

CAMBRIDGE LOCAL PLAN – TOWARDS 2031
ISSUES AND OPTIONS 2 CONSULTATION

FREQUENTLY ASKED QUESTIONS

What is the Issues and Options 2 consultation?

The Issues and Options 2 consultation seeks people's views on possible sites to be allocated in the new Local Plan for different types of development, including residential, mixed use and employment related development. The Issues and Options 2 consultation document has been split into two parts:

- **Part 1 - Joint consultation on Development Strategy and Site Options on the edge of Cambridge.** This is a joint consultation document between Cambridge City Council and South Cambridgeshire District Council. It considers options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt and options for a community stadium. It builds upon the Issues and Options consultations that both Councils have already undertaken in the summer of 2012, and provides background information in relation to the housing and employment needs for the area as a whole, as well as outlining what that means for the future development strategy;
- **Part 2 - Site Options within Cambridge (including residential space standards and car and cycle parking standards).** This consultation document considers both site allocations and designations within Cambridge. The site allocations focus on strategic sites that are considered central to the achievement of the development strategy for Cambridge, for example achievement of housing requirements or land for employment development. It also seeks people's views on designations that will be included in the new Local Plan and its accompanying Proposals Map. These designations will include Protected Open Space, Protected Industrial Sites and Local and District Centres. In addition, building on the summer's Issues and Options consultation, the Part 2 document provides more detailed discussion of residential space standards and car and cycle parking standards.

Why is this consultation necessary?

As part of preparing the new Local Plan, the National Planning Policy Framework requires local planning authorities to:

- Indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;

- Identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation; and
- Identify land where development would be inappropriate, for instance because of its environmental or historic significance.

The Issues and Options Report (June 2012) set out broad locations for development and the location of some of the Opportunity Areas, which were areas identified as having potential for future improvement or development over the plan period to 2031.

The Issues and Options 2 consultation presents an opportunity to consult on potential site options at an early stage in the Local Plan Review, before a draft Plan has been prepared. As such the Part 2 consultation document considers both potential site allocations and designations, building upon work already carried out as part of the Strategic Housing Land Availability Assessment and the Open Space and Recreation Strategy 2011 consultation. The site options focus on strategic sites that are considered central to the achievement of the development strategy for Cambridge, for example delivering housing requirements or land for employment development.

How have you arrived at the sites on the edge of Cambridge included within the Part 1 document?

Where possible, growth should be directed at existing sites within Cambridge, re-using previously developed land and taking advantages of locating development close to existing services and facilities and public transport routes. However, the capacity for further growth within the boundaries of Cambridge is limited, and there are competing demands on this space. It is important that the review of the Local Plan explores whether there are further sites on the edge of Cambridge that could be released from the Green Belt for development without causing fundamental harm to the purposes of the Green Belt. A review of the inner boundary of the Green Belt has therefore been undertaken, which has identified a small number of sites that could be released for development of approximately 680 homes without causing fundamental harm to Green Belt purposes.

A technical assessment of a range of sites on the edge of Cambridge has been undertaken to inform the selection of the site options for consultation. This includes sites submitted to the Councils as part of their Strategic Housing Land Availability Assessments and sites coming through the Green Belt review. The assessments have had regard to the comments submitted in response to the Summer 2012 Issues and Options consultation on ten broad locations in the Green Belt on the edge of Cambridge. A wide range of constraints, policy designations and matters important to sustainability have been taken into account in the technical assessments including flood risk, Green Belt significance, site access, deliverability, Cambridge Airport safety zones, distance to services and facilities, open space, transport accessibility, air quality, noise, and biodiversity. The technical assessment process involved

completion of a standard site assessment form, which looked at the impact and significance of development. The sites that have been identified as having potential for Green Belt release, and therefore included in the Part 1 document are as follows:

| SITE NUMBER | LOCATION | DEVELOPMENT TYPE |
|-----------------|--|---|
| Site option GB1 | Land North of Worts' Causeway | 250 dwellings |
| Site option GB2 | Land South of Worts' Causeway | 230 dwellings |
| Site option GB3 | Fulbourn Road West (1) | 75 dwellings. Alternatively, this could be considered for employment. |
| Site option GB4 | Fulbourn Road West (2) | Employment development |
| Site option GB5 | Fulbourn Road East | Employment development |
| Site option GB6 | Land between Huntingdon Road and Histon Road (NIAB3) | Up to 130 dwellings, or a Community Stadium. |

What's happening with the proposals for a Community Stadium? Does the Council have a preferred site?

Through the previous Issues and Options consultations, both Cambridge City Council and South Cambridgeshire District Council have sought views on whether there is a need for major new cultural and sporting facilities in the Cambridge sub-region. Previous studies had identified gaps in provision for some types of major sub-regional facilities, including a community stadium, ice rink and concert hall. Further work has now been undertaken to review the evidence for such facilities and consider options for dealing with them in the new Local Plans in the Cambridge Sub-Regional Facilities Review (November 2012).

The Review concludes that no specific objective need can be quantified requiring the provision of a community stadium. However, the Review identifies that the right package of uses in a suitable location could deliver benefits for the wider sub-region. In light of the latest work, the Part 1 consultation document asks whether there is considered to be a need to plan for a community stadium. 9 site options have been identified for consultation, which are either within the urban area of Cambridge, in the Green Belt on the edge of Cambridge, or to provide a facility as part of a new settlement. There are major issues associated with all site options and this may mean that some sites may not be capable of being delivered. However, it is considered appropriate to consult on these options at this stage in the process

before any decisions are taken on whether a community stadium should be provided and if so where. It is also recognised that for some site options, landowners may have different aspirations and we would encourage these to be made clear through the consultation before any decisions are taken. The consultation document highlights the advantages and disadvantages of each option to inform comment. The site options are:

| SITE NUMBER | LOCATION |
|-----------------|---|
| Site Option CS1 | The Abbey Stadium and adjoining Allotment Land, Newmarket Road, Cambridge |
| Site Option CS2 | Cowley Road Cambridge (former Park and Ride and Golf Driving Range) |
| Site Option CS3 | North of Newmarket Road, Cambridge East |
| Site Option CS4 | South of the A14 and west of Cambridge Road |
| Site Option CS5 | Land south of Trumpington Meadows, Hauxton Road |
| Site Option CS6 | Land between Milton and Impington, north of A14 (Union Place) |
| Site Option CS7 | Northstowe |
| Site Option CS8 | Waterbeach New Town Option |
| Site Option CS9 | Bourn Airfield New Settlement Option |

The Councils have not yet made a decision regarding the need for a site, and are not promoting a specific option, but are seeking views on potential options in order to inform decision making.

How have you selected the sites included in the *Part 2 – Site Options Within Cambridge* document?

To assess the suitability of sites, an assessment form has been developed, which considers a number of criteria relating to social, economic and environmental factors related to the location of the site, as well as criteria relating to the planning suitability of the site. The assessment form has been developed to fully integrate the requirements of the Sustainability Appraisal process, and criteria in the assessment form take into account the social, environmental and economic sustainability themes set out in the Sustainability Appraisal Scoping Report. The assessment form also builds upon the assessment that was carried out on potential housing sites in the Strategic Housing Land Availability Assessment.

The first part of the assessment form (Level 1) is a high level sieve containing criteria that could potentially prevent development of a site, for example if a site is within a floodplain. The Level 2 criteria are broken down into a number of categories to determine whether a site would be suitable for development, as follows:

- Accessibility to existing centres and services;
- Accessibility to outdoor facilities and green spaces;
- Supporting economic growth;
- Sustainable transport;
- Air quality, pollution, contamination and noise;
- Protecting groundwater;
- Protecting the townscape and historic environment;
- Biodiversity and green infrastructure.

At the end of the Level 2 assessment, a conclusion is reached as to whether or not a site has development potential. This conclusion also considers which type of use would be most suitable for a site, be it residential, employment or mixed use development. The conclusion may also identify if parts of a site are more sensitive to development than others, or whether only part of a site may be suitable for development. Only sites that are available, and considered suitable in planning and sustainability terms are being consulted upon. Those sites that have been rejected as part of the assessment work are not being consulted upon, although details of these sites have been included within the technical document and Appendix 1 of the Part 2 consultation document.

A number of sources have been used to identify sites. These include the following sources, although this is not an exhaustive list:

- Sites allocated in the current 2006 Local Plan, associated Area Action Plans and Supplementary Planning Documents, which have not yet been developed;
- Sites identified in the following studies:
 - Strategic Housing Land Availability Assessment, May 2012;
 - Employment Land Review, 2007 and 2012 update;
 - Cambridge Sub Region Retail Study, 2008;
 - Cambridge Hotel Futures: Headline Findings Issues and Options Report, April 2012;
- Any sites and site boundaries identified by the Council within the Issues and Options Consultation, June 2012;
- Any sites subsequently submitted by landowners and developers or their agents in response to the Issues and Options consultation;

- Any sites identified by the Council's own departments (e.g. property services), other Councils and statutory Government agencies.

A long list of sites was drawn up and was initially reduced by removing those sites which had already been consulted upon in the Issues and Options consultation in June/July 2012 (including Gypsy and Traveller Sites, major allocations and opportunity areas), sites less than 0.5 hectares (apart from a small number of residential sites which due to their location could be developed at a high density), and those picked up through annual monitoring, where planning permission had been granted.

Has the Council determined how much new housing will be required through the new Local Plan?

No decision has yet been made on how much new housing will be required through the new Local Plan. The Issues and Options 2 consultation is focussed on site options, and the results of this consultation, and the responses received to the Issues and Options consultation, will help to inform housing numbers.

How is the Council linking up the Local Plan to the new plan being prepared by South Cambridgeshire District Council?

The City Council has a long history of joint working and has worked closely with South Cambridgeshire District Council on a variety of planning matters over many years reflecting the close functional relationship between the tightly drawn city boundary and its rural surroundings. This includes working together on key strategic and joint issues at both officer and Member level through the preparation of Structure Plans, input to Regional Plans, the preparation of existing development plans, joint Area Action Plans for major developments, the preparation of joint evidence base documents on a wide variety of topics, and other planning matters including various transport strategy documents.

The Councils have decided to prepare separate Local Plans for Cambridge and South Cambridgeshire, but are fully aware of the need to work effectively together and that they will need to demonstrate how they have cooperated effectively, both with each other and other key public bodies including the County Council, on the preparation of their respective new Local Plans.

Joint working arrangements have already been established. At a Member level, previous joint working groups have been replaced by two new Member groups: the Cambridgeshire and Peterborough Joint Strategic Planning and Transport Member Group which is a County wide group and the Joint Strategic Transport and Spatial Planning Group specifically to address issues affecting Cambridge and South Cambridgeshire. Work is ongoing at an officer level, steered by regular meetings of senior officers: the Chief Planning Officers group for county-wide issues and meetings of officers from the three Councils for more Cambridge-focused issues.

The Cambridgeshire Councils have already established and commissioned a Joint Strategic Planning Unit to prepare a strategic spatial framework for Cambridgeshire and Peterborough, which will also help demonstrate the coordinated approach to planning for the long term needs of the wider area and the Unit has also assisted with the preparation of the evidence base for this consultation.

The Councils have been working together throughout the preparation of the Issues and Options consultations on the Cambridge Local Plan and the South Cambridgeshire Local Plan, and also the parallel consultation on issues for a new Transport Strategy for Cambridge and South Cambridgeshire. The Councils took the same approach to joint issues in the recent Issues and Options consultation. Each of the Issues and Options consultation documents took a common approach to the Green Belt on the edge of Cambridge, the future planning of Cambridge East and Northern Fringe East and sub-regional sporting, cultural and community facilities. Each document also highlighted the corresponding consultation by the other Council.

The Councils have agreed to continue to work jointly as plan preparation continues. In terms of timetables, the Councils' Local Plan programmes have been very similar, although it did not prove possible to align them completely for the Issues and Options (Summer 2012) consultation. The consultations did however overlap in July 2012.

How can I have my say on the consultation?

The Issues and Options 2 consultation documents will be available on the Council's website, with hard copies of documents available at the Customer Service Centre and at Cambridge libraries. Once you have looked through both the Part 1 and Part 2 documents, please send us your comments. You can submit comments on any of the sites considered within this report, as well as the sections of the report that consider designations, car and cycle parking standards and residential space standards. There are a number of ways in which you can do this:

- **Using the Council's online consultation system** – This is our preferred means of receiving representations as it is the fastest and most accurate method, helping us to manage your representations quickly and efficiently. Separate instructions on how to use the online consultation system are provided on our website, and officers in the planning policy team are always available to help if you have any queries. Please go to the following link: <http://cambridge.jdi-consult.net/ldf>
- **Using the response form** – If you do not have access to a computer, a paper response form can be completed and sent to the Council. Copies of the response form are available from the planning policy team.

Will you be holding any exhibitions during the consultation period?

A series of exhibitions across Cambridge and South Cambridgeshire have been planned. Some of these will be joint exhibitions, which have been advertised in each Council's magazine and will be attended by officers of both Councils (shaded in the table below). Dates and venues currently confirmed are shown below:

| Day | Date | Venue | Exhibition Time |
|------------|---------------------------|---|------------------------|
| Monday | 7 th January | Grantchester – Village Hall | 2.30pm – 7.30pm |
| Tuesday | 8 th January | Castle Street Methodist Church | 2.30pm – 7.30pm |
| Wednesday | 9 th January | Fulbourn, The Swifts | 2.30pm – 7.30pm |
| Thursday | 10 th January | The Hub, Cambourne – Main Hall | 2.30pm – 7.30pm |
| Saturday | 12 th January | Trumpington Village Hall – Jubilee Room | 12– 4pm |
| Monday | 14 th January | Guildhall – Small Hall | 2.30pm – 7.30pm |
| Wednesday | 16 th January | Great Shelford – Memorial Hall | 2.30pm – 7.30pm |
| Friday | 18 th January | Meadows Community Centre, Cambridge – Room 2 | 2.30pm – 7.30pm |
| Monday | 21 st January | Guildhall – Small Hall | 2.30pm – 7.30pm |
| Tuesday | 22 nd January | Histon and Impington Recreation Ground | 2.30pm – 7.30pm |
| Friday | 25 th January | Cherry Hinton Village Centre – Large Meeting Room | 2.30pm – 7.30pm |
| Saturday | 26 th January | Netherhall School – Atrium Hall | 12 – 4pm |
| Monday | 28 th January | Newnham Croft Primary School | 5pm – 8.30pm |
| Friday | 1 st February | Brown's Field Community Centre, Cambridge – Hall | 2.30pm – 7.30pm |
| Thursday | 14 th February | Cambridge United Football Club, Newmarket Road – Dublin Suite | 5pm – 7pm |

What happens after this consultation?

This Issues and Options 2 consultation is the second phase in developing the new Local Plan for Cambridge. Once consultation has finished, the representations received will be considered by the Council, using them to refine site options and policies that will be included in the new Local Plans.

The Council, in parallel with South Cambridgeshire District Council, will then draft the new Local Plan, which will be subject to a further round of public consultation in summer 2013 prior to being submitted to the Secretary of State for examination around the end of 2013. During the final stage, independent planning inspectors will consider the 'soundness' of the Local Plans at public examinations. This will involve the inspectors considering whether the plans have been positively prepared, and that policies are justified, effective and are in conformity with the National Planning Policy Framework. Following this, the inspectors will produce reports of their findings, and then, provided that no changes are necessary to make their plans sound, the Councils can formally adopt the Local Plans.