

- Background
- Business concerns
- Land allocation
- Sub-regional and urban form
- Other forms of expansion
- The Green Belt
- Key issues

# **BACKGROUND**

- First workshop had strong business representation
- Growth of hi-tech cluster may have reached a plateau owing to current lack of finance
- Research sector is affected by decline in public and charitable finance
- City centre retail development has reached its limit for the foreseeable future
- Public sector – a major employer – is in decline
- Tourism has growth potential but there are concerns about its impact on the historic centre

# **BUSINESS CONCERNS**

- Business sees itself as constrained by planning bureaucracy
- Everybody wants to 'be in' Cambridge
- Localism has undermined the ability of local politicians to develop long-term visions
- Lack of clarity on the purpose and progress of the LEP and the Alconbury EZ
- The housing delivery system is failing in terms of quantity, quality and time

# **LAND ALLOCATION**

- The current growth strategy is employment-led
- Up to now, the focus has been on where to locate additional housing
- Land for employment needs the same attention

## **SUB-REGIONAL and URBAN FORM**

- A programme of initiatives is needed to change perceptions as to what constitutes the 'Cambridge' area
- The Peterborough/Alconbury/Cambridge/Stansted spine is a potential driver
- So, too, are the proposed new Cambridge Science Park station and the peripheral employment nodes (Addenbrookes, the Northern Fringe and W and NW Cambridge)
- In Ely, the area around the station is a potential node
- Such nodes are ideal for thriving economic activity but need good public transport links. The Microsoft problem

## **OTHER FORMS OF EXPANSION**

- Expansion in successful, fully developed nodes such as the Science Park should be vertical. 4 or more storeys instead of 2
- Guided bus route could be exploited (spur extensions) as a spine on which to locate new housing and small business hubs
- Market towns should also be expanded as business locations to create more 2-way commuting. Capacity to absorb more housing may be limited (quality and character loss)

# THE GREEN BELT

- The Green Belt was ‘nibbled’ at for the last Structure Plan. Key to city’s setting and attractiveness and should be left alone but ...
- ARM – one of the most successful drivers of the local economy – needs to expand. Obvious place is in the Green Belt next to its existing premises. Should it be allowed to do so?
- A new 8,500-seat city stadium is mooted for the Green Belt south of Trumpington Meadows. Might it be better near Cambridge Science Park station?

# KEY ISSUES

- The debate on land use is not just about housing
- City's peripheral employment enclaves or 'nodes' need to be well connected by public transport
- The guided busway offers the means of dispersing new housing and employment hubs
- The Peterborough/Alconbury/Cambridge/Stansted spine has the potential for further dispersal
- What is to be done about ARM? Is Cambridge to become a city with no place for successful expanding firms?