

For office use only
Agent number:
Representor number:
Representation number:



Draft North East Cambridge Area Action Plan Consultation 2020

Response Form

How to use this form

If you are able to, please comment online at www.greatercambridgeplanning.org/nec. You can comment on part or all of the Draft Area Action Plan online, and your response can be analysed more quickly and efficiently if you do so.

If you wish to comment using this form, please note we will transcribe all your responses into our online consultation system, and they will be published as part of our consultation feedback.

There are three parts to this form. Please fill in the form electronically or in black ink.

All comments must be received by **5pm on Monday 5 October 2020**. Thank you for taking the time to respond to this consultation.

Part A – Your details

- We ask for your name and postal address because the Councils must comply with national regulations for plan-making. We also ask for contact details but it is optional for you to give these. Please be aware that if you do not provide contact details and 'opt-in' to future notifications, we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.
- Your name will be published alongside your representations on our website, but your email address, address and phone numbers will not.

Part B - Response to the ten big questions

- This section asks you to answer ten important questions about the Area Action Plan. You can answer some or all.
- Each question has a multiple choice answer and the opportunity to add further comments.

Part C – Comments on specific policies and supporting documents

- You can comment on specific policies in the draft Area Action Plan, and on the draft Sustainability Appraisal, draft Habitats Regulations Assessment and draft Policies Map.
- Please copy this part of the form as many times as you require. You should complete a separate response for each policy or supporting document you wish to comment on.

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or nec@greatercambridgeplanning.org

Part A – Your Details

Please note that we cannot formally register your comments without your name and postal address, because the Councils must comply with national regulations for plan-making.

We also ask for contact details but it is optional for you to give these.

If you do not provide contact details and 'opt-in', we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.

Name:	Carin Charlton (Director of Capital, Estates & Facilities Management)	Agent's name: (if applicable)	Richard Oakley
Name of organisation: (if applicable)	Cambridge University Hospitals NHS Foundation Trust	Name of Agent's organisation: (if applicable)	No.6 Developments
Address:	Cambridge University Hospitals NHS Foundation Trust Box 102 Addenbrooke's Hospital Hills Road Cambridge CB2 2QQ	Agent's Address:	No.6 Developments 6 Church Lane, Sharnbrook, Bedford, MK44 1HR
Postcode:	CB2 2QQ	Postcode:	MK44 1HR
Email (optional):	[REDACTED]	Email (optional):	[REDACTED]
Telephone (optional):	[REDACTED]	Telephone (optional):	[REDACTED]

Signature:

Date: 05.10.2020

If you are submitting the form electronically, no signature is required.

Data Protection

We will treat your data in accordance with our [Privacy Notice](#). Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the North East Cambridge Area Action Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Comments, including your name, are published on our website, but we do not publish your address or contact details.

By submitting this response form you are agreeing to these conditions.

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'. Do you wish to be kept informed about future planning consultations run by the Greater Cambridge Planning Service on behalf of Cambridge City Council and South Cambridgeshire District Council?

Please tick: Yes No

Part B – Response to the ten big questions

1. What do you think about our vision for North East Cambridge?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Further comments: No comment

2. Are we creating the right walking and cycling connections to the surrounding areas?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No Comment

3. Are the new 'centres' in the right place and do they include the right mix of activity?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No comment

4. Do we have the right balance between new jobs and new homes?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

While the recognition of the need to provide genuinely affordable homes for those working locally and who cannot afford open market prices or rents is welcomed; we consider that Policies in the AAP should make clear that local priority should extend beyond those working in North East Cambridge to those working in other locations accessible from by walking, cycling and public transport. This should include other locations in the City or on the City fringes.

Cambridge University Hospitals NHS Foundation Trust (CUH) published its housing needs case in March 2020 which makes a compelling case for alternative housing tenure types to meet the needs of lower and middle income working people at the hospital.

Policies 13c and 13d of the Draft NEC AAP, provide an opportunity to provide high quality, accessible and affordable homes for working people, and the policy should allow a broad interpretation of 'local'. For instance, Addenbrooke's Hospital and the wider Cambridge Biomedical Campus will be less than 7-8 minutes by train once Cambridge South Station is opened (anticipated c. 2025).

This would mean that housing proposals at North East Cambridge have a real opportunity to meet the housing needs of hospital staff and other campus employees, and it would seem unfortunate to devise policies which unfairly or unintentionally exclude NHS and other staff working in other critical roles which could be easily accessed by sustainable modes of travel.

Given the potential role Build to Rent schemes could play in delivering high quality rental accommodation, CUH also wish to question the rationale of artificially limiting the amount of Build to Rent accommodation as set in Policy 13c. We consider this a good opportunity to secured high quality affordable rented properties, and that the market should determine levels of demand for this type of product.

5. Are we are planning for the right community facilities?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No comment

6. Do you think that our approach to distributing building heights and densities is appropriate for the location?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No comment

7. Are we planning for the right mix of public open spaces?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No comment

8. Are we doing enough to improve biodiversity in and around North East Cambridge?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No comment

9. Are we doing enough to discourage car travel into this area?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No comment

10. Are we maximising the role that development at North East Cambridge has to play in responding to the climate crisis?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments: No comment

Part C – Comments on specific policies and supporting documents

Document details:	
Which document are you commenting on? (please tick)	<input checked="" type="checkbox"/> Draft North East Cambridge Area Action Plan <input type="checkbox"/> Draft Sustainability Appraisal <input type="checkbox"/> Draft Habitats Regulation Assessment <input type="checkbox"/> Draft Policies Map
Policy or section of supporting document that you are commenting on (Please state and be as precise as possible)	Policy 13b: Affordable Housing
Is your comment (tick one):	<input checked="" type="checkbox"/> Support <input type="checkbox"/> Neutral <input type="checkbox"/> Object

Comments:
<p>Please provide your response to the policy of part of the document you are commenting on. This box will automatically enlarge if you need more space. Please copy this page for each policy or part of the document you are responding to.</p> <p>The acknowledgement that in order to be genuinely affordable the provision of affordable housing must be informed by the context of local rent levels, house prices and local incomes is welcomed. The average house price in Cambridge is 13 to 14 times that of the average annual household income, meaning that housing in Cambridge is unaffordable for the majority of workers, especially those on lower to middle incomes and as such genuinely affordable housing linked to incomes rather than market values should be encouraged.</p> <p>In line with our published housing needs evidence (shared with the Council as part of our response to the Issues & Options consultation, CUH wishes to encourage the Council to consider housing tenure types suitable to meet the needs of Hospital and other NHS workers within the development.</p>

Document details:	
Which document are you commenting on? (please tick)	<input checked="" type="checkbox"/> Draft North East Cambridge Area Action Plan <input type="checkbox"/> Draft Sustainability Appraisal <input type="checkbox"/> Draft Habitats Regulation Assessment <input type="checkbox"/> Draft Policies Map
Policy or section of supporting document that you are commenting on (Please state and be as precise as possible)	Policy 13c: Build to Rent
Is your comment (tick one):	<input type="checkbox"/> Support <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Object

Comments:
<p>Please provide your response to the policy of part of the document you are commenting on. This box will automatically enlarge if you need more space. Please copy this page for each policy or part of the document you are responding to.</p>
<p>The provision within Policy 13c that 20% of the build to rent properties should be targeted at local workers (through discounted private rental accommodation) is welcomed as it recognises the challenge that many working people have in affording market rents in Cambridge let alone buying their own home close to where they work. Such provision for local workers will help to reduce commuting by non-sustainable means and reduce congestion across the city, improving air quality etc.</p> <p>CUH wishes to make the case that the definition of local workers should be extended to pick up other major employment locations which could be accessed by sustainable modes of travel, including Addenbrooke's Hospital and the Cambridge Biomedical Campus.</p> <p>Given the potential role Build to Rent schemes could play in delivering high quality rental accommodation, CUH also wish to question the rationale of artificially limiting the amount of Build to Rent accommodation as set in Policy 13c. This should be market driven, and has the potential to provide a significant amount of housing, including discount private rent suitable for working people.</p>

Document details:	
Which document are you commenting on? (please tick)	<input checked="" type="checkbox"/> Draft North East Cambridge Area Action Plan <input type="checkbox"/> Draft Sustainability Appraisal <input type="checkbox"/> Draft Habitats Regulation Assessment <input type="checkbox"/> Draft Policies Map
Policy or section of supporting document that you are commenting on (Please state and be as precise as possible)	Policy 13d: Housing for Local Workers
Is your comment (tick one):	<input type="checkbox"/> Support <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Object

Comments:
<p>Please provide your response to the policy of part of the document you are commenting on. This box will automatically enlarge if you need more space. Please copy this page for each policy or part of the document you are responding to.</p>
<p>While the support given to schemes which favour local workers is welcomed, CUH considers that the definition of local workers should be developed further to capture other important employment locations with concentrations of essential workers on lower to middle incomes, including Addenbrooke's Hospital and the Cambridge Biomedical Campus.</p> <p>The wording of the second paragraph of Policy 13d needs to be reworded to recognise that genuinely affordable housing is a city wide issue and that all growth locations should support delivery of high quality, accessible and affordable housing, across a range of tenures.</p>

Completed response forms must be received **by 5pm on Monday 5 October 2020**. These can be sent to us either by:

Email: nec@greatercambridgeplanning.org or post, to:

Greater Cambridge Shared Planning
 Cambridge City Council
 PO Box 700
 Cambridge CB1 0JH