



Item

## **NORTH EAST CAMBRIDGE IN PRINCIPLE COMMITMENT TO DELIVERY OF THE AREA ACTION PLAN**

**To:**

Councillor Lewis Herbert Executive Councillor for Strategy and External Partnerships

Strategy and Resources Scrutiny Committee 11th October 2021

**Report by:**

Stephen Kelly, Joint Director of Planning and Economic Development

Tel: (01954) 713350 Email: [Stephen.Kelly@greatercambridgeplanning.org](mailto:Stephen.Kelly@greatercambridgeplanning.org)

**Wards affected:**

King's Hedges and East Chesterton

Non Key Decision

### **1. Executive Summary**

A joint Area Action Plan (AAP) is being prepared by Cambridge City and South Cambridgeshire District Councils for North East Cambridge that will promote future structural change in the layout and land use of parts of the area. This includes new strategic walking and cycling connections; residential use of Nuffield Industrial Estate; the consolidation of industrial uses around the aggregate railhead; and the relocation of incompatible uses.

In addition to landowners, developers and other delivery partners, the councils may have a role in facilitating delivery of a new spatial framework for the area. Depending on the circumstances and delivery options available, this may include the acquisition or disposal of land, and may require use of compulsory purchase order powers.

To take the AAP to its next formal stage, the councils must be able to demonstrate that the AAP is 'deliverable', including ensuring any required land assembly or relocations can be delivered. An 'in principle' commitment to delivery of the AAP is therefore sought from both councils to satisfy this requirement ahead of the respective authority's consideration of the Regulation 19 draft of the Plan programmed for December 2021 – January 2022.

This is a not key decision as this report seeks to establish an 'in principle' commitment to deliver the AAP; a decision to acquire or dispose of land, or to use compulsory purchase order powers, would be subject to a separate report to outline the specific circumstances, the case for Council intervention, and resource implications.

## **2. Recommendations**

The Executive Councillor is recommended to:

- A. Note that the North East Cambridge Area Action Plan is contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved;
- B. Subject to (A), agree that the Council is committed to the delivery of the North East Cambridge Area Action Plan, including land disposal or assembly, and subject to formal adoption of the Area Action Plan in due course, to use its Compulsory Purchase Orders powers if required.

## **3. Background**

A draft Area Action Plan for the North East Cambridge Area is being prepared on the basis that the separate Development Consent Order process for the relocation of Anglian Water's Waste Water Treatment Plant (WWTP) will be granted. The relocation of the WWTP is being led by Anglian Water and will be paid for by Government through its Housing Infrastructure Fund.

Through the preparation of a joint Area Action Plan for the North East Cambridge, the councils are promoting significant change to the area. The future vision of place consulted on seeks "*the creation of an inclusive, walkable, low-carbon new city district with a lively mix of homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods.*"

While the proposed layout of the new city district has had regard to existing land use, there are areas where this is at odds with the future plans for the

area. In such circumstances, the plan seeks to relocate the incompatible use to a more suitable location either within or outside of the AAP area.

In the majority, it will be for the future developer of a site to facilitate the relocation of the existing land use through normal market processes. However, this may not be applicable in all instances. For example, where there is no developer interest or the existing landowner/occupier is unwilling to bring the site forward for redevelopment.

Without positive intervention from the councils, in the form of a willingness to facilitate land assembly or relocation, the barriers to delivery could have potentially limiting consequences for the spatial plan and, therein, the scale, layout and viability of proposed development. Across North East Cambridge as a whole, such consequences could depress the efficient use of land, inhibit movement and connectivity, and undermine delivery of the Plan's vision and objectives. In using CPO powers, the Council would in most circumstances expect to secure a development partner to cover the funding and associated legal costs of pursuing acquisition.

This item, which includes the same recommendations, is being reported to the South Cambridgeshire District Council's Scrutiny & Overview Committee on the 14<sup>th</sup> October and Cabinet on the 19<sup>th</sup> October 2021. The Regulation 19 draft of the North East Cambridge Area Action Plan is to be reported to the Joint Local Planning Advisory Group meeting of 30 November 2021 before going through the respective committees of both councils.

## **4. Implications**

### **a) Financial Implications**

There are no direct financial implications arising from this report. A decision to acquire or dispose of land, or to use compulsory purchase order powers, would be subject to a separate report to Cabinet that would provide full details of the financial consequences of the intervention required.

### **b) Staffing Implications**

There are no direct staffing implications arising from this report.

### **c) Equality and Poverty Implications**

The 'in principle' commitment to delivery of the AAP has no direct relevance to the Council's duty to promote equality of opportunity, promote good relations and eliminate unlawful discrimination.

#### **d) Net Zero Carbon, Climate Change and Environmental Implications**

There are no climate change or environmental implications directly arising from the report although delivery of the NECAAP will bring forward highly sustainable development on an urban brownfield site with excellent accessibility by sustainable transport means with policies to ensure high environmental standards in construction.

#### **e) Procurement Implications**

There are no procurement implications directly arising from the report.

#### **f) Community Safety Implications**

There are no community safety implications directly arising from the report.

### **5. Consultation and communication considerations**

Substantial consultation has taken place to date with communities, landowners and other interested parties in the preparation of the draft Area Action Plan for North East Cambridge. The extent and outcome of this consultation is available to view on the Greater Cambridge Shared Planning website ([link](#)).

Through this consultation and, subject to formal adoption of the Area Action Plan in due course, there will be an expectation by all consultees that the proposals in the Plan will be delivered. As such, this report seeks to establish an 'in principle' commitment by the Council to the delivery the AAP. Any decision to acquire or dispose of land, or to use compulsory purchase order powers, would be subject to a separate report which would address the specific circumstances and any consultation or communication requirements.

### **6. Background papers**

No background papers were used in the preparation of this report.

### **7. Inspection of papers**

To inspect the background papers or if you have a query on the report contact Matthew Paterson, email: [matthew.paterson@cambridge.gov.uk](mailto:matthew.paterson@cambridge.gov.uk)