between December 2014 and February 2015;
 - seeks a steer from the Planning Portfolio Holder on whether two revised redevelopment options should be taken forward for further investigation, including transport and development viability assessments, ahead of the preparation of the draft Plan; and
 - sets out the proposed revised timetable for the preparation of the AAP for incorporation into each Councils Local Development Schemes.

Background

7. The CNFE area has been the subject of comprehensive development policy aspirations for more than two decades, but there has been little in the way of any catalyst to provide the incentive to bring forward a co-ordinated development programme for the area.
8. Currently, Cambridge City Council and South Cambridgeshire District Council are both producing new local plans for the period to 2031. Policy 14 in the submitted Cambridge Local Plan 2014 and Policy SS/4 in the submitted South Cambridgeshire Local Plan 2014 seek the regeneration of CNFE and say that the precise amount of development, site capacity, viability, time-scales and phasing of development will be established through the preparation of a joint AAP for defined area.
9. Work has now commenced on the joint AAP primarily through the publication and consultation on an Issues and Options Report which included the identification of four potential options for the provision of future development in the AAP area. The completion of the analysis of comments received during that consultation now enables additional and more detailed work to proceed with a view to preparing a draft AAP for consultation and, ultimately, examination.
10. Appendix A of this report:
- provides an update on the preparation of the AAP;
 - assesses the outcome of the Issues and Options Report consultation and, in particular, the responses to the four options for development;
 - sets out two modified development options to be used for testing their impacts and deliverability as part of developing a preferred development option; and
 - identifies the work streams and programme for taking the AAP forward to the consultation stage on a draft document.
11. In May 2015 the Inspectors examining the two local plans wrote to the Councils outlining some preliminary conclusions following the joint hearings and further work required to support the Local Plans. In July, following an exchange of correspondence, the Inspectors recognising the positive approach taken by the Councils in addressing their concerns, formally suspended the examinations until March 2016. However, this does not preclude the principle of further work being undertaken towards the preparation of the draft CNFE AAP, especially given that there has been progress on two major infrastructure projects that will provide significant access improvements to the AAP area.

12. The extension of the Cambridgeshire Busway to the site of the proposed new Railway Station on the Chesterton Rail Sidings within the CNFE area was completed this summer. Planning permission was granted on 18 December 2013 by the Joint Development Control Committee (JDCC) for the new Railway Station, and a similar scheme was approved by the same Committee on 19 August 2015. The new Railway Station is due to open in December 2016.
13. The JDCC has also granted planning permission on 18 February 2015 for the reconfiguration and consolidation of the existing Lafarge Tarmac minerals processing and DB Schenker transfer operation at Chesterton Rail Sidings which involves the relocation of the tracks within the sidings area closer to the main railway line, freeing up land for redevelopment.
14. The promoters of the proposed new town north of Waterbeach have indicated that they wish to submit a Development Framework Document and a planning application to South Cambridgeshire District Council in 2016.
15. To support the preparation of the CNFE AAP, the wider allocations of the Local Plans between Cambridge and Ely, and to assist with the delivery of future development, a major transport study has been commissioned for the A10 corridor. This is led by Cambridgeshire County Council in partnership with the local planning authorities and other agencies, and in collaboration with the landowners of significant employment sites and promoters of major proposed residential and mixed use sites which include the promoters of Waterbeach and the Science Park and St Johns who are committed to active engagement.

Next steps

16. The next formal stage in preparing the AAP is the production of the “submission draft” plan based upon the councils preferred development approach to the site. In order to do this, it is essential that more detailed background work is undertaken, as outlined in Appendix A, to provide robust evidence that will demonstrate that the ultimate preferred option can be delivered.

Local Development Scheme

17. Whilst other preparatory work will continue, the next formal stages of the CNFE AAP timetable will be determined primarily by the timescales of the A10 Corridor Transport Study and other required assessments. The preparatory work is expected to continue through to June/July 2016 and will be finalised alongside the working up and testing (transport, viability and potentially other considerations) of the preferred option for CNFE in order to provide a sound evidence base for demonstrating the deliverability of the AAP. The Draft AAP will then be finalised in September/October 2016 alongside the Sustainability Appraisal before undergoing a self-assessment of soundness and legal compliance. It is anticipated that in November 2016 the Planning Portfolio Holder will be asked to consider the Submission Draft AAP for the purposes of publication with the commencement of the Public Consultation in January 2017. This timetable is illustrated below and will be included as an addendum to the South Cambridgeshire Local Development Scheme (Appendix D) :

| Key Milestone | Date | Progress |
|-------------------------------|--------------------------------|-----------------|
| Commencement of AAP | March 2014 | Complete |
| Issues & Options Consultation | December 2014 to February 2015 | Complete |

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|---------------------------------------------------------------------------------------|----------------------------|--|
| Planning Portfolio Holder considers Submission Draft AAP prior to public consultation | November 2016 | |
| Publication of Submission Draft AAP & Public Consultation | January 2017 to March 2017 | |
| Submission | June 2017 | |
| Examination of AAP | June 2017 to November 2017 | |
| Adoption and Publication of AAP | December 2017 | |

Options

18. The Portfolio Holder could
- (a) Note the responses to the Issues and Options consultation and agree to recommend that the further work continue on the two options outlined in Appendix A
 - (b) Decide not to progress the AAP This options is not recommended because Cambridge North station will be opening December 2016, the CNFE area is adopted allocation and the landowners and promoters of Waterbeach, CNFE, and the Science Park have all agreed to collaborate and part-fund the A10 study etc

Implications

19. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues. There are no direct implications arising from this report.

Consultation responses (including from the Youth Council)

20. The consultation and communications arrangements for the Area Action Plan are consistent with those set out in the adopted South Cambridgeshire Statement of Community Involvement. A total of 71 individuals, organisations, companies and statutory bodies submitted a total of 1,316 responses to the consultation within the consultation period.

Effect on Strategic Aims

21. **Aim 1 - Engagement: engage with residents, parishes and businesses to ensure we deliver first class services and value for money**
The local community in the surrounding area covered by CNFE AAP have been given an opportunity to shape the future development of this area by being consulted on the options for inclusion in the AAP.
22. **Aim 2 – Partnerships: Work with partners to create opportunities for employment, enterprise, education and world-leading innovation.**
SCDC has been working closely with Cambridge City Council to prepare the AAP. In drafting the options for inclusion in the consultation both councils have worked closely with the landowners and businesses in the area.
23. **Aim 3 – Wellbeing: Ensure that South Cambridgeshire continues to offer an outstanding quality of life to our residents.**

In preparing an AAP for the area SCDC will ensure that there are positive proposals included in this plan for those living and working in and near to the area.

Appendices

- Appendix A: Cambridge Northern Fringe East AAP Update
- Appendix B: Key Issues from the CNFE AAP Issues and Options Consultation
- Appendix C: Summary of comments received to Options 1 – 4 of the Issues and Options Report
- Appendix D: Addendum to the Local Development Scheme

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: - (a) at all reasonable hours at the offices of South Cambridgeshire District Council; (b) on the Council's website; and (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

These background papers were used in the preparation of this report:

- Cambridge Local Plan 2014: Proposed Submission July 2013
 - South Cambridgeshire Local Plan 2014: Proposed Submission 2013
 - CNFE AAP Issues and Options Consultation Report
 - Supporting Technical Statement
 - Interim Sustainability Appraisal Annex: Detailed Assessment Tables – Appraisal of Spatial Redevelopment Options
 - Interim Sustainability Appraisal: Appraisal of Policy Options
 - Employment Options Study – Final Report
 - Employment Options Study – Sector Profile
 - Area Flood Risk Assessment
 - Consultation and Community Engagement Strategy
 - Equalities Impact Assessment
- The Planning and Compulsory Purchase Act 2004:
<http://www.legislation.gov.uk/ukpga/2004/5/contents>
 - The Town and Country Planning (Local Planning) (England) Regulations 2012:
<http://www.legislation.gov.uk/uksi/2012/767/contents/made>
 - Local Development Scheme 2014
<https://www.scambs.gov.uk/content/local-development-scheme>

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