

Local Plan Examinations Cambridge City and South Cambridgeshire

Matter 9 - Areas of Major Change/Major Development Areas on the Edge of Cambridge

9A - General Principles; and West Cambridge, North West Cambridge and Orchard Park

Cambridge Local Plan (2014) Policies 13, 18 and 19 including Figure 3.6; and South Cambridgeshire Local Plan (2013) Paragraphs 3.1 to 3.3 and Policies SS/1 and SS/2 including Figure 5

Issues:

1. General Principles

- 1.1 Should the Minerals and Waste Plan allocations and designations be included on the Proposal Maps?
- 1.2 Would the development proposals adequately promote and protect biodiversity
- 1.3 Would the development proposals preserve and enhance the existing heritage assets?

2. West and North West Cambridge

- 2.1 West Cambridge (Site M13):
 - i. Is it acknowledged that the site has outline planning permission and construction works have commenced on site?
- 2.2 NIAB1 (Site R43):
 - i. Is it acknowledged that the site has outline planning permission and construction works have commenced on site?
- 2.3 Land between Huntingdon Road and Histon Road (Darwin Green 2/3 and formerly NIAB 2 and 3):
 - i. Are there exceptional circumstances for the removal of land from the Green Belt along the northern boundary of the site?
 - ii. Would the proposed design code be consistent with that for site R43 (NIAB1)?
 - iii. Is the area and extent of land shown on the Policies Map the most appropriate in terms of the development constraints in this location?
 - iv. Is there a realistic prospect that satisfactory flood risk and sound attenuation measures could be incorporated as part of the development of the site?
 - v. Is the proposed layout of the eastern vehicular access to the site too close to Arbury Road junction thereby potentially creating a risk to highway safety?
 - vi. Are the predicted levels of traffic generation to and from the site unrealistically low?
 - vii. Is the provision of community services in the proposed local centre within NIAB1 deliverable in terms of available space and viability?
 - viii. Does Figure 5 in the South Cambridgeshire Local Plan Proposed Submission accord with Inset G in the Policies Map in respect of the position of the northern boundary of the site?

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2.4 Orchard Park:

- i. Is it agreed that the sites below have the stated planning status?
 - Full approval for 140 dwellings and a local centre-Parcels Q, former HRCC site and Com.2.
 - Outline application for 38 dwellings and ancillary facilities submitted in November 2014, no decision issued-Parcel K1.
 - Outline application for 15 dwellings Parcel L2 and 132 dwellings submitted, no decision issued -Parcel Com4.
- ii. Could the Council clarify the nature of the proposed landmark building referred to in paragraph 3.5 of Policy SS/1?

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Matter 9 - Areas of Major Change/Major Development Areas

9B - Cambridge East and South of Coldham's Lane

Cambridge Local Plan (2014) Policy 12 and South Cambridgeshire Local Plan (2013) Policy SS/3 including Figure 7; and Cambridge Local Plan (2014) Policy 15 including Figure 3.4

Issues:

1. Cambridge East

- 1.1 As the land which has been safeguarded as a long term strategic reserve, as shown on the Policies Maps, is the subject of an adopted Area Action Plan, are there any overriding circumstances to justify its reinstatement to Green Belt land having regard to paragraph 85 (4th bullet point) of the National Planning Policy Framework?
- 1.2 Would the development of the north of Cherry Hinton result in the unacceptable loss of valuable agricultural land?
- 1.3 Are site R40 and the adjacent site annotated SS/3(2) on the Policies Maps appropriate locations for residential development given their locality to Cambridge Airport and potential impact on wildlife habitats?

2 South of Coldham's Lane

- 2.1 Would the proposals for the urban country park safeguard the living conditions of the neighbouring residential occupiers?
- 2.2 Should the area south of the railway line be restricted solely to passive recreation activities?
- 2.3 Would an Area Action Plan rather than a masterplan be more appropriate for this nature of development?
- 2.4 Would the redevelopment of the area lead to the loss of significant areas of wildlife habitats?
- 2.5 Would sufficient land be released for commercial uses to make the redevelopment of the land economically viable?

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Matter 9 - Areas of Major Change/Major Development Areas

9C - Cambridge Northern Fringe East

Cambridge Local Plan (2014) Policy 14 and South Cambridgeshire Local Plan (2013) Policy SS/4 including Figure 8

Issues:

1. Do Policy 14 and Policy SS/4 provide an appropriate/adequate context for the preparation of an Area Action Plan in terms of the detail included within the policy?
2. Are the proposals for this location sound in terms of the reasonable prospect of their delivery within the Local Plan period?
3. Should consideration be given to the allocation of a measure of residential/student accommodation in this location given the proximity of the new railway station?
4. Would the existing mineral and waste operations be prejudiced by the proposed mixed-use development or vice-versa?
5. Has sufficient land been included in order to accommodate the infrastructure improvements necessary to facilitate the proposed uses on the site?
6. Should the triangular parcel of land to the south of Chesterton sidings be included within the AoMC?
7. Should the Nuffield Allotments and the adjoining nature reserve be excluded from the AoMC?
8. Would the matters relating to the operations referred to in paragraph 3.31 of the supporting text to Policy SS/4 be more appropriately dealt with through the County Council's Minerals and Waste Plan rather than an Area Action Plan?
9. Will there be a single joint Area Action Plan adopted by both Councils?