

**Matter 9 – Areas of Major Change/Major  
Development Areas on the Edge of Cambridge**

**Proposed Minor Modifications to the Cambridge Local Plan 2014:  
Proposed Submission in respect of Matter 9B: Land South of Coldham's  
Lane**

**April 2015**

## Proposed Minor Modifications to the Cambridge Local Plan 2014: Proposed Submission in respect of Matter 9B: Land South of Coldham's Lane

The proposed minor modifications within this document were discussed at the Matter 9B hearing session on 29 April 2015. The proposed minor modifications affect Policy 15: South of Coldham's Lane Area of Major Change, paragraph 3.37 of the supporting text to the policy, and Figure 3.4. These proposed minor modifications supersede the minor modifications proposed in relation to the South of Coldham's Lane Area of Major Change in Appendix 5 of the Councils' Matter 9 Statement (pages 65 – 66 and 75, M9/CCC&SCDC).

For clarity, the minor modification to Figure 3.4 proposed as PM/3/004 within Cambridge City Council's Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050) has been included within the minor modifications to Figure 3.4 and within the table below.

Page	Policy/Paragraph	Minor Modification	Justification
58	Policy 15: South of Coldham's Lane Area of Major Change	<p><i>Criterion a of Policy 15: South of Coldham's Lane Area of Major Change to be amended to read:</i></p> <p>a. the area immediately south of Coldham's Lane (lying north of the railway line), which will allow for appropriate commercial uses on <del>closed landfill sites</del> <u>the areas marked A on Figure 3.4</u> and some outdoor recreational uses <u>and ecological enhancement on the area marked B on Figure 3.4;</u> and</p>	This modification is considered to be minor as it clarifies requirements already set out in Policy 15. In tandem with proposed modifications to the supporting text at paragraph 3.37 and Figure 3.4, this modification seeks to clarify the proposals for different parts of the Area of Major Change.
58	Policy 15: South of Coldham's Lane Area of Major Change	<p><i>Text below criterion b of Policy 15: South of Coldham's Lane Area of Major Change to be amended to read:</i></p> <p>Both southern and northern parts of the site could contribute to the creation of a new urban country park. <del>The northern part of the area</del> <u>The areas marked A on Figure 3.4</u> could provide for relocation of 'space intensive' uses such as builders' merchants sales and storage facilities which are currently located on land elsewhere in the city that could be made available for housing.</p>	This modification is considered to be minor as it clarifies requirements already set out in Policy 15. In tandem with proposed modifications to the supporting text at paragraph 3.37 and Figure 3.4, this modification seeks to clarify the proposals for different parts of the Area of Major Change.
58	Policy 15: South of Coldham's Lane Area of	<p><i>Criterion g of Policy 15: South of Coldham's Lane Area of Major Change to be amended to read:</i></p>	This modification is considered to be minor as it clarifies requirements

	Major Change	g. recognises existing sites of local nature conservation importance within and surrounding the site, and where development is proposed, provides for appropriate ecological mitigation <u>and/or enhancement</u> measures.	already set out in Policy 15. In tandem with proposed modifications to the supporting text at paragraph 3.37 and Figure 3.4, this modification seeks to clarify the proposals for different parts of the Area of Major Change.
59	Paragraph 3.37 of supporting text to Policy 15: South of Coldham's Lane Area of Major Change	<p><i>In tandem with the proposed modifications to Figure 3.4 (see below), the final sentence of paragraph 3.37 to be amended to read:</i></p> <p>3.37 Future uses will need to be sensitive to the nature conservation value of some of these sites. The former landfill sites at Coldham's Lane include areas of potential ecological importance. Any redevelopment of <del>these sites</del> <u>the eastern portion of the landfill sites marked as areas A on Figure 3.4</u> will require <del>mitigation</del> <u>ecological enhancement as part of any redevelopment on site and provision of enhanced wildlife habitat and publicly accessible open space on the western portion of the landfill sites marked as area B on Figure 3.4.</u></p>	This modification is considered to be minor as it clarifies requirements already set out in Policy 15. In tandem with proposed modifications to Policy 15 and Figure 3.4, this modification seeks to clarify the proposals for different parts of the Area of Major Change.
60	Figure 3.4: South of Coldham's Lane Area of Major Change	<p><i>The following amendments to Figure 3.4 are recommended (see amended Figure 3.4 at the end of this document):</i></p> <ul style="list-style-type: none"> <li>• Annotation (marked with an A) of the eastern portion of the landfill sites north of the railway line which could be developed for commercial uses;</li> <li>• Annotation (marked with a B) of the western portion of the landfill sites north of the railway line which would provide enhanced wildlife habitat and publicly accessible open space.</li> <li>• Remove the word 'Cambridge' from the text over the two larger lakes.</li> <li>• Amend the colour of the cycleways in order to ensure they can be read in conjunction with the boundary of the area of major change (PM/3/004).</li> </ul>	This modification is considered to be minor as it clarifies requirements in Policy 15 and in paragraph 3.37 of the supporting text. Further work on the development of the site has highlighted that the proposed modifications would help to clarify the proposals for different parts of the Area of Major Change.

### **Amended policy and supporting text:**

The amended policy and supporting text are provided in full below for clarity, with deleted text shown with a ~~strike through~~ and new text underlined.

### **Policy 15: South of Coldham's Lane Area of Major Change**

The Council is seeking the wider regeneration of this area with appropriate redevelopment and the creation of an urban country park to serve the east of the city as shown in Figure 3.4. A masterplan for the area will be developed and this will set out the principal uses, quantum of development and extent of developable land, approach to the built form, circulation and movement, public access and landscape improvements, and future management and funding arrangements for the urban country park. The masterplan and associated transport assessment will need to be developed and adopted before any planning application is submitted. There are two main parts to this area:

- a. the area immediately south of Coldham's Lane (lying north of the railway line), which will allow for appropriate commercial uses on ~~closed landfill sites~~ the areas marked A on Figure 3.4 and some outdoor recreational uses and ecological enhancement on the area marked B on Figure 3.4; and
- b. the area south of the railway line, including the water bodies, which will provide primarily passive outdoor recreation opportunities in the form of a new urban country park.

Both southern and northern parts of the site could contribute to the creation of a new urban country park. ~~The northern part of the area~~ The areas marked A on Figure 3.4 could provide for relocation of 'space intensive' uses such as builders' merchants sales and storage facilities which are currently located on land elsewhere in the city that could be made available for housing.

Development will be supported where it:

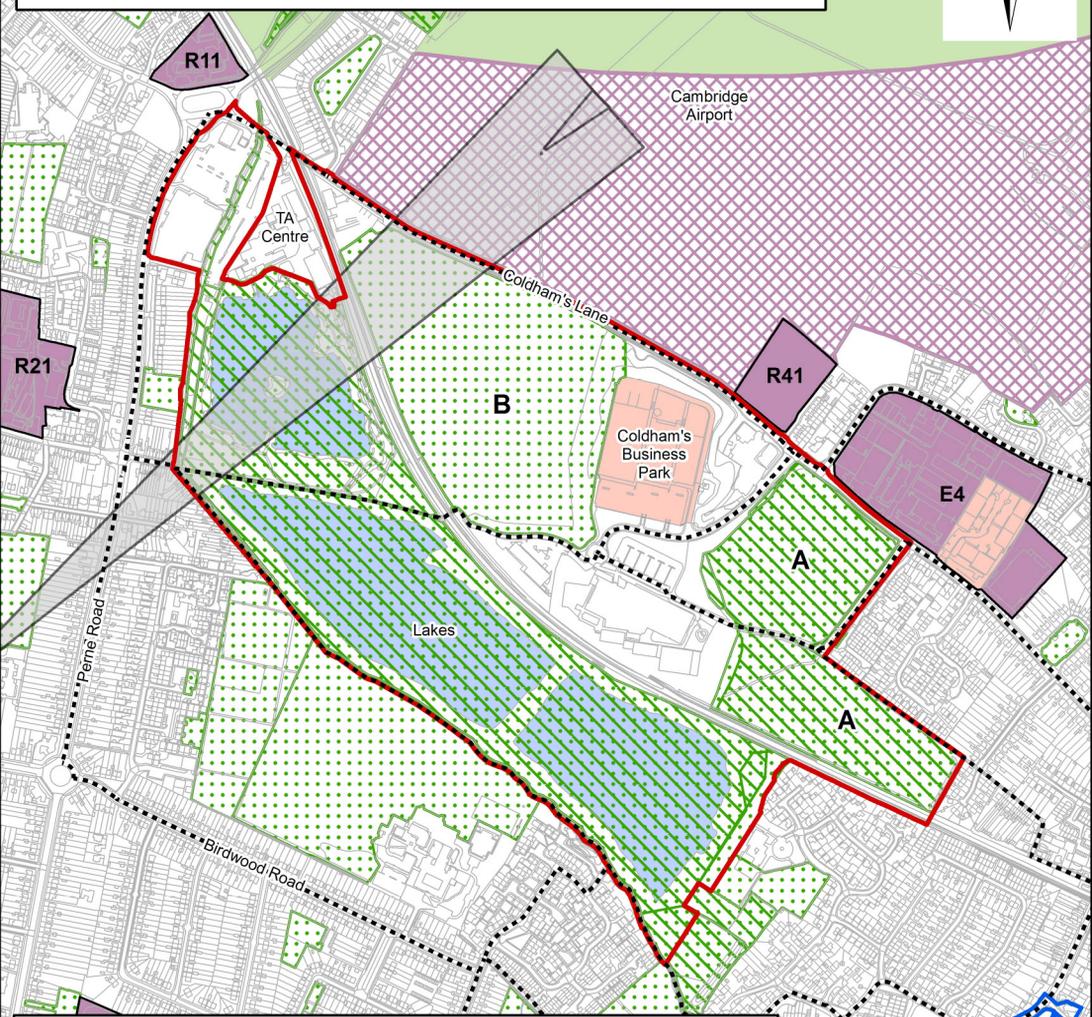
- c. takes into account existing site conditions and environmental and safety constraints of this area, including the contaminated condition of the closed landfill sites, Cambridge Airport to the north, related height and use restrictions within the air safety zone and air safeguarding zones, and the existing lakes;
- d. is subject to a detailed feasibility report (to be submitted before any redevelopment can take place on the closed landfill sites), and the form and nature of public access to the urban country park are to be established;
- e. includes the upgrading of existing public routes to support increased pedestrian and cycle access from the wider area;
- f. is part of a masterplan for the entire area, which will provide the mechanism to deliver the required vision; and

- g. recognises existing sites of local nature conservation importance within and surrounding the site, and where development is proposed, provides for appropriate ecological mitigation and/or enhancement measures.

**Supporting text:**

- 3.35 This area of Cambridge, as shown in Figure 3.4, represents a precious resource that should be revitalised. The area provides a unique opportunity to introduce new uses, redevelop key sites and improve access. The redevelopment of the land south of Coldham's Lane as an urban country park will help enhance the existing 'green and blue corridor' of important open spaces that runs from Coldham's Common through the two closed landfill sites and the lakes into Cherry Hinton Hall, and then further south through to Limekiln Hill local nature reserve and the Cherry Hinton Pit Site of Special Scientific Interest (SSSI).
- 3.36 Subject to appropriate access and safety arrangements, one or more of the former quarries and landfill sites could be used for recreation uses, as well as the lakes and their surroundings. Opportunities could include, but are not limited to, walking, bird watching, cycling, non-motorised cycle BMX tracks, and other leisure uses.
- 3.37 Future uses will need to be sensitive to the nature conservation value of some of these sites. The former landfill sites at Coldham's Lane include areas of potential ecological importance. Any redevelopment of ~~these sites~~ the eastern portion of the landfill sites marked as areas A on Figure 3.4 will require ~~mitigation~~ ecological enhancement as part of any redevelopment on site and provision of enhanced wildlife habitat and publicly accessible open space on the western portion of the landfill sites marked as area B on Figure 3.4.
- 3.38 In the life of this local plan, there are also a number of sites in the wider area, (adjoining the defined AOMC) which, in combination with this area, could deliver wider public benefits. Any sites coming forward in this way will be expected to comply with the requirements of Policy 13 and update the masterplan.
- 3.39 To help deliver any improved or new recreational uses, the masterplan will need to address issues including the nature and location of uses, the required funding and budget sources, an assessment of risk, and a long-term management and maintenance plan. Such a masterplan will need to be developed in collaboration with private and public bodies and will need to consider the required infrastructure, phasing, safety, and budgetary and management arrangements.

# Figure 3.4: South of Coldham's Lane Area of Major Change



	Proposal Site
	City Safeguarded Land
	District, Local or Neighbourhood Centre
	Cambridge Airport Public Safety Zone
	Protected Open Space
	City Wildlife, County Wildlife and Local Nature Reserve
	Cambridge Green Belt
	Protected Industrial Site
	Cycle Ways
	Area of Major Change

<b>A</b>	will allow for appropriate commercial uses
<b>B</b>	will allow for outdoor recreational uses and ecological enhancement

