



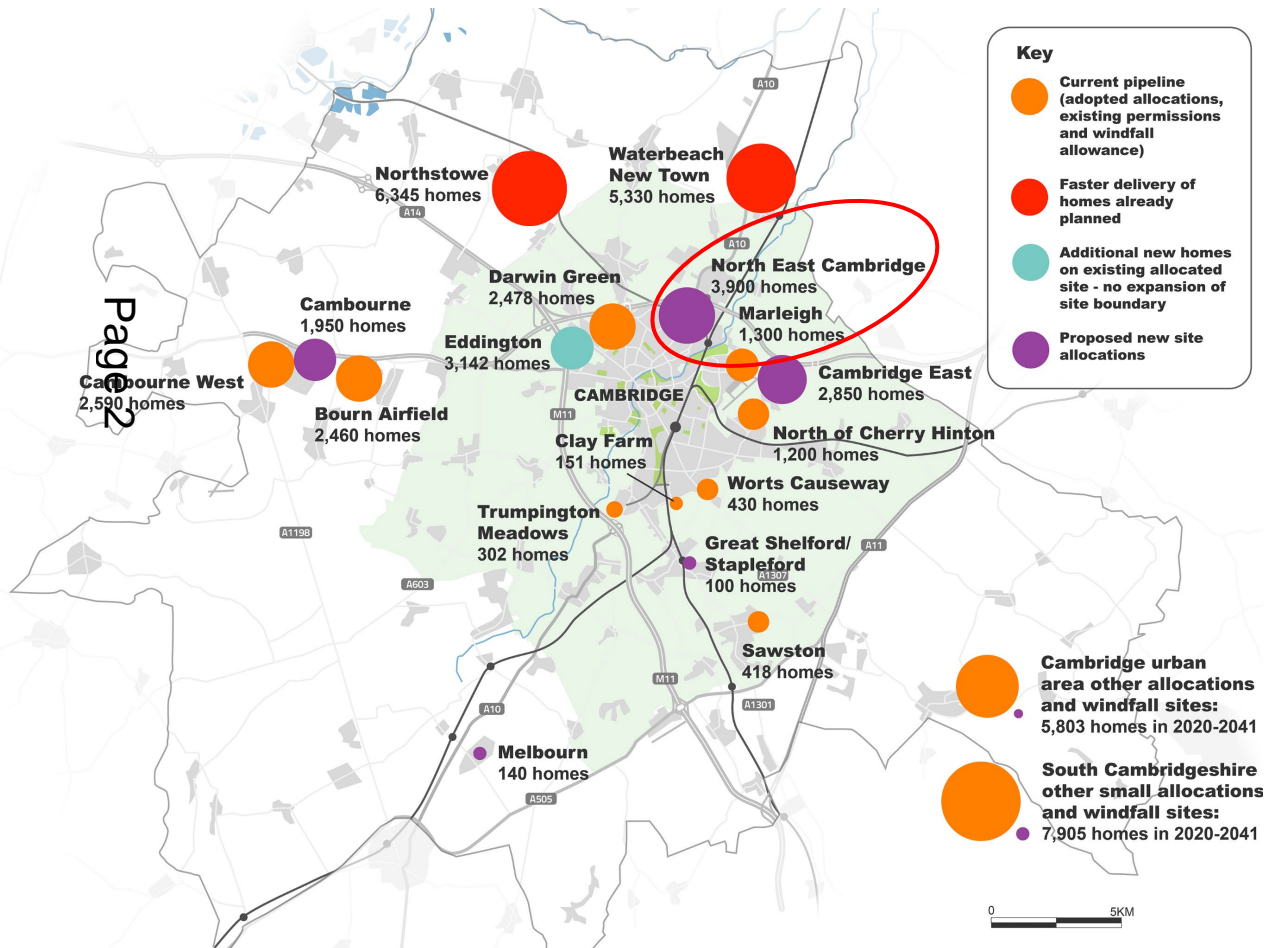
Page 1

# Joint Local Plan Advisory Group

## Proposed Submission North East Cambridge Area Action Plan

30 November 2021

# Greater Cambridge Local Plan First Proposals (Preferred Options)



The NEC proposals form a key part of the Greater Cambridge Local Plan First Proposals – most sustainable location for development.

Preferred policy direction is to provide:

- up to 8,350 dwellings (with around 4,000 during the Plan Period)
- around 15,000 new jobs (with only some of those anticipated during the Plan Period), and
- adequate infrastructure & mitigation to support the development.

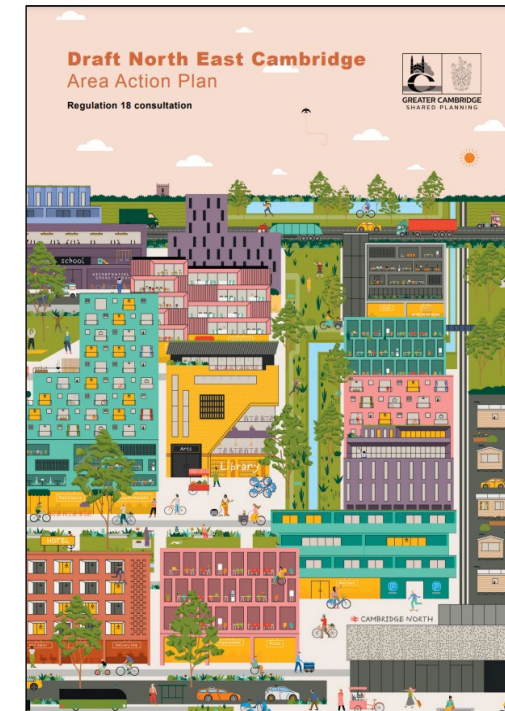
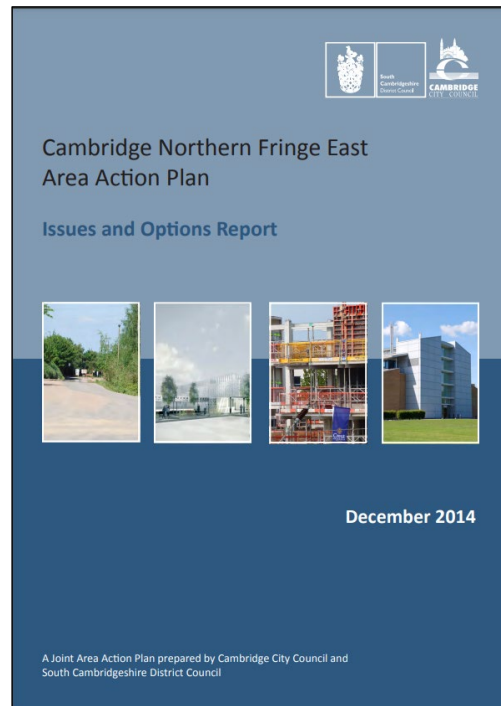
# Relationship with the WWTP relocation

- The proposals within the Proposed Submission AAP are predicated upon the Waste Water Treatment Plant (WWTP) being relocated – and therefore contingent on the separate Development Consent Order (DCO) process for the relocation of WWTP being approved.
- Therefore following the decision by the Councils on the Proposed Submission AAP, the AAP process will be paused.
- If the DCO is approved on current timetable, publication and consultation on the Proposed Submission NEC AAP would be able to take place around 2024 for formal representations to be made ahead of submission for Public Examination. This would be subject to a health check whether any changes in circumstances mean there is a need to update the evidence or change the AAP.
- The NEC AAP Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) consider the cumulative impacts of the AAP with other plans and projects, such as the relocation of the WWTP.



# The AAP process to date

- Issues and Options Consultation (2014) on Cambridge Northern Fringe East
- Issues and Options Consultation (2019) included Cambridge Science Park
- Draft North East Cambridge Area Action Plan (2020)
- Proposed Submission North East Cambridge Area Action Plan AAP (2021/2022)



# Public consultation responses to Draft AAP 2020

A number of key issues identified in representations to the draft AAP 2020 and its spatial framework include:

- Open space provision
- Building heights and densities
- Employment numbers
- Community facilities
- Managing traffic levels

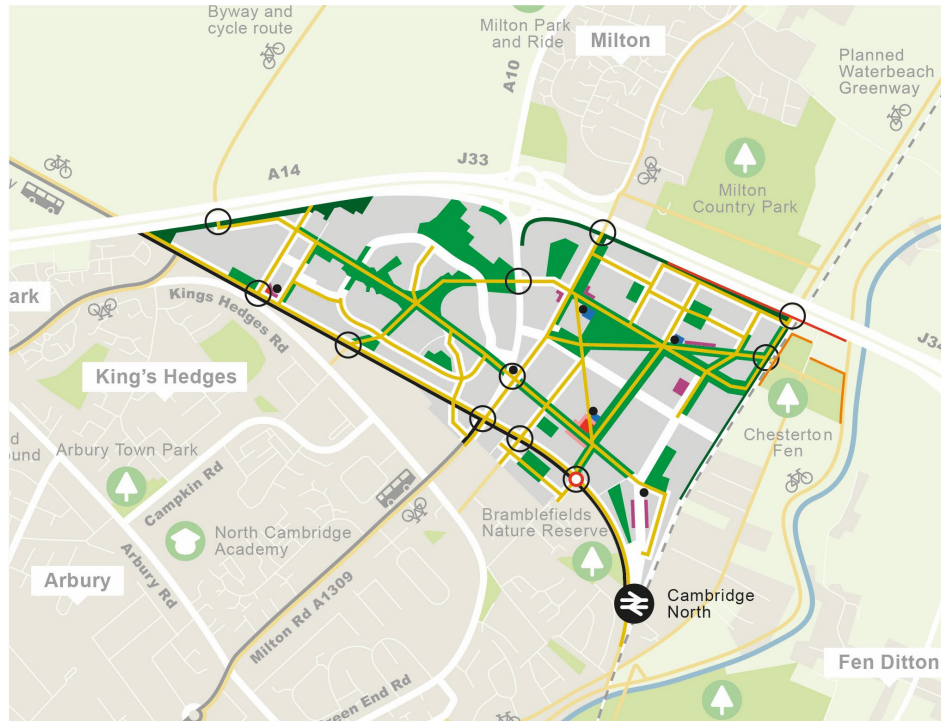


## KEY

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>Superblock layout – refer to land use plan for required use mix</li> <li>Retained and enhanced landscape buffer</li> <li>Green space network</li> <li>Key hard landscaped public spaces</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Retail, community and other town centre frontages</li> <li>Strategic pedestrian and cycle routes to be created</li> <li>Noise barrier to A14</li> <li>Land to be safeguarded for CAM</li> </ul> | <ul style="list-style-type: none"> <li>Key new and improved crossings to overcome infrastructural barriers to movement</li> <li>Existing guided busway stop</li> <li>Proposed new guided busway stop</li> </ul> |
|---|---|---|

# Proposed changes to the Area Action Plan

Page 6



## KEY

- |   |   |   |
|---|---|---|
| ■ Superblock layout – refer to land use plan for required use mix | ■ Primary School                                  | — A14 noise barrier   |
| ■ Retained and enhanced landscape buffer                          | ■ Broad area for relocated Waste Transfer Station | — New landscape buffer  |
| ■ Green space network   | — District Centre                                 | ○ New and improved crossings to overcome barriers to movement |
| ■ Key hard landscaped public spaces                               | — Local Centre                                    | ○ Proposed new guided busway stop                             |
|   | — Strategic routes for non-motorised users        | ● Local landmark building                                     |

- Reduction in heights (now generally 4-6 storeys, instead of 5-8 storeys and max 10 storey landmark buildings instead of 13 storeys)
- Reduced average densities to 100 dwellings per hectare
- 25% reduction in office floorspace and office jobs (15,000 jobs down from 20,000 jobs)
- Retention of existing amount of industrial floorspace (no change)
- Clarified the types & amount of supporting community facilities – in new Infrastructure Delivery Plan
- Agreed a Transport Strategy and strengthen the transport policies



# Proposed changes to the Area Action Plan: Open Space

Page 7



## KEY

- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #006400; border: 1px solid black;"></span> Existing large scale green spaces | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> New local green spaces    | <span style="display: inline-block; width: 15px; height: 1px; background-color: #008000; border: 1px solid black;"></span> Green Street                       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> New large scale green spaces      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Existing landscape buffer | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> Key hard landscaped public spaces |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> Existing local green spaces       | <span style="display: inline-block; width: 15px; height: 1px; background-color: #FF8C00; border: 1px solid black;"></span> New landscape buffer       |   |

- **Informal open space and play space:** Now meeting Local Plan standards in full on-site (increase in new open space from 10.4ha to 27.6ha)
- **Formal outdoor sports provision:** Maximise on-site through innovative provision – Minimum of 0.1ha multi-use courts per 1,000 people on-site. Any shortfall on-site from the Local Plan standards will be met off-site
- **Allotment provision:** Food growing spaces and a Community Garden required on-site. Any residual between on-site provision and the Local Plan standards will be met off-site
- **Indoor sports provision:** 5 court sports hall to be delivered on-site in line with Local Plan standards
- **Swimming Pool provision:** NEC does not generate the need for a stand alone pool based on Local Plan standards so contributions sought towards off-site provision at West Cambridge



# Precedent examples of open space provision



GREATER CAMBRIDGE  
SHARED PLANNING

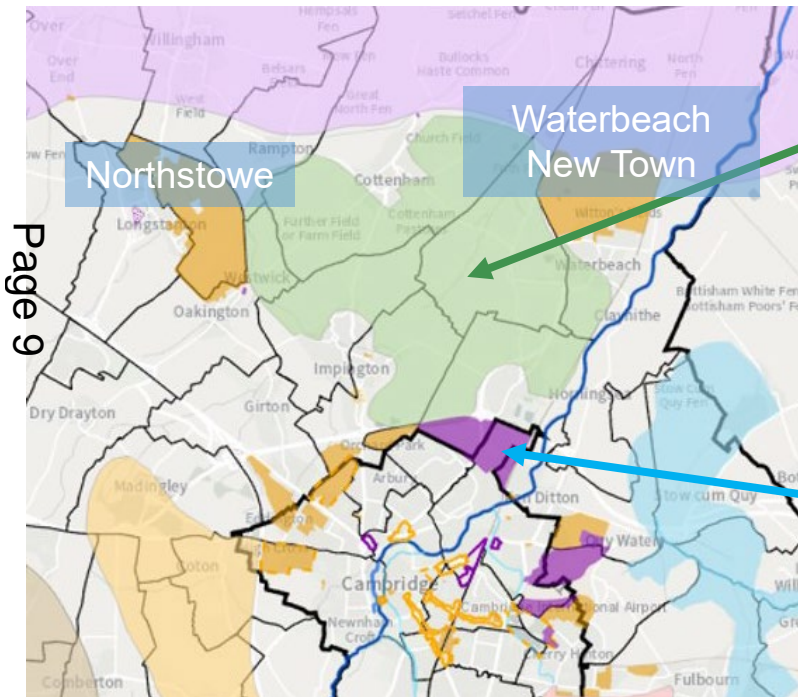


Page 8





# Greater Cambridge Green Infrastructure Opportunity Mapping study



Potential North Cambridge Strategic Green Space/s

North East Cambridge AAP area

- New connections over/under existing barriers like the A14 and railway line to improve connectivity to existing spaces, facilities and the wider countryside
- Chesterton Fen identified as a potential site for biodiversity enhancements and informal amenity space, accessed via new foot and cycle bridge
- Greater Cambridge Green Infrastructure Opportunity Mapping study identifies a potential new strategic green space/network of spaces north of Cambridge which would serve NEC, existing communities and other planned growth sites

# Key benefits of the Proposed Submission AAP

- **Working towards net zero carbon and biodiversity gain**
  - Trip budget to limit car journeys
  - No fossil fuels and focus on renewable energy
  - 20% biodiversity net gain
- **Homes and jobs**
  - 40% Affordable Housing comprising a range of different affordable housing products
  - Housing design and space standards / wheelchair dwellings
  - 15,000 new jobs
  - Re-provding the existing industrial floorspace
- **Existing communities**
  - Overall enhancement to the built and environmental quality of the area
  - Improved connections integrating (physically & socially) the new district into its surrounding communities
  - Significant employment and training opportunities (construction & post construction)
  - New retail, leisure, community and cultural facilities



## How is water supply dealt with in the AAP?

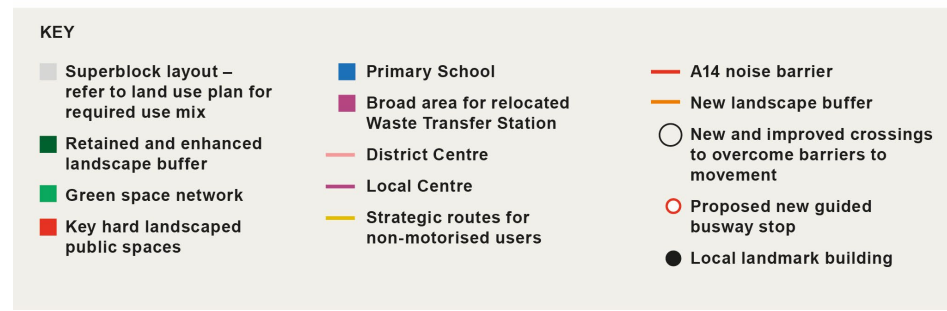
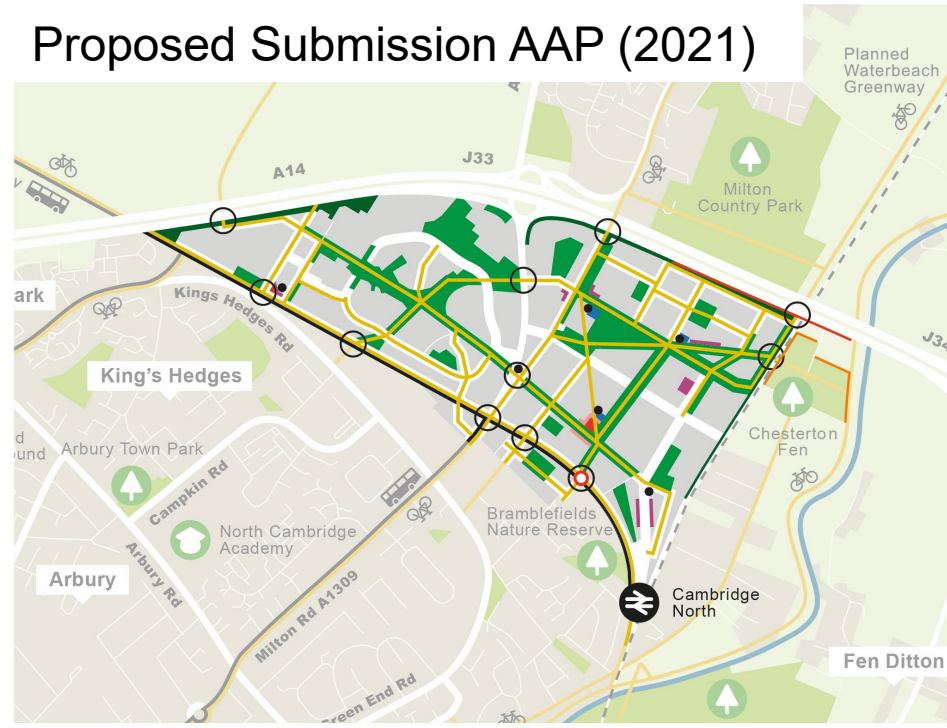
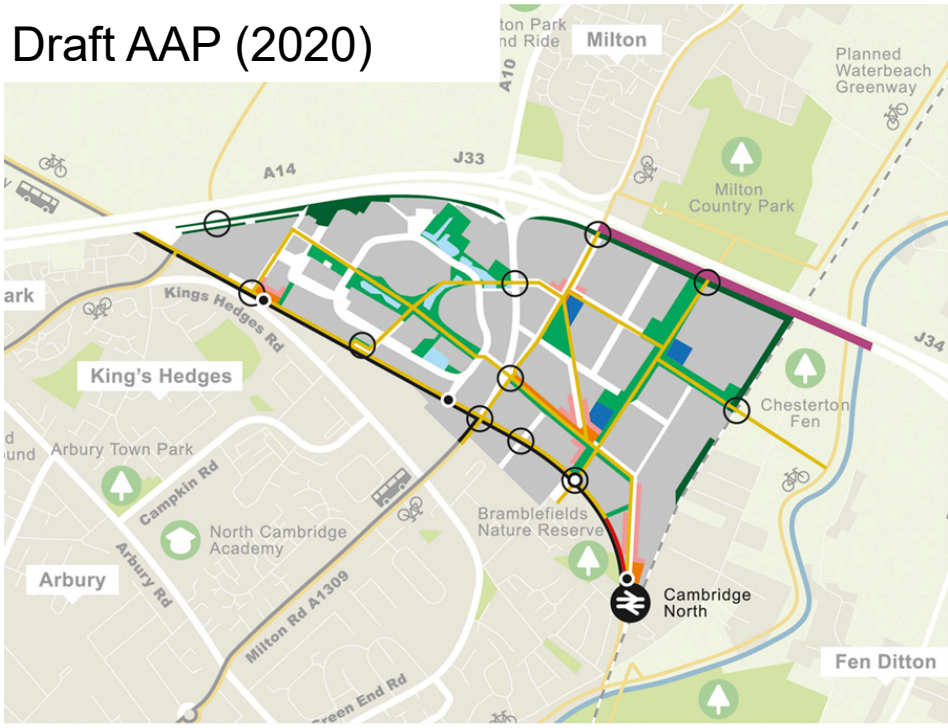
- The Greater Cambridge Local Plan First Proposals identifies a preferred strategy that is contingent on the issue of adequate water supply being resolved at later stages.
- But the Reg 19 AAP needs to have a clear policy position now in order to agree the plan.
- The AAP policies propose the same phasing and delivery of housing as the GCLP, but are very clear that this is only if there is evidence with any application that there will be adequate water supply without causing unacceptable environmental harm and if there is not such evidence, development will not be approved.
- This allows for a potential change in the phasing of development but it is still expected that development will be possible in the plan period to 2041.
- The further safeguard here is that the AAP will be paused until the outcome of the WWTP DCO process with Proposed Submission consultation anticipated around 2024 and that the Water Resources East Water Management Plan is expected to be finalised in 2023 so the solutions will be known before AAP consultation can actually take place.

# Relationship with Fen Road Level Crossing

- Representation were made to the AAP consultation on the Fen Road Level Crossing. Fen Road Crossing is outside of the AAP area and not directly related to the AAP.
- However, given downtime at crossing, community want alternative vehicular access.
- This is an issue that the Councils are concerned about and have made representations to Network Rail in the recently closed consultation on their Ely Area Capacity Study asking for a solution to be found as part of the study, notwithstanding that Network Rail has concluded that no further intervention is needed.
- Network Rail attended North Area Committee on 18<sup>th</sup> November and indicated that their response to the draft AAP outlined that land should be safeguarded within the AAP area for a new road bridge – the actual Network Rail 2020 consultation response notes that they welcome further discussion with the councils and other stakeholders to look at potential opportunities for alternative access routes.
- Network Rail was invited to the Greater Cambridge Local Plan Transport Sub-Group in August 2020 and the Fen Road Level Crossing has been a standing agenda item since November 2020. 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.
- Officers will continue to seek engagement with Network Rail on this issue.



# Spatial Framework changes



# Area Action Plan process and future key dates



- South Cambridgeshire Scrutiny and Overview Committee: 16<sup>th</sup> December 2021
- South Cambridgeshire Cabinet: 10<sup>th</sup> January 2022
- Cambridge Planning and Transport Scrutiny Committee: 11<sup>th</sup> January 2022
- Development Consent Order process: Anticipated 2022 – 2024
- Consultation on Proposed Submission Area Action Plan: Anticipated 2024
- Examination in Public / adoption of the Area Action Plan to follow consultation