

Vision and Objectives

It is important that we develop a strong vision and set of objectives for the area, and therefore we are asking for your views on whether we have got them right.

In summary, the vision seeks to ensure that the area will be a vibrant and successful employment led, mixed use neighbourhood, shaped as a whole by the community. The objectives seek to secure the successful regeneration and redevelopment of the area as a new gateway for and quarter of Cambridge. The full vision and objectives are included in the Issues & Options Report.

Policy Options

The Area Action Plan will set out the planning policies to guide the development of the Cambridge Northern Fringe East area.

To help draft the planning policies, we are asking for your views on the issues that should be considered and for each issue which of the possible approaches we should take.

The Issues & Options Report includes questions on:

- place and building design including building heights
- employment uses and the wider benefits
- housing mix including provision of affordable housing, student housing and private rented accommodation
- provision of supporting services and facilities
- open space
- transport including vehicular access, road layout, parking and cycle routes
- sustainable design and construction
- renewable energy generation
- whether the plan should include guidance for developments on the Cambridge Science Park

Naming the Development and the New Railway Station

Cambridge Northern Fringe East is a working title only. What do you think is an appropriate name for the new development?

The new development is being built around a proposed new railway station, what do you think is an appropriate name for the new station? Some suggestions have already been made:

- Cambridge Science Park Station
- Chesterton Interchange Station
- Cambridge North Station
- Cambridge Fen Station

Your responses on the name for the new railway station will be shared with Network Rail and the Department for Transport who will make the final decision on its name.

**All responses must be received by
5pm on Monday 2 February 2015.**

How to Make Comments and Next Steps

Please make sure you have your say by taking part in the consultation:

- By responding online:
<http://cambridge.jdi-consult.net/localplan>
- By sending an email to:
policysurveys@cambridge.gov.uk
or ldf@scambs.gov.uk
- By posting a paper response form (available to download from the Councils' websites or to collect from either Councils' offices or at an exhibition) to either:

Cambridge City Council
Planning Policy Team
Planning Services
PO Box 700
Cambridge
CB1 0JH

South Cambridgeshire District Council
Planning Policy Team
Planning & New Communities
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

For more information, including the consultation documents, go to the Councils' websites:

- www.cambridge.gov.uk/cambridge-northern-fringe-east-area-action-plan
- www.scambs.gov.uk/cnfeaap

If you have any queries please give either Council a call on 01223 457200 or 01954 713183.

What happens next?

All of the comments received during the consultation will be considered by the Councils and will be used to inform the preparation of the 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.

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

Have Your Say!

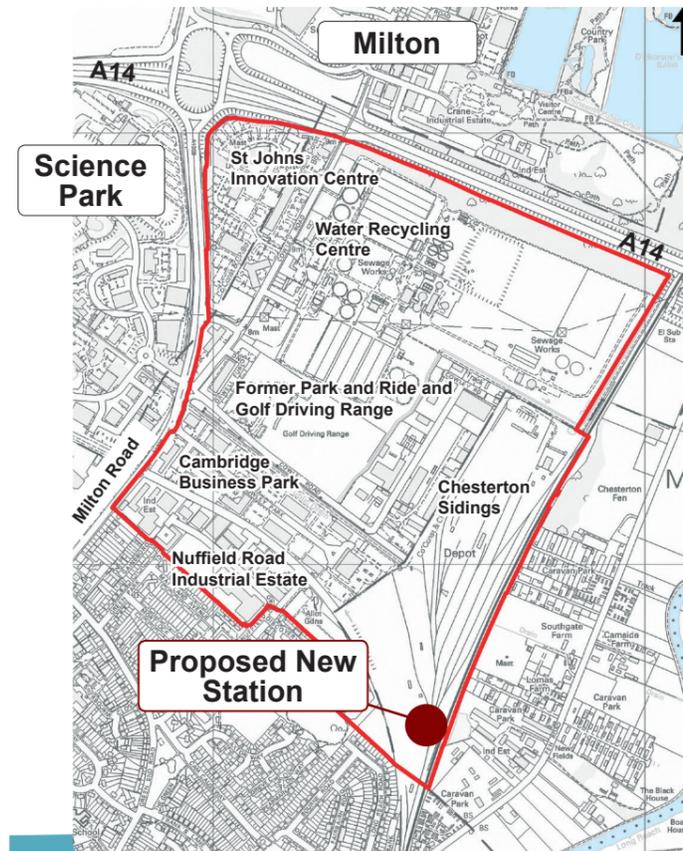
Cambridge Northern Fringe East - Issues & Options Consultation

Cambridge City Council and South Cambridgeshire District Council are considering the future of the Cambridge Northern Fringe East area and we are seeking your views to help us shape its regeneration.

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

The proposed new railway station, due to open in 2016, 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 bring forward the regeneration of this area and to ensure the area is looked at comprehensively, the Councils are preparing an Area Action Plan. We need your help in developing this plan and so this consultation is your opportunity to tell us your views.



Redevelopment Options

Four redevelopment options (shown overleaf) for the area have been identified ranging from a low level of development which focuses on more easily available land to more comprehensive redevelopment options. The four options include different approaches to these key issues:

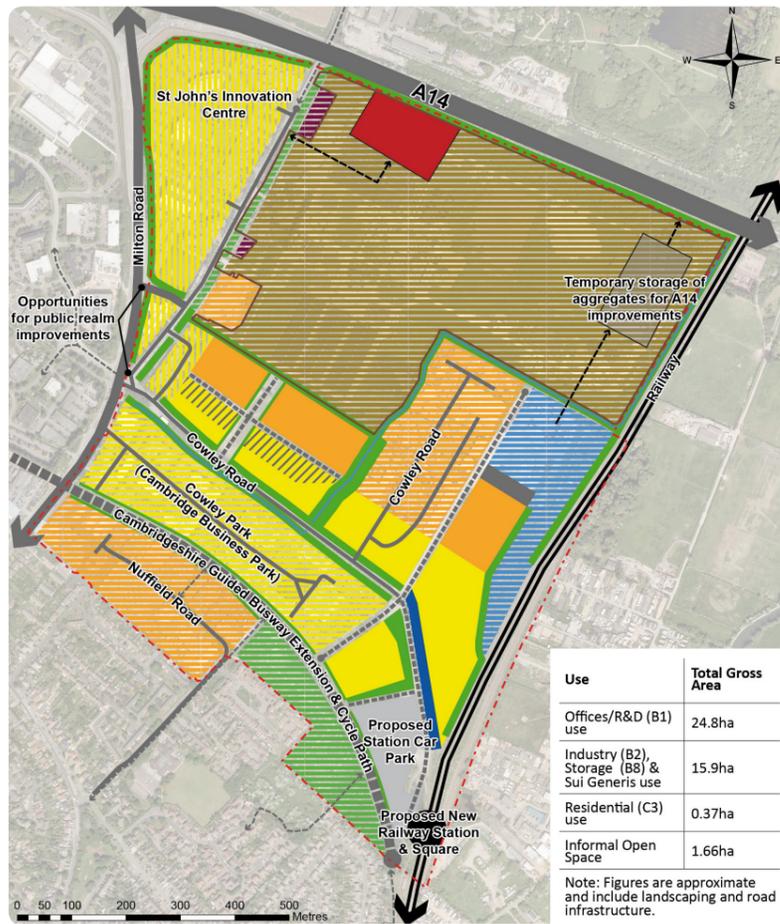
- access to and from the station
- balance between employment and residential development
- links to the wider area
- future of the Water Recycling Centre
- alternative uses for the Nuffield Road Industrial Estate

No alternative sites for the Water Recycling Centre have been identified at this stage and in the past finding a viable alternative site has proved challenging. We would like your views on whether we should explore options that would free up more land for development in this area.

It is likely that the final development will be a combination of aspects from more than one option. We would like your comments on which option you think is the most appropriate for the area and what you think about individual aspects.

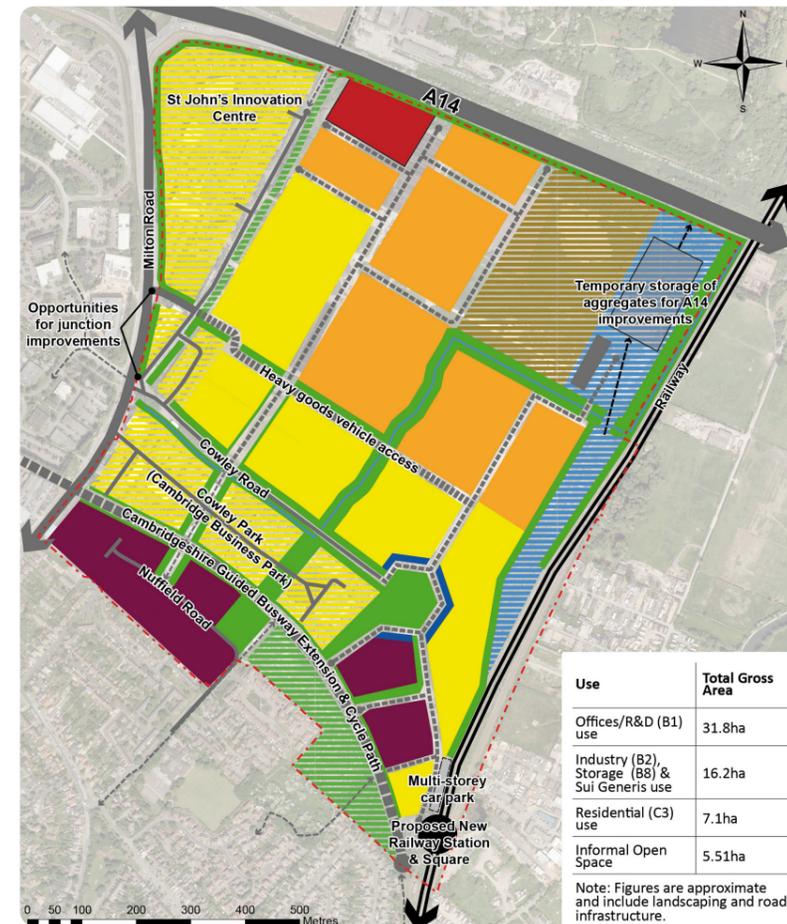
Option 1: Lower Level of Redevelopment -

Creates an enhanced 'Boulevard' approach to the proposed new railway station, to provide a gateway to Cambridge. Focuses on regeneration of areas of more easily available land, allowing existing business and the Water Recycling Centre to stay, whilst creating a major new area for businesses. This option could be delivered more easily, but does little to secure the wider regeneration of the area.



Key

- Cambridge Northern Fringe East Area Action Plan Boundary
- Proposed Roads
- Cycle/pedestrian routes
- Existing Offices/R&D (B1) use
- Existing Offices/R&D (B1) use with potential for plot intensification
- Proposed Office/R&D (B1) use
- Office/R&D (B1) car parking area only
- Existing Industry (B2), Storage (B8) & Sui-Generis uses
- Proposed Industry (B2), Storage (B8) & Sui-Generis uses
- Existing Residential (C3) use
- Proposed Residential (C3) use
- Water Recycling Centre
- Relocated Concrete Batching Plant
- Local Centre
- Boundary of existing Water Recycling Centre
- Reconfigured aggregates railhead & sidings
- Protected Open Space/City Wildlife Sites
- Landscape and Open Space
- First Public Drain Watercourse
- Indicative location for Household Waste Recycling Centre and inert recycling facility (Could also be located in proposed industrial land)

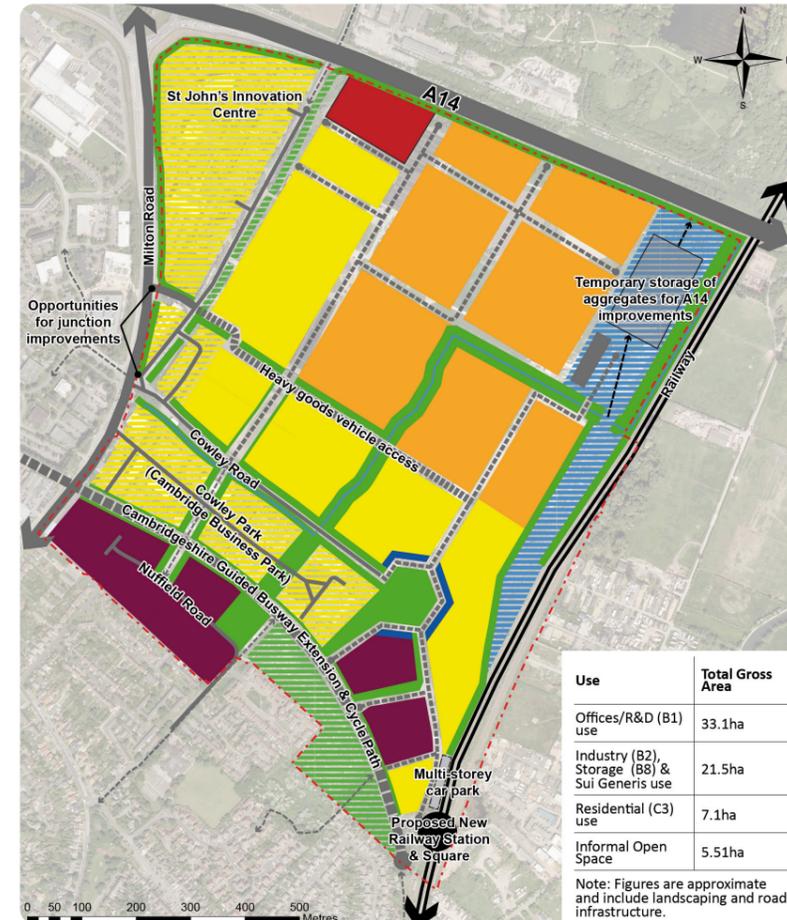
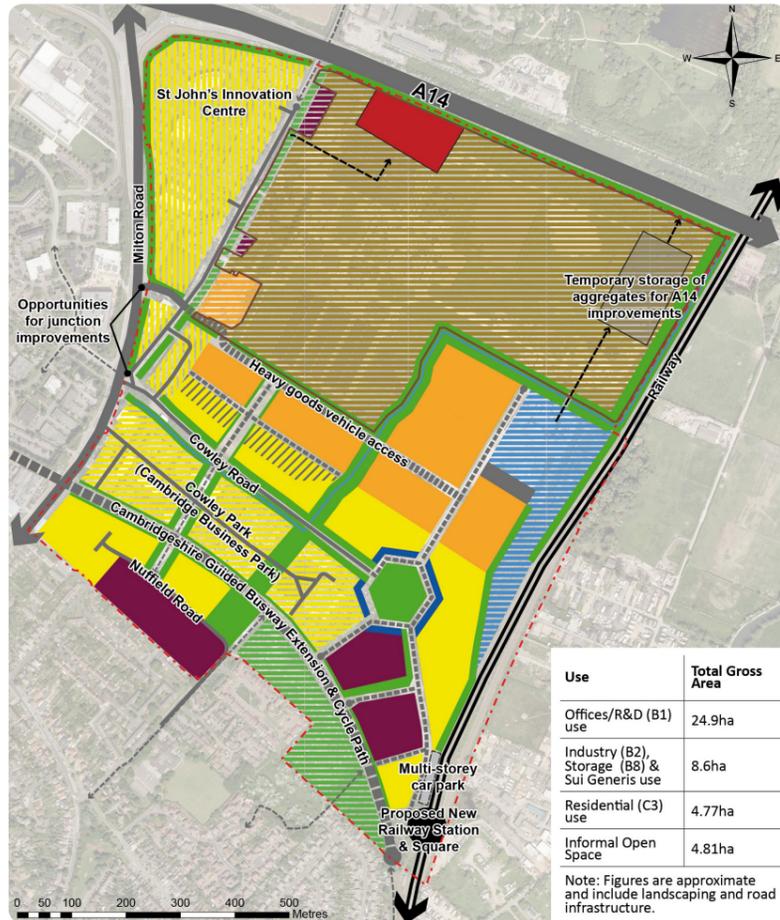


Option 3: Higher Level of Redevelopment -

Reconfiguration of the Water Recycling Centre onto a smaller site, with more indoor or contracted operations, subject to technical, financial and operational deliverability. Would retain the Water Recycling Centre on site but open up options for larger scale employment redevelopment and a mix of other uses. This option is complex and delivery of the full option would be in the longer term. The potential to phase redevelopment to achieve the objective of an early gateway to the proposed new railway station would need to be explored, whilst ensuring that the delivery of the full option is not prejudiced by piecemeal redevelopment. Also in this option, Nuffield Road industrial area is proposed for entirely residential development, with existing industry relocated north of Cowley Road.

Option 2: Medium Level of Redevelopment -

Focuses on regeneration of areas of more easily available land, allowing existing business and the Water Recycling Centre to stay. Includes new homes and a local centre near the proposed new railway station, to create a vibrant mixed use area around the gateway. More comprehensive redevelopment improving existing areas south of Cowley Road, to integrate them into the Station area. A new road north of Cowley Road to separate out industrial traffic from the main station access. Option for Nuffield Road industrial area to change to offices / residential. This option could be delivered in the short to medium term.



Option 4: Maximum Level of Redevelopment -

Water Recycling Centre relocated off site, subject to identification of a suitable, viable and deliverable alternative site being identified. This would free up a large area of land for redevelopment, and the opportunity to comprehensively address the area. This option is complex and delivery of the full option would be in the longer term. The potential to phase redevelopment to achieve the objective of an early gateway to the proposed new railway station would need to be explored, whilst ensuring that the delivery of the full option is not prejudiced by piecemeal redevelopment.

Have Your Say!

Cambridge Northern Fringe East - Issues & Options Consultation - Quick response form

Cambridge City Council and South Cambridgeshire District Council are seeking your views on the future of the Cambridge Northern Fringe East area.

Redevelopment Options

In the Cambridge Northern Fringe East Area Action Plan Issues and Options Report the Councils have identified four Redevelopment Options for the area. We would like your views on which option you prefer, and what you like and dislike about different parts of the options.

Put a tick against each option to say whether you support or object, and add your reasons in the comment box below.

Option 1 - Lower Level of Redevelopment - Support Object

Option 2 - Medium Level of Redevelopment - Support Object

Option 3 - Higher Level of Redevelopment - Support Object

Option 4 - Maximum Level of Redevelopment - Support Object

Alternative options?

Are there alternative redevelopment options you think we should have considered?

Comments

You can find information about these options in the exhibition leaflet or go to the Councils' websites. see overleaf.

Naming the Development and the new Railway Station

The new development is being built around a proposed new railway station, what do you think is an appropriate name for the new station? We have already had some suggestions.

Tick the box against the one you like or add your own in the space provided below.

<input type="checkbox"/> Cambridge Science Park Station	<input type="checkbox"/> Cambridge North Station	Your suggestion?
<input type="checkbox"/> Chesterton Interchange Station	<input type="checkbox"/> Cambridge Fen Station	<input type="text"/>

What do you think is an appropriate name for the new development?

Your details

Name of Individual /Organisation:

Contact name (if an organisation):

Address:

Postcode:

Email: Tel:

Data Protection

The information collected will be processed in accordance with the Data Protection Act 1998. Information from the forms will be stored on a computer database used solely in connection with the production of planning policy documents. Representations will be available to view on Cambridge City Council's website, although address and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full. By submitting this response form you are agreeing to these conditions.

Signature: Date:

Please return to:

Planning Policy Team,
Cambridge City Council, Planning Services,
PO Box 700,
Cambridge, CB1 0JH

For more information and if you want to make more detailed comments on the 'Issue and Options Report' visit:

- www.cambridge.gov.uk/cambridge-northern-fringe-east-area-action-plan
- www.scambs.gov.uk/cnfeaap

If you have any queries please give either Council a call on 01223 457200 or 01954 713183

Deadline for returning the form is 5pm on Monday 2 February 2015.