

PLANNING BRIEFING NOTE

COLDHAM'S LANE AREA OF MAJOR CHANGE

Policy 16 of the Cambridge Local Plan (2018) refers to the South of Coldhams's Lane Area of Major Change.

The Council is seeking the wider regeneration of this area with appropriate redevelopment, and the creation of an urban country park.

There are two main parts to this area:

1. The area immediately south of Coldham's Lane

This land is allocated for appropriate commercial uses (Area A), and some outdoor recreational uses and ecological enhancement (Area B).

2. The area south of the railway line (including the water bodies)

This land is identified primarily for the provision of passive outdoor recreation opportunities in the form of a new urban country park.

In accordance with the Local Plan, the Council will support development where it takes into account existing site conditions and environmental/safety constraints. This includes the contaminated condition of the closed landfill sites.

Any proposals for development will need to be supported by a Masterplan for the entire area. The Local Plan requires the Masterplan to be developed and adopted before any planning application is submitted.

Given the newly emerged status of the Cambridge Local Plan, it is highly unlikely that a move away from the commercial land use allocation will be considered favourable by the Local Planning Authority. This site does not need to be brought forward for residential use, given that the Council is already meeting housing needs. A proven case would need to be made for any type of scheme other than commercial.

A Vision Document for the site was submitted to the local planning authority before Christmas. This has been prepared on behalf of the Anderson Group and followed the period of public engagement carried out by landowners during November 2018.

The Vision Document is currently being reviewed internally by the Council's Project Team and formal pre-application planning advice will be issued in due course.

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