

**NORTH EAST CAMBRIDGE AREA ACTION PLAN: ISSUES AND OPTIONS
CONSULTATION 2**

Economy and Environment Committee

Meeting Date: **14 March 2019**

From: **Graham Hughes, Executive Director – Place and Economy**

Electoral division(s): **East Chesterton and Waterbeach**

Forward Plan ref: **N/a** *Key decision:* **No**

Purpose: **To consider the key issues arising from the consultation on the North East Cambridge Area Action Plan – Issues and Options 2 report.**

Recommendation: **The Committee is invited to:**

- a) Consider and approve the County Council's consultation response to the North East Cambridge Area Action Plan – Issues and Options; and**
- b) Delegate to the Executive Director: Place and Economy in consultation with the Chair and Vice-Chair of the Committee, the authority to make any minor textual changes to the consultation response prior to submission.**

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1. BACKGROUND

- 1.1 The North East Cambridge (NEC) site is located between the A14 and Chesterton. The area contains one of the last remaining substantial brownfield sites in Cambridge, referred to as Cambridge Northern Fringe East, (CNFE), as well as the Cambridge Science Park. CNFE currently contain the Water Recycling Centre, rail head and sidings and light industrial units. The Cambridge Science Park forms the western part of NEC, characterised by research and development offices. Appendix 1 contains a plan of the area and surrounding environs.
- 1.2 The area falls within the administrative boundaries of Cambridge City and South Cambridgeshire District Councils. The principle of regeneration for CNFE, and intensification of use on the Science Park is established in the Councils' recently adopted Local Plans. The policies allocate the area for a high quality mixed-use development with a range of supporting uses, and states that a jointly prepared Area Action Plan (AAP) will determine site capacities, and the viability, phasing and timescales of development. An Area Action Plan will be submitted to the Secretary of State for examination before being adopted by both authorities.
- 1.3 The first stage in developing an Area Action Plan is to consult on issues and options. The Issues and Options stage is an early part of plan making where ideas about the broad land use principles for the future development of the area are tested.
- 1.4 The issues and Options Report sets out a draft vision for NEC. The report includes a series of questions seeking views from the community and stakeholders. Consultation commenced 11 February 2019 and is due to close on 25 March 2019. A full copy of the Issues and Options Report is available on Cambridge City Council's website;

<https://www.cambridge.gov.uk/consultations/north-east-cambridge-area-action-plan-issues-and-options-consultation>
- 1.5 This is the second Issues and Options consultation for the area. The first, held in December 2014 was referred to as Cambridge Northern Fringe East. E&E Committee endorsed the County Council consultation response to this on 5th March 2015. A link to the decision can be found [here](#).
- 1.6 There are a number of planning policies in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Site Specific Proposals Plan (2012) that relate to the area. These identify a number of sites for the provision of waste management in NEC, as well as transport infrastructure for the movement of minerals. The waste management designations and safeguarding areas seek to ensure that the future operation of these essential facilities are not prejudiced by future development. A new Cambridgeshire and Peterborough Minerals and Waste Local Plan is currently being drafted.

2. North East Cambridge Issues and Options 2

- 2.1 Following the first Issues & Options consultation in December 2014, work on the AAP was paused to consider the way forward, and whilst the Councils'

Local Plans were progressed. In the following years, there have been a number of significant developments that both affect and inform the preparation of the AAP. In particular, submission of a bid to Government for the Housing Infrastructure Fund (HIF) to relocate the Water Recycling Centre off-site, the delivery of Cambridge North Railway Station with Guided Busway link, and completion of the Ely to Cambridge Transport Study.

- 2.2 Homes England is anticipated to announce if the HIF bid has been successful in the coming months. The funding, if secured, will allow for the relocation of the Water Recycling Centre. With the endorsement of Cambridgeshire and Peterborough Combined Authority, Cambridge City Council and Anglian Water made the bid that was shortlisted in March 2018.
- 2.3 The Ely to Cambridge Transport Study was published in January 2018. The study produced an outline business case for the corridor as a whole, as well as separate transport studies for the new town north of Waterbeach, and the two main constituent parts of NEC, east and west of Milton Road. This illustrated the constraints on the current network and development in NEC needing to minimise car use to the site, maximise the take-up of non-car modes including walking, cycling, bus and rail, and promote land uses that encourage trips to be retained on-site. The Transport Study recommended a highway trip budget approach. This identifies the level of vehicle trips that can be made to and from NEC without leading to a severe further impact on the strategic highway network. A trip budget, as well as innovative measures to promote non car modes is the subject of a study currently being undertaken by Cambridgeshire County Council with Cambridge City and South Cambridgeshire District Council. This is anticipated to be complete in spring 2019 and will inform the drafting of the AAP.
- 2.4 The Issues and Options 2 consultation provides a revised vision for the site, reflecting the more comprehensive regeneration that could be achieved if the Housing Infrastructure Fund (HIF) bid is successful and the Water Recycling Centre is relocated off site. In addition, the authorities Local Development Scheme proposes to include the Cambridge Science Park within the AAP area, to ensure best use is made of land, to manage the constraints of the current transport network, and to seek opportunities to support travel by means other than by car. To reflect the change in boundary area, the AAP has been renamed as North East Cambridge (NEC). The Councils will make a decision on the AAP boundary following consultation.
- 2.5 Cambridge City and South Cambridgeshire District Councils will take into account comments received on both Issues and Options consultations when drafting the AAP.
- 2.6 The proposed vision for the AAP is :-

'North East Cambridge - A thriving low carbon place for innovative living and working; inherently walkable where everything is on your doorstep'
- 2.7 There are three overarching objectives:-
 - A place with a strong identity that successfully integrates into Cambridge.
 - A high quality, healthy, biodiverse place.
 - An adaptable knowledge district.

3. MAIN ISSUES

- 3.1 The Council strongly supports the vision for NEC having delivered the extension to the Cambridgeshire Guided Busway, and been involved in the delivery of the new Cambridge North railway station. These key pieces of infrastructure are key to the development of the area, providing sustainable transport links.
- 3.2 Members are advised that NEC will bring forward a high level of demand for trips and to mitigate the impact on the local highway network a new, innovative approach to minimising the use of the car, and reducing the need to travel in and out of the site is needed.
- 3.3 The highway network in the vicinity of both sites already operates at capacity at peak times of the day and in order for the intensification of either or both sites (CNFE and Cambridge Science Park) to be acceptable in transport terms, the way in which people travel to, from and within the sites will need to be significantly different in the future. Now that Cambridge North station and the Guided Busway have been delivered, along with the prospect of the area being connected to the Combined Authority's CAM network, it is essential that these key pieces of infrastructure are used to their maximum potential and the area considered holistically. It is for that reason the proposed boundary for NEC, to include both CNFE and the Science Park, is supported.
- 3.4 Officers broadly support the policies of the AAP although a number of responses to the questions are subject to further detail:-
- A transport study is currently being undertaken. This includes establishing a highway trip budget. This work hasn't yet concluded therefore it is considered premature to give too much commentary on some of the questions. The findings of the study are expected spring 2019 and will inform the drafting of the AAP.
 - Primary school and early year's provision will be needed on site, however, the demand will be informed by the number of dwellings and housing mix. Therefore the scale of provision can only be given once more detail is known.
- 3.5 The County Council's draft response can be found in Appendix 2.

4. ALIGNMENT WITH CORPORATE PRIORITIES

4.1 Developing the local economy for the benefit of all

The redevelopment of the area will bring many benefits to the local economy including new housing and supporting infrastructure, business opportunities and improved transport links.

4.2 Helping people live healthy and independent lives

The redevelopment of the area will help support healthy and independent lives through an emerging new community and supporting infrastructure and new pedestrian and cycle linkages.

4.3 Supporting and protecting vulnerable people

There are no significant implications for this priority. Any planning application coming forward will need to demonstrate how it provides for protecting vulnerable people in accordance with local plan policies.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

The following bullet points set out details of significant implications identified by officers:

- Although NEC is an important part of the development strategy for the area, the costs of bringing forward options must be carefully assessed and managed to ensure the County Council's objectives are fully met. Viability of the scheme will be an important consideration in order to ensure any development is deliverable but also contains all the important services and facilities.

4.2 Statutory, Risk and Legal Implications

There are no significant implications for statutory, risk and legal.

4.3 Equality and Diversity Implications

There are no significant implications for equality and diversity.

4.4 Engagement and Consultation Implications

The following bullet point sets out details of significant implications identified by officers:

- The proposals for NEC are subject to a robust consultation process. This has included consultation by Cambridge City Council and South Cambridgeshire District Council with a range of statutory and non-statutory consultees, including Parish Councils and the local community (including local public exhibition events).

4.5 Localism and Local Member Involvement

Members and the local community have a number of opportunities to be involved in the redevelopment of this area.

4.6 Public Health Implications

The inclusion of health considerations forms part of the Council's response and would benefit the proposals as they move forward.

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Sarah Heywood
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	N/A Name of Officer: Paul White
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes Name of Legal Officer: Fiona McMillan
Have the equality and diversity implications been cleared by your Service Contact?	Yes Name of Officer: Elsa Evans
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Sarah Silk
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Name of Officer: Andy Preston
Have any Public Health implications been cleared by Public Health	Yes Name of Officer: Stuart Keeble

Source Documents	Location
North East Cambridge Area Action Plan – Issues and Options 2	https://www.cambridge.gov.uk/consultations/north-east-cambridge-area-action-plan-issues-and-options-consultation