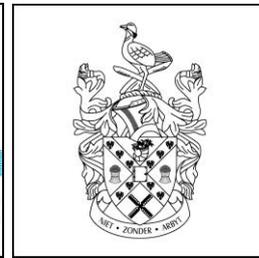
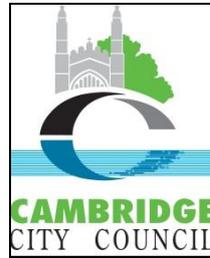


Cambridge Northern Fringe East Area Action Plan



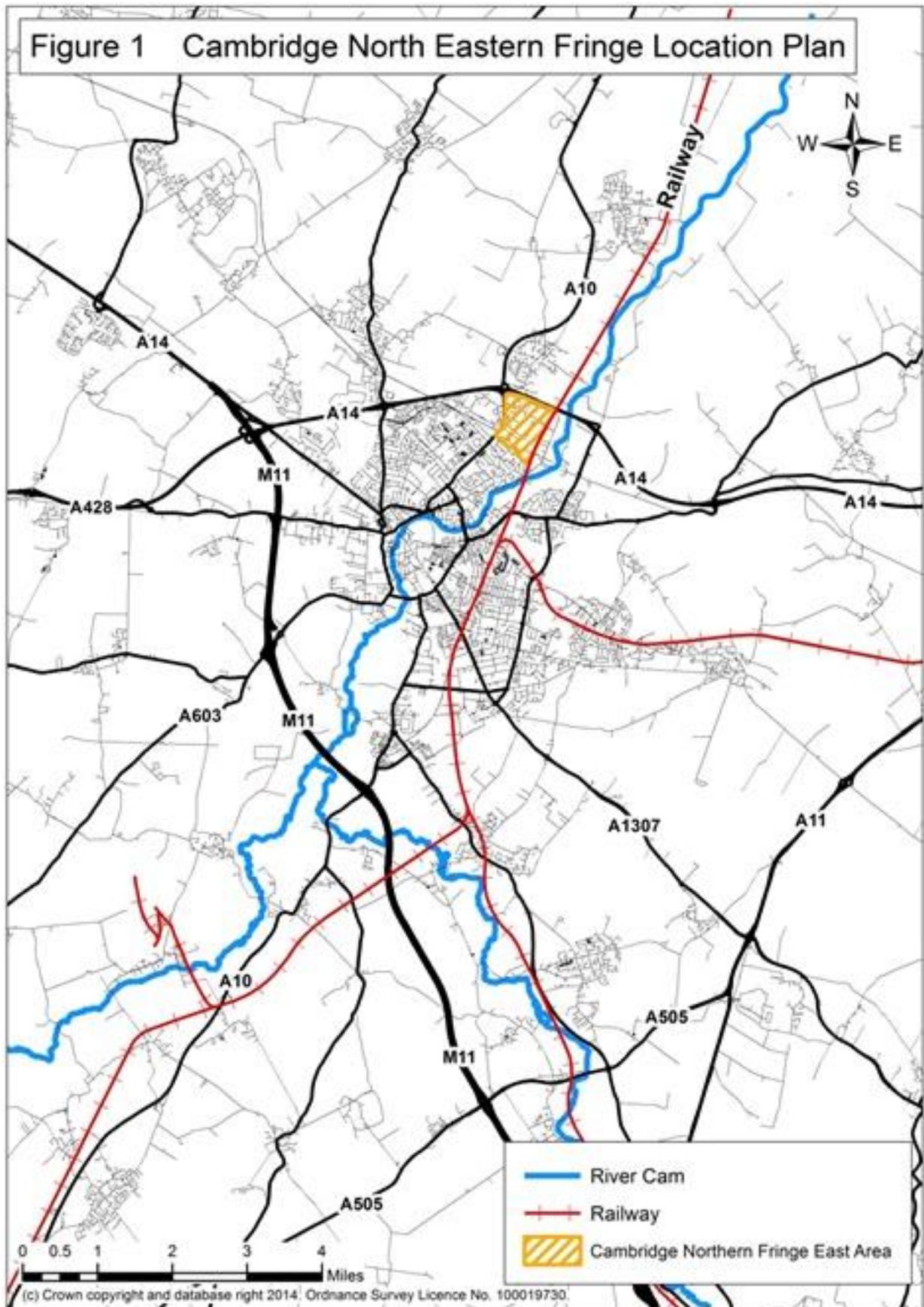
**South
Cambridgeshire
District Council**

CAMBRIDGE NORTHERN FRINGE EAST (CNFE) AREA ACTION PLAN - ISSUES AND OPTIONS STAGE

Frequently Asked Questions

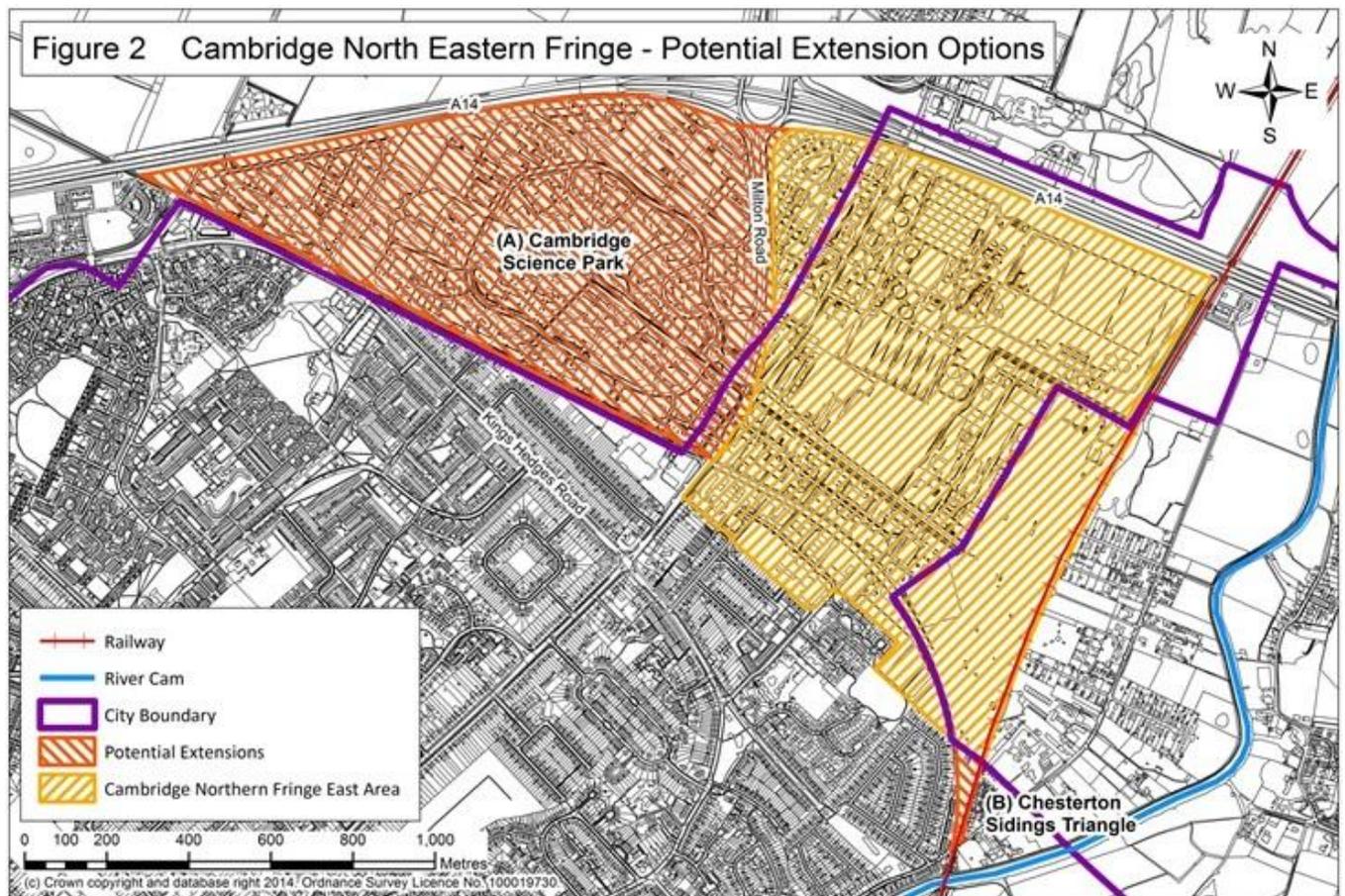
- Where is Cambridge Northern Fringe East?
- What area is covered by Cambridge Northern Fringe East?
- What is the Cambridge Northern Fringe East Area Action Plan?
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- How have the Issues and Options been selected?
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Where is Cambridge Northern Fringe East?



What area is covered by Cambridge Northern Fringe East?

The area covered by Cambridge Northern Fringe East (CNFE) as identified in existing planning policy documents is illustrated in Figure 2 below. Two possible extensions to the boundary of the CNFE area have also been identified below, in Figure 2. The Council are seeking your views through this public consultation on whether the boundary should be amended.



What is the Cambridge Northern Fringe East Area Action Plan?

Cambridge City Council and South Cambridgeshire District Council are both updating their adopted plans and producing new Local Plans for the period to 2031. The draft Local Plans were submitted to the Secretary of State on 28 March 2014 and the examination hearings began in November 2014.

The Cambridge and South Cambridgeshire Local Plans are both statutory documents, which set out a vision for growth, planning policies that guide the development and use of land in the area, and identify the quantity and location of land required for new housing and employment. It should look forward at least over a 15-year period. Councils are required to produce these plans.

Both Councils have included a policy on the Cambridge Northern Fringe East area within their Local Plans: Cambridge City Council (Policy 14) and South Cambridgeshire District Council (Policy SS/4). Cambridge City Council's policy identifies an 'Area of Major Change' and South Cambridgeshire District Council's policy a 'Major Development Site'. The policies allocate the area for a high quality mixed-use development with a range of supporting uses, with the precise amount of development, site capacity, viability, time-scales and phasing of development to be established through the preparation of a joint area action plan for the CNFE area.

Why do we need a Cambridge Northern Fringe East Area Action Plan?

The Cambridge Northern Fringe East area is one of the most important brownfield regeneration opportunities in the Greater Cambridge area.

Development of this area has been considered before, but the proposed new railway station, due to open in 2016, is a game-changer. It provides a catalyst for an exciting opportunity to create a new urban quarter for Cambridge. A high quality employment led mixed use development will help meet the long term growth needs of the Cambridge area.

To ensure the area is looked at comprehensively, the Councils are preparing an Area Action Plan. The Area Action Plan will set out the planning policies to guide future decisions on development and planning applications. A jointly-prepared area action plan will ensure a coordinated approach is taken, and will enable the feasibility of development and its viability to be properly investigated.

The Issues & Options Report, that is subject to public consultation, identifies the issues to be considered and seeks views on how the area should be developed. Important issues include the provision of jobs and housing, the relocation of existing businesses and other uses in the area and whether or not the area covered by the Cambridge Northern Fringe East Area Action Plan should be extended.

The Issues & Options Report proposes four different development options ranging from a lower level of development which focuses on more easily available land to the maximum level of development through comprehensive redevelopment options.

How have the Issues & Options been selected?

A range of technical studies and workshops (involving people who live and work in and around the study area) have been completed to help inform us about the key things about the study area. The details raised have helped us to identify the relevant issues that need to be considered in the issues and options consultation document. These studies can be viewed online on the websites of either the Cambridge City Council:

www.cambridge.gov.uk/cambridge-northern-fringe-east-area-action-plan or South Cambridgeshire District Council's website: www.scambs.gov.uk/cnfeaap

Why is it important and how does this affect me?

Planning is important as it affects many aspects of our lives, from where we live and work, to where we shop and spend our free time. Planning has helped to shape the new development that has taken place in Cambridge in the past. It has also helped to give the city its special character. It is important that we get the Area Action Plan right so that Cambridge continues to be a place where people want to live, work, study and visit.

What is a Sustainability Appraisal?

There is a requirement to produce a Sustainability Appraisal alongside the Area Action Plan. The Sustainability Appraisal assesses the impact of the issues and options identified against a range of social, environmental and economic objectives. This helps us to ensure that our future policies are sustainable, i.e. they support development that meets the needs of current generations without compromising the ability of future generations to meet their needs. You may wish to comment on this document as well. To do this, see the ***How Do I Respond?***

How Do I Respond?

You can submit comments on any of the questions within the Issues & Options Report, as well as on the Sustainability Appraisal. There are a number of ways in which you can do this:

- Using the online consultation system – This is our preferred means of receiving comments as it is the fastest and most accurate method, helping us to manage your comments quickly and efficiently. Separate instructions on how to use the online consultation system are provided on the website, and officers in the Planning Policy Teams at Cambridge City Council and South Cambridgeshire District Council are available to help if you have any queries. Please go to the following link: <http://cambridge.jdi-consult.net/ldf>
- Using the response form
 - available in electronic format by visiting www.cambridge.gov.uk/cambridge-northern-fringe-east-area-action-plan or www.scambs.gov.uk/cnfeaap
 - available in paper format by visiting either Cambridge City Council's Customer Service Centre or from South Cambridgeshire District Council's Reception
- Completed forms should be sent to:
 - CNFE AAP Issues & Options Consultation, Planning Policy Team, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH or
 - CNFE AAP Issues & Options Consultation, Planning Policy Team, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
 - Or emailed to policysurveys@cambridge.gov.uk or ldf@scambs.gov.uk

The consultation runs from: **9am on 8 December 2014 to 5pm on 2 February 2015**

Will you be holding any exhibitions during the consultation period?

A series of exhibitions have been planned where you can see the consultation material and talk to planning officers:

- St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS - **Wednesday 10th December 2014** 1pm - 7pm
- North Area Committee – Buchan Street Community Centre, Cambridge CB4 2XF - **Thursday 18th December 2014** 4pm - 8pm (*Note Committee meeting starts 7pm*)
- Trinity Centre (Science Park), Milton Road, Cambridge CB4 0FN - **Wednesday 14th January 2015** 1pm - 5pm
- Brown's Field Youth & Community Centre, Green End Road, Chesterton, CB4 1RU - **Saturday 17th January 2015** 1:30pm – 6pm
- Milton Community Centre, Cambridge, CB24 6BL - **Monday 19th January 2015** 2pm - 8pm

What will we do with the comments we receive and what happens next?

- All comments received will be entered into our consultation database and published on Cambridge City Council's website (address and contact details will not be included).
- The comments will be considered by the Councils and will be used to inform the preparation of a draft Area Action Plan.
- The Councils will consult on the draft Area Action Plan in Autumn 2015 before submitting the draft Area Action Plan for examination in Spring 2016.

Who makes the final decision on the new Area Action Plan?

Both Councils make the final decision, but before they can do that, an independent Planning Inspector examines the Area Action Plan. It is important that both Councils can show that they have prepared the Area Action Plan using the proper evidence and applying it in a reasonable way. If the Councils do not do that, the Inspector may either delay the examination for more evidence to be produced or find the Plan "unsound", in which case, both Councils could not adopt it.

When will the new Area Action Plan come into force?

It is anticipated that the Area Action Plan will be adopted in 2016.

How can I find out more?

The Issues and Options Report, its associated Interim Sustainability Appraisal and other relevant supporting documents, are available for inspection at the following locations:

- Arbury Court Library, Arbury Court, Cambridge, CB4 2JQ

- Cambridge City Council's Customer Service Centre, Mandela House, 4 Regent Street, Cambridge CB2 1BY
- Histon Library, School Hill, Histon, CB24 9JE
- Milton Road Library, Ascham Road, Cambridge, CB4 2BD
- South Cambridgeshire District Council's Reception, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

You can also visit the websites of either Cambridge City Council:

<http://www.cambridge.gov.uk/cambridge-northern-fringe-east-area-action-plan>

or South Cambridgeshire District Council:

<https://www.scambs.gov.uk/cnfeaap>

For more details about how to get involved or if you have any queries, please contact either Cambridge City Council or South Cambridgeshire District Council:

Cambridge City Council:

Address: Planning Policy Team, Planning Services, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH.
Email: policysurveys@cambridge.gov.uk
Tel: 01223 457200

South Cambridgeshire District Council:

Address: Planning Policy Team, Planning & New Communities, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
Email: ldf@scambs.gov.uk
Tel: 01954 713183