

Cambridge and South Cambridgeshire Local Plan

Matter 9c: Cambridge Northern Fringe East

- 1.1 Further to the Councils' Matter 9 statement, the Councils have received letters of support from key stakeholders and interested parties in relation to the Northern Fringe East area. These letters provide further evidence of support for the approach to this area contained in Local Plan Policies 14 and SS/4 and for the delivery of the development proposed in this area.
- 1.2 The three letters are from key stakeholders and interested parties in the Northern Fringe East area;
 - Cambridge City Council Property Services
 - Crown Trust
 - Grosvenor Developments Ltd
- 1.3 Cambridge City Council Property Services owns around 26 acres of land within Cambridge Northern Fringe East and is actively seeking a development partner for the area.
- 1.4 The Crown Trust owns the Cambridge Business Park within the Cambridge Northern Fringe East area and as such has a big stake in the future development of the wider area.
- 1.5 Grosvenor is both a national and local property group with several commercial interests in Cambridge, including Trumpington Meadows. They have the resources, expertise and track record for delivering major regeneration of this nature, and have submitted comments on the Area Action Plan, indicating their strong desire to be involved in the Cambridge Northern Fringe East development. They consider that their expertise and long term, wide ranging approach to development would prove valuable in forging strong partnerships with landowners and stakeholders, in order to help deliver the redevelopment of the area.

Enquiries to:

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Job Title: Head of Property Services

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23 April 2015

Dear Sir/Madam

Cambridge City Council's position on Cambridge Northern Fringe East in relation to Policy 14 of the Proposed Submission Cambridge Local Plan and Policy SS/4 in the Proposed Submission South Cambridgeshire Local Plan.

Cambridge City Council is a major land owner within CNFE as well as being the Planning Authority for part of CNFE. The comments made in this letter relate to the Council as land owner and are made independently of any planning function of Cambridge City Council. Representations have also been made in response to the CNFE Area Action Plan Issues and Options Consultation and the Council will continue to participate in the AAP process.

The Council owns approximately 20 hectares of land within the proposed largest boundary of the CNFE Area Action Plan (as shown on the attached plan) as well as considerable influence over access to some other significant parts of the CNFE. It therefore considers it has a key role to play in delivering regeneration and redevelopment in the CNFE area. The new station will also enable this to happen more quickly and more sustainably than would otherwise be the case.

As a major landowner, the Council supports the Policies as set out in the Proposed Submission Local Plans and more specifically the preparation of an Area Action plan. It also supports the vision and development objectives as set out in CNFE Area Action Plan Issues and Options Consultation.

CNFE is a significant area for brownfield site redevelopment with the opportunity to create an impressive new, vibrant and distinctive area for Cambridge. It can provide much needed additional space to meet occupier demands, employment and housing needs, build on the existing skill base and the expertise based in the City, and to attract new employees, employers and investment into the City. While primarily employment led, the area offers opportunity for including residential development and this will reinforce the sustainability of the area as well as the key element of building a cohesive community and making the area vibrant at all times.

The CNFE is likely to be of interest on a regional, national and even global scale. This

demand also supports the need for the wider master planning as provided by an AAP as potentially large parcels of land could be taken up by a few occupiers which could undermine the wider aims of the vision. An AAP should not discourage this but needs to enable the creation of the wider sustainable community rather than multiple smaller communities. Much of the phasing and works will be market driven as and when demand is available and there needs to flexibility recognising this, certainly around the timing of various elements and possibly, over time, of land use allocation. This should, however, reflect a medium to long term view, not short term.

The transport strategy will be a key part of how the CNFE is developed and this extends beyond the Guided Busway and the proposed railway station which provide an excellent foundation in this respect. Transport and improvements to infrastructure need to consider the whole CNFE AAP area so that any improvements needed reflect the future needs of the whole area and not individual land ownerships. Incremental improvements by various land owners based on demand and phasing related only to that land ownership should be resisted as that may lead to greater disruption over the period in which the CNFE is developed, both to those within the CNFE area and outside. Any increased capacity should reflect the capacity required across the whole of the CNFE with costs shared appropriately.

As set out earlier, the Council believes it has an important role in delivery in the CNFE through its land ownership here. Given the scale of redevelopment possible here, this will be phased over a number of years. The Council intends to bring approximately 10.5 hectares of its land north of Cowley Road to market in the short to medium term by working with a partner to meet its corporate objectives. This approach was approved in July 2014. Once a partner is appointed, the Council will work with them to set out a plan for the future development of its land probably over a 10 period. The Council has procured advice as to the appointment of such a partner and will receive the report on this on 5th May 2015 with a view to appointing a development partner later this year.

The Council has also been in discussions with relevant adjoining landowners and occupiers and has terms agreed with some parties with a view to enabling land to come forward for development. More of the Council's land in the Nuffield Road industrial area could be available in the future depending on the outcome of the Area Action Plan.

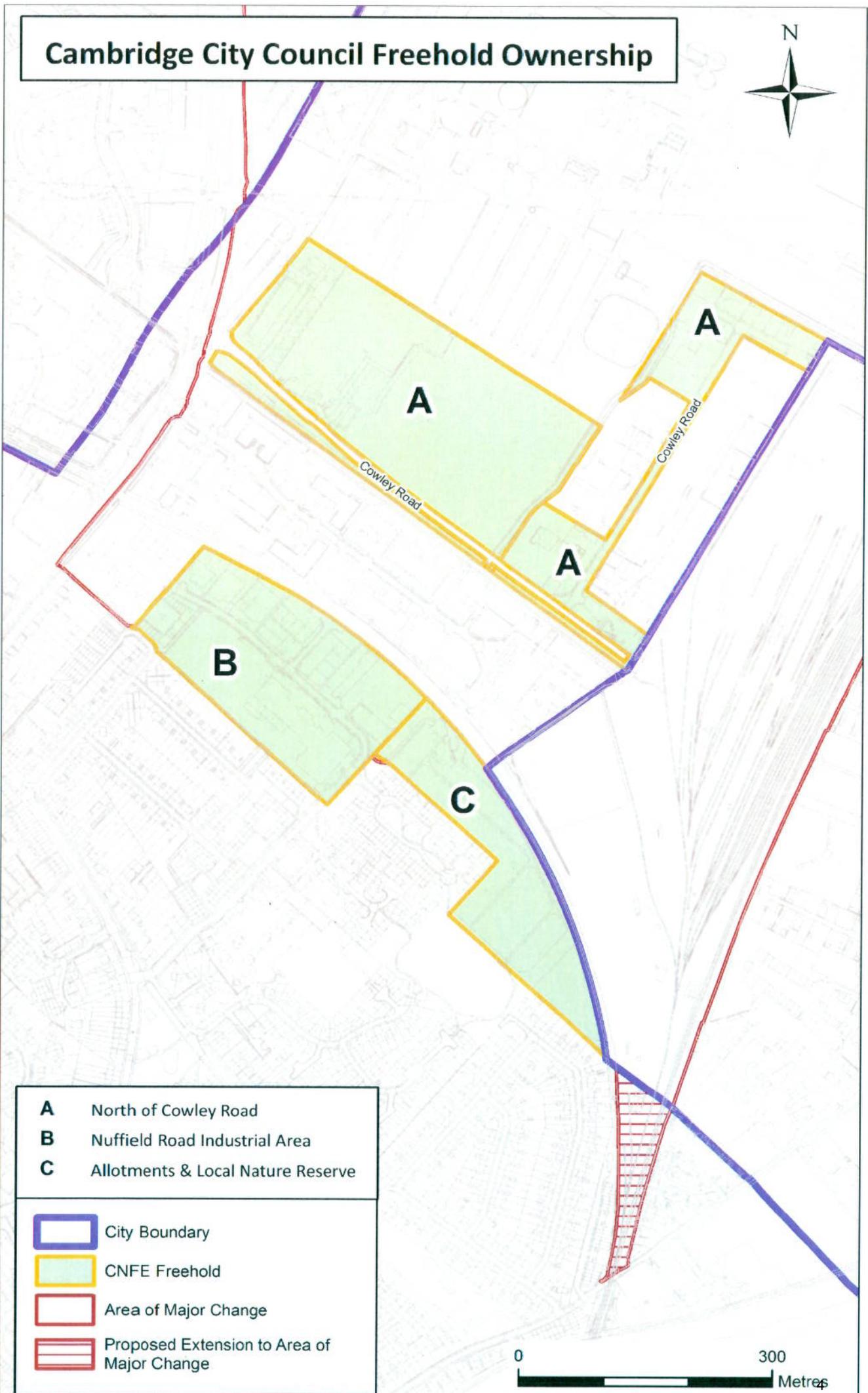
This letter sets out the Council's current position with regard to its land ownership and the Local Plan policies at CNFE.

Yours faithfully



Dave Prinsep
Head of Property Services

Cambridge City Council Freehold Ownership





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30 March 2015

Dear Julian

**CAMBRIDGE LOCAL PLAN EXAMINATION: MATTER 9C CAMBRIDGE
NORTHERN FRINGE EAST**

We write on behalf of our client, The Crown Estate (TCE), who own and manages Cambridge Business Park (CBP), with regards to the Cambridge Local Plan 2014: Proposed Submission which we understand was submitted for Examination on 28 March 2014.

We understand that the examination sessions have commenced, and that the hearing session in relation to the emerging Cambridge Northern Fringe East Area (CNFE) (Matter 9C) is to be held on Thursday 30 April.

As such, we confirm TCE's general support for the approach taken to the promotion of the CNFE area, specifically in relation to Policy 14 of the Proposed Submission of the Cambridge Local Plan and Policy SS/4 of the Proposed Submission of the South Cambridgeshire Local Plan, which in effect are the parent policies which will allow the CNFE vision to be realised.

Background

TCE own and manage CBP which falls within the CNFE area, in close proximity to the consented train station and transport interchange. CBP is an internationally renowned business, research and development centre providing over 320,000sqft of floorspace. CBP contributes significantly to the local economy and prestige of Cambridge as a business destination, and is a major landowner in the CNFE area.

To date, we have engaged with the Council relating to their aspiration to bring forward the CNFE area for development, providing representations to the planning application for the new train station and transport interchange, attending and speaking at the Planning Committee meeting for the new train station and transport interchange, submitting representations to the emerging Area Action Plan (AAP) consultation, and most recently meeting with officers Patsy Dell and Julian Sykes of Cambridge City Council (CCC) on Friday 23 January 2015 to discuss the Council's vision for the CNFE area.

Both TCE and the tenants of CBP want to be involved in the planning and development of North East Cambridge.

The Vision

In January 2015, TCE issued representations to the CNFE AAP consultation. Overall, these comments confirmed TCE's broad support for the AAP, although with some suggested amendments to the detailed policies.

We will not repeat these representations here in detail; however, these comments remain applicable and relevant in bringing forward the AAP and the required detailed policies. One of the major concerns for TCE regarding the CNFE area is highways and access. Although we have seen no transport evidence to date, TCE has been reassured that this will be dealt with.

Overall, TCE broadly support the vision for the CNFE area, and support the vision as an employment led, mixed use neighbourhood. TCE are of the view that facilitating and encouraging research and development and high tech uses in the CNFE area will reinforce the 'critical mass' of the cluster and create further opportunities for collaboration and innovation, enhancing the City's reputation as a world leader for research and development.

Indeed, whilst it is appropriate to have complementary and supporting uses (including housing) in the area surrounding the Business Park, the focus should be on high quality business uses.

Policy 14 (CCC Local Plan) and Policy SS/4 (SCDC Local Plan)

At this stage, and for the purposes of the Local Plan Examination, Policy 14 and SS/4 lay the foundations for bringing forward the subsequent, detailed AAP in due course. TCE support this approach in establishing the vision for the subsequent AAP in principle.

Specifically, TCE is supportive of two key points:

- Both policies allocate the site for *high quality* mixed-use development comprising B1, B2, and B8 uses. This accords with TCE's ambition for CBP being an internationally renowned business, research and development centre as set out above.
- The policies also both seek to ensure that "*appropriate access and linkages, including for pedestrians and cyclists, are planned for in a high quality and comprehensive manner*". You will note that TCE have long sought improved access within the area, to the CBP and to and from the consented train station and transport interchange.

TCE support the vision as set out within both Policy 14 and SS/4 and consider that it appropriately sets out the joint requirements of the area for both Cambridge City and South Cambridgeshire District Councils in delivering the

aspiration for CNFE.

The Area Action Plan

As is set out above, we have provided detailed comments on the policies contained within the AAP, which we will not repeat here. However, as a general approach, we support the principle of an Area Action Plan as a vehicle to deliver the vision set out within the relevant emerging Local Plans.

Summary

TCE support the proposals for the development of CNFE as set out within Policy 14 and SS/4, which are to be brought forward via the subsequent AAP.

As a major landowner within the CNFE area, TCE intend to continue to engage with officers in bringing the CNFE area forward, in line with their aspirations to further cement Cambridge Business Park as a world renowned business, research and development centre, and are happy to assist in the joint efforts of Cambridge City Council and South Cambridgeshire District Council.

Please do not hesitate to contact us should you require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alice May'. The signature is written in a cursive style with a large, sweeping loop at the end.

Alice May

cc: Ms C Maude, The Crown Estate

22 April 2015

Julian Sykes
Cambridge City Council
PO Box 700
Cambridge
CB1 0JH

Dear Julian

CAMBRIDGE NORTHERN FRINGE EAST (CNFE) AREA

We write in relation to the Cambridge Local Plan (Proposed Submission) and the emerging Cambridge Northern Fringe East (CNFE) Area Action Plan (AAP) on behalf of Grosvenor Developments Ltd (GDL). We understand that the draft Local Plan is currently undergoing examination and that the policy associated with CNFE is being considered as part of Matter 9 in late April 2015.

In recognition of the strategic role of CNFE in contributing to the sustainable spatial and economic growth of Greater Cambridge, Grosvenor Developments Ltd is keen to be involved in the long term regeneration of the area. GDL has been active in Cambridge for over 30 years and is an active stakeholder in Greater Cambridge with active interests in the Cambridge Sporting Village at R Costings Abbey Stadium in Newmarket Road. In 2008, GDL completed the retail-led Grand Arcade development in the heart of Cambridge and more recently the new Trumpington Meadows to the south of the city, in partnership with Universities Superannuation Scheme. Recent projects include Parkside Place, 99 new homes in the city centre alongside the new Cambridge and Peterborough Fire Station.

GDL is proud of its track record in creating sustainable communities in Cambridge as well as other UK and world cities. GDL does not currently have a specific development interest in CNFE but believes that its expertise and long term, wide-ranging approach would prove valuable in forging strong partnerships with landowners and stakeholders, to deliver the AAP's ambitious vision, should GDL prove successful in securing a significant interest in the CNFE area.

This letter follows our response to the Issues and Options consultation (February 2015) for the emerging Cambridge Northern Fringe East AAP being prepared jointly by Cambridge City Council and South Cambridgeshire District Council. The submitted response expressed support for the Councils' joint vision for the CNFE Area as set out on page 9 of the Issues and Options report, in particular the vision for development that embraces '*the successful regeneration of the wider area*', '*modern and commercial business needs and buildings*' and '*sustainable urban living*'. The vision is developed into more detailed Development Objectives on p11 of the draft AAP, which were also broadly supported.

In this context we support the Council's overall policy intention set out in Policy 14 of the Cambridge Local Plan (Proposed Submission) which seeks the wider regeneration of this part of the city with the creation of a revitalised employment-focused area centred on a new transport interchange. Whilst the balance of employment uses is not specified in Policy 14, we consider that to deliver the policy objectives for this area, the employment uses should be predominately higher value class B1 uses as opposed to lower value class B2 and B8 uses. As a result of the high accessibility of CNFE resulting from the opening of the new Science Park Station in 2016, we also support the inclusion of an appropriate quantity of residential uses to provide high density urban living in future development, subject to satisfactory resolution of environmental issues as indicated (a key issue being the existing Water Treatment Works).

We consider that the AAP is a suitable mechanism to promote the sustainable development of this area for a mixed use neighbourhood, including higher value employment development (including offices and R&D uses) and residential use, that would deliver significant planning benefits and contribute to the wider planning objectives of the Local Plan by:

- Delivering sustainable development (Policy 1);
- Recycling and intensifying the use of previously developed (brownfield) land;
- Assisting in meeting identified needs for additional jobs and homes;
- Locating new employment and homes in accessible locations;
- Helping to deliver a new local centre near to the new railway station (Policy 6).

We support the Council taking a joint approach to the preparation of the AAP, in partnership with South Cambridgeshire District Council and other stakeholders, including GDL.

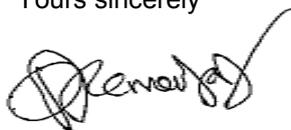
Our response to the AAP Issues and Options Consultation however raised concerns regarding the initial spatial options set out in the document. A clearer link between the vision and development principles of the AAP and the spatial options is required and we recommend that additional consideration be given to the following issues to fully realise and opportunity:

- The potential advantages of including the Science Park in the AAP;
- Additional consideration of the advantages and positive impacts of consolidating and/or relocating the Water Treatment Works;
- Increased potential for mixed use development, in particular through the accommodation of some high density residential development, subject to the satisfactory resolution of environmental constraints resulting from the presence of the Anglian Water's Water Treatment Works;
- Achieving a better balance of land uses, with lesser emphasis on class B2/B8 uses in favour of higher value class B1 employment uses such as offices and R&D uses;
- Further work in relation to the proposed new centre;
- The need to consider integration with the surroundings and wider benefits.

Clearly the viability of any comprehensive project in CNFE rests on the opportunity to unlock values and optimise land uses by relocating or consolidating the waterworks. In order to do this, the enabling and visionary planning framework will be key to effectively address the exceptional development and infrastructure costs. This policy framework is demanded by this strategic site and its significant potential to serve further housing and employment growth in Cambridge. A comprehensive approach that promotes collaborative and partnership working amongst stakeholders will enable the site to deliver its full potential.

As previously stated, GDL would very much like to continue engagement with the City in relation to the preparation of the AAP and share our further thoughts on how the Local Plan policy might be delivered, and the vision and objectives of the AAP might best be achieved in spatial terms.

Yours sincerely



Paul Comerford
Director
AECOM on behalf of Grosvenor Developments Ltd