

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:	Agent's name: Peter McKeown (if applicable)
Name of organisation (if applicable) Turnstone Estates	Name of Agent's organisation: (if applicable) Carter Jonas LLP
Address: c/o Agent	Agent's Address: One Station Square, Cambridge
Postcode:	Postcode: CB1 2GA
Email (optional):	Email (optional): [REDACTED]
Telephone (optional):	Telephone (optional): [REDACTED]

Signature:	Date:
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:

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:

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:

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:

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

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

Further comments:

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:

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

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

Further comments:

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:

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

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

Further comments:

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:

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)	
Is your comment (tick one):	<input type="checkbox"/> Support <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Object

Comments:

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.

Introduction

These representations relate to the site occupied by Tarmac off Cowley Road and are submitted on behalf of Turnstone Estates Ltd. Tarmac has a long leasehold interest in the land and it is current used for the batching of concrete. It is anticipated in the North East Cambridge AAP that the land currently occupied by Tarmac would be redeveloped for business (B1) and housing uses within tall buildings of between 4 to 5 storeys in height (up to a maximum of 6 storeys). Therefore, it is assumed in the AAP that Tarmac would relocate, but at this stage no alternative site has been identified. As set out in these representations, Tarmac intends to continue to operate from its existing site off Cowley Road until a suitable alternative site has been identified and approved. If Tarmac is able to relocate to a suitable alternative site then the proposed redevelopment of the site for business and housing uses is supported.

It should be noted that funding has been provided to enable the relocation of the Cambridge Waste Water Treatment Works, but no funding is available for the viable relocation of other existing businesses including Tarmac.

The site needs to generate a high use value to make the land viable and to fund the purchase, development and move to another relocation site. Therefore the proposed use of the Tarmac site for business (B1) and housing uses are supported.

Policy 1: A comprehensive approach at North East Cambridge

The comprehensive approach towards development and regeneration at North East Cambridge is broadly supported. However, a comprehensive approach must include the appropriate phasing

of redevelopment sites to ensure that existing and proposed uses are compatible, and the successful relocation of existing businesses to suitable alternative sites

Policy 6a: Distinctive design for North East Cambridge

The aspiration for development at North East Cambridge to provide distinctive, high quality and contemporary design is broadly supported. The design criteria identified in Policy 6a are supported, and could be achieved for the redevelopment of the Tarmac site provided if the existing operations can be successfully relocated.

Policy 6b: Design of mixed-use buildings

Policy 6b identifies general criteria for the design of mixed-use buildings, all of which are supported. The criteria requiring the design and construction of buildings to be adaptable and flexible is particularly supported. The Tarmac site is identified within a development parcel for business and housing uses. The exact mix of these uses would be determined once the relocation strategy for the Tarmac site is known.

Policy 7: Legible streets and spaces

The aspiration to create high quality, inclusive and attractive streets and spaces within North East Cambridge is broadly supported.

Policy 8: Open spaces for recreation and sport

Policy 8 expects major new development to provide for open space and recreation facilities. Figure 19 shows a linear park along the frontage of Cowley Road, which includes the proposed development parcel where Tarmac site is located. The delivery of open space and recreation facilities in North East Cambridge is broadly supported

Policy 9: Density, heights, scale and massing

Figure 21 shows proposed building heights and Figure 23 shows proposed densities for the different development parcels within the AAP area. The development parcel that includes the Tarmac site indicates building heights of 4 to 5 storeys and a maximum of 6 storeys, and a density of 225 dwellings per hectare. In contrast the adjacent development parcels show taller building heights and higher densities, but there is no evidence provided to explain the differing building heights or densities. For example, the development parcels to the west, north and south show building heights of between 5 to 6 storeys and 6 to 8 storeys (with maximum building heights of 8 to 10 storeys) and densities of between 260 and 300 dwellings per hectare.

It is requested that the building heights and densities for the development parcel that includes the Tarmac site are increased to be consistent with adjacent parcels; a building height of 6 to 8 storeys and a density of 300 dwellings per hectare would be appropriate. The development parcel that includes the Tarmac site is located within close proximity to a proposed mobility hub, it would be accessible by walking, cycling and public transport including Cambridge Guided Busway and Cambridge North Station, and it would be well related to the proposed District Centre. The location and future accessibility of the Tarmac site supports additional development at this parcel in the form of taller buildings.

Policy 10b: District Centre

Figure 24 shows the proposed location of new centres for North East Cambridge, which includes a new District Centre on Cowley Road which would be located opposite the development parcel that includes the Tarmac site. The location and mix of uses included within the proposed District Centre are supported.

12a: Business

The proposed development parcel containing the Tarmac site is identified for business (B1) and housing uses. Policy 12a sets out the approach to the delivery of business uses in North East Cambridge. It is noted that Policy 12a proposes a flexible approach including for business types and sizes, other types of uses to provide an appropriate mix, and adaptable buildings that can be reused for other uses. It is considered that this flexible approach is appropriate at this stage because it is likely that market demand and economics for different types of uses will change during the lifetime of AAP. The redevelopment of the Tarmac site could accommodate a mix of types of business and housing uses consistent with those identified for the Cambridge Business Park area as defined in Policy 12a, but the exact mix of these uses would be determined once the relocation strategy for the Tarmac site is known.

Policy 14: Social, community and cultural infrastructure

The inclusion of additional social, community and cultural facilities within the North East Cambridge area is supported.

Policy 15: Shops and local services

The inclusion of additional shops and local services, including within the proposed District Centre on Cowley Road, is supported.

Policy 16: Sustainable Connectivity

Figure 36 shows proposed strategic walking and cycling routes in the North East Cambridge area, including new routes along Nuffield Road and Cowley Road. The proposed development parcel that includes the Tarmac site would be located on these strategic walking and cycling routes, and also in close proximity to the proposed mobility hub at the Cambridge Guided Busway/Cowley Road intersection. The aspirations for sustainable connectivity across the North East Cambridge area is supported.

Policy 17: Connecting to the wider network

Figure 37 shows proposed connections for non-motorised transport within the AAP area and to neighbouring areas. The creation of new connections is broadly supported. The proposed crossing of the Cambridge Guided Busway from Cowley Road to Nuffield Road is supported because it would improve connectivity between neighbouring areas.

Policy 19: Safeguarding for Cambridge Autonomous Metro and Public Transport

Policy 19 seeks to improve public transport and refers to the delivery of mobility hubs in key locations across North East Cambridge. The proposed development parcel that includes the Tarmac site would be located in close proximity to the proposed mobility hub at the Cambridge Guided Busway/Cowley Road intersection, which is supported.

Policy 23: Comprehensive and Coordinated Development

Policy 23 seeks to ensure a comprehensive and coordinated approach to development and regeneration at North East Cambridge, which is broadly supported.

Policy 24a: Land Assembly

It is anticipated in the North East Cambridge AAP that the existing Tarmac operations off Cowley Road would be relocated and the site redeveloped for business and housing uses – see Figure 11. It should not be necessary for compulsory purchase to be used because the Tarmac site could be redeveloped in conjunction with Cambridge City Council for the proposed business and housing uses, and designed to meet the policy requirements specified in the AAP.

Policy 24b: Relocation

It is anticipated in the North East Cambridge AAP that the existing Tarmac operations off Cowley Road would be relocated and the site redeveloped for business and housing uses. Tarmac intends to remain operating from its existing site until a suitable alternative relocation site has been identified and approved. At this stage no suitable alternative relocation site is identified for Tarmac.

Criteria (b) of Policy 24b requires engagement with affected occupiers and tenants where relocation of existing businesses is proposed as part of development at North East Cambridge. Tarmac would be affected by the redevelopment of its existing site, and would welcome discussions with the Council to find a suitable alternative site from which it can operate.

Criteria (c) of Policy 24b sets out a sequential approach to the re-provision of existing uses. Tarmac is an existing established business, and a replacement facility should be located within or close to Cambridge in order to avoid the unnecessary transportation of aggregates and materials. The assistance and support of the Council will be required to enable Tarmac to relocate its existing operations in a viable manner.

Policy 27: Planning Contributions

Policy 27 sets out the purpose and approach to planning contributions for development within the North East Cambridge Area. It is acknowledged that the policy contains some flexibility, in that contributions will be assessed on a site by site basis and that viability will be assessed where relevant. The Tarmac site is proposed to be redeveloped for business and housing uses, however, there will be costs associated with the relocation of the existing operations to an alternative site including the purchase of land. If the redevelopment of the Tarmac site and the associated relocation of the existing operation is not viable, then it will either not happen or adjustments will need to be made to the proposed quantum of development or mix and type of uses provided at the site.

Policy 29: Employment and Training

The employment, skills and training initiatives associated with development within North East Cambridge are supported.

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