



NORTH WEST CAMBRIDGE AREA ACTION PLAN

Public Consultation
Inspectors' Larger Site Option

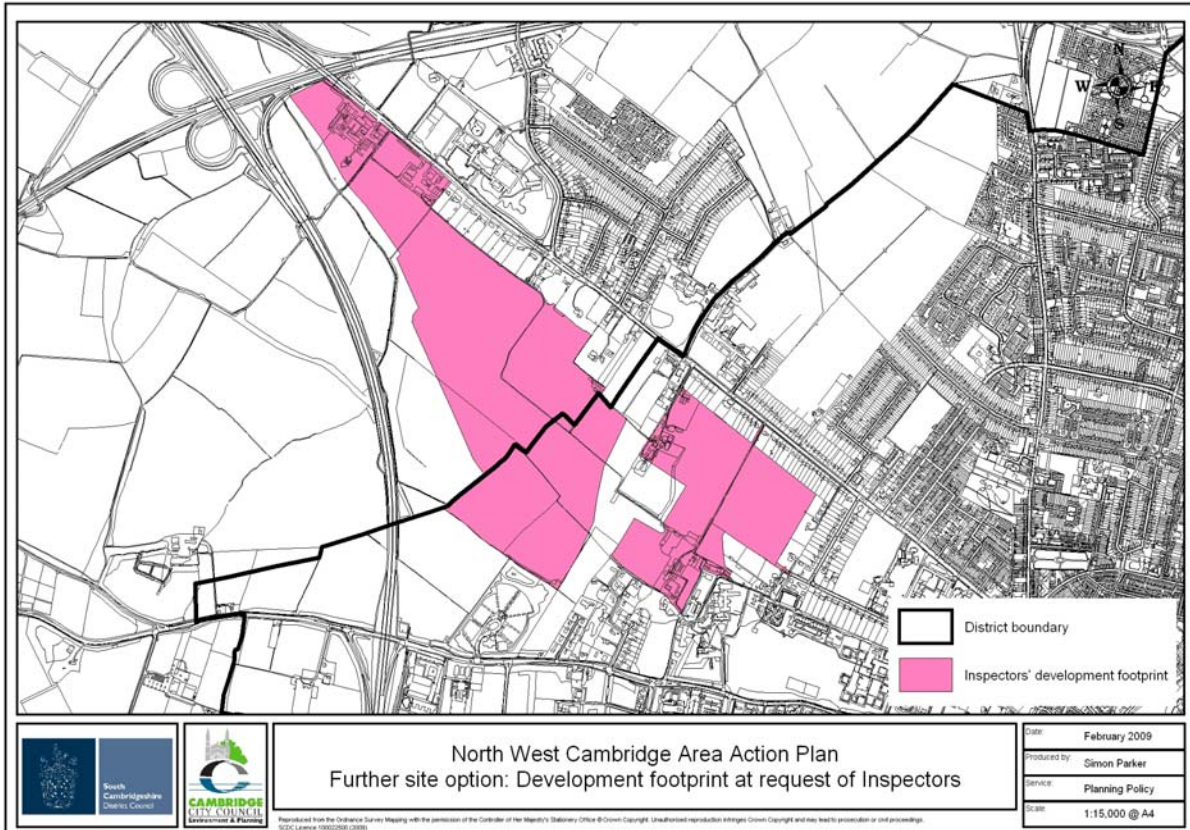
9th March – 20th April 2009

1 Background

- 1.1 The North West Cambridge Area Action Plan (AAP) is a joint plan prepared by Cambridge City Council and South Cambridgeshire District Council. It allocates land for development on the north west edge of Cambridge, between Madingley Road and Huntingdon Road, primarily to meet the needs of the University of Cambridge.
- 1.2 The AAP was submitted to the Secretary of State in May 2008. Following on from a six-week period of public consultation, the Submission Draft AAP was subject to a public examination, presided over by independent Inspectors. Examination sessions were held between November 2008 and January 2009, covering a range of issues including the site footprint of the development.
- 1.3 Following a request from the Inspectors examining the Plan (see 1), the Councils are undertaking additional work on the planning implications of a larger development site option that the Inspectors have identified. This larger site option is a combination of elements of the site allocated by the Councils in the AAP, and the site sought by the University. It differs from the site allocated in the AAP in that it would:
 - Extend development further west down the slope towards the M11
 - Reduce the width of the central open space.Further details of this site footprint option are provided in section 2 of this document.
- 1.4 The Inspectors have made clear that they have not yet reached a view on the appropriate site for development, but that the AAP may be found unsound without the consideration of this larger site option. In order for the site option to be properly considered by the Inspectors, it needs to be subject to Sustainability Appraisal and public consultation, and as such this document has been prepared to inform this additional non-statutory round of consultation.
- 1.5 The Councils are keen for stakeholders and the local community to have the opportunity to comment on the implications of this larger site option, and as such this document and its associated Sustainability Appraisal are being made available for a six-week period of consultation from the **9th March – 20th April 2009**. Once the consultation period has ended, all responses received will be passed to the Inspectors. These will help inform their final decision on the extent of development at North West Cambridge, which will be contained in their Report and is binding on the Councils.

2. Inspectors' Larger Site Option

Address: North West Cambridge, Inspectors' Larger Site Option



Site Description

Land between Madingley Road and Huntingdon Road comprising two areas totalling approximately 91 hectares for predominately University related uses, including approximately 3,000 dwellings. The Inspectors have asked that this larger development site option is tested before any decision is made on the AAP, in the light of evidence of University needs and desirability of making the best use of land resources. The Inspectors' site option differs from the AAP site mainly in that development would extend further west down the slope towards the M11 and the large central open space would be reduced in width.

3 How to make comments

- 3.1 Please send us any comments that you would like to make using the Online Response Form, which is available on the Councils' websites (www.cambridge.gov.uk or www.scambs.gov.uk/ldf). This system allows you to view both an electronic version of this document and its accompanying Sustainability Appraisal. Representations can be submitted via this system for either document. This is the Councils' preferred method of receiving representations, but if you prefer to fill in a response form this is also available.
- 3.2 It is important that any representation submitted in relation to this consultation is comprehensive and includes any technical information necessary to substantiate the point that you are making where appropriate. **Please note that there will be no further opportunity to submit any additional information at a later date, so make sure you include all points you would wish the Inspectors to consider.** A Guidance Note has been prepared to assist you in preparing representations, and this is available on the Councils' websites as above.
- 3.3 The closing date for the receipt of representations is **5.00pm on Monday 20th April 2009**. Representations received after this date cannot be accepted.

4 What happens next?

- 4.1 Following on from this period of consultation, all representations received will be passed to the Inspectors for their consideration. The Inspectors will subsequently produce a report, which will be binding on the Councils, who will then adopt the AAP.

INDEPENDENT EXAMINATIONS LOCAL DEVELOPMENT FRAMEWORKS CAMBRIDGE CITY and SOUTH CAMBRIDGESHIRE

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Our Ref: GA/NWC/Insp3
Your Ref:

4th December 2008

Miss Sara Cass
Cambridge City Council

Mrs Caroline Hunt
South Cambridgeshire District Council

Dear Miss Cass and Mrs Hunt

North West Cambridge Area Action Plan DPD Examination

As you know, the Inspectors requested that a further option for the extent of the development footprint for the AAP should be considered as part of the examination.

This option is illustrated on the accompanying map. It adopts the University's suggested footprint in the western and north-western parts of the area, and the AAP footprint in the southern area adjacent to the Madingley Road Park & Ride site. It is suggested that the University's development boundary be used in the area of the SSSI in this option, for reasons given below.

The reasons for the Inspectors' request that this option be considered is to ensure that a sound DPD is eventually adopted, and that the adopted DPD is proof, as far as possible, against a legal challenge. The footprint of the AAP as submitted includes land north of the Park & Ride site: this land is excluded from the University's suggested development area. The University's footprint includes a strip of land between the M11 and the AAP footprint. It also includes additional land north and west of the Travellers' Rest Pit SSSI. Both development footprints and their constituent parts are supported by substantial evidence, including evidence of need and of the desirability of making best use of land resources. Consequently, although the Inspectors have not reached a conclusion yet, it is possible that, in order to be found sound, the DPD would need to include all of the pieces of land where there is a difference between the Councils and the University.

The exclusion of any of the areas of difference runs the risk of a conclusion being reached that the AAP is unsound and cannot be made sound.

Appendix 1: Letter from the Inspectors

Accordingly the Inspectors request the Councils' Officers to convey the views of the Inspectors to Members. It seems to the Inspectors that the best way to progress the examination would then be for the further option here described to be the subject of a Sustainability Assessment and a consultation exercise. It can then be taken into account in the Inspectors' further examination of the AAP.

The Inspectors do not make this request lightly, recognising the resource implications, but take the view that all the work that has so far gone into the production of the AAP should not be put in jeopardy by a possible finding of that the DPD is unsound.

Yours sincerely,

Gloria Alexander
Programme Officer

Enc.

CC: Mr Lindsay Dane, University of Cambridge