

# **Greater Cambridge Local Plan: First Proposals**

## **North Area Committee**

**18 November 2021**

# Where are we in the process?

- First Conversation consultation in early 2020 – over 9,000 comments received
  - We have been publishing reports and research periodically since then, along with undertaking further consultation and engagement.
  - The First Proposals, prepared by the Greater Cambridge Shared Planning Service on behalf of the two Councils, have now been agreed by councillors through the scrutiny process at both Councils.
- Public consultation will take place between 1 November and 13 December 2021.

**This is not the final plan, so your views will help shape where the Plan goes next.**



# What are the First Proposals?



- The First Proposals are the outline of the Plan, setting out:
  - The vision and aims for the plan – what we think the 20-30 year future should and could look like for Greater Cambridge
  - The overall amount of development (numbers of homes and jobs along with supporting infrastructure) we think we should plan for
  - The main sites that we think should be developed
  - The key policy proposals that we think should be implemented.

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The First Proposals are not a full Draft Local Plan. This is the first time we are sharing our thoughts on sites and, through consultation feedback, we may change which sites are included or excluded.

- Thematic policies are not fully formed – we have identified the scope of which policies we think the Plan should include, and the key requirements we think each policy should include, but detailed wording is not yet developed.
- Alongside the First Proposals we are publishing a wide range of topic-based research and papers that have informed the proposals we have developed.

# What do we need to plan for?

**44,400** new homes for our growing population and for people who work here



Sites to meet the needs of our Gypsy and Traveller communities with numbers still to be confirmed



**58,500**

new jobs across all employment sectors, including business, retail, leisure, education and healthcare

- Local Plans must meet the objectively assessed needs of the local area
- The government's 'standard method' is a minimum level of need for new homes – we must also take into account specific local circumstances
- Our evidence shows that the local economy has added a lot of jobs over recent years, and housing has not kept up
- This is forecast to continue, and if we don't plan to meet that need, commuting (and associated congestion and carbon emissions) is likely to increase, and affordability of homes could get worse.

# How many new homes might be built?



**Existing homes in Greater Cambridge:  
124,389**



**New homes already in the pipeline  
for 2020-2041: 37,200**

These will be built on sites allocated in current Local Plans, sites which already have planning permission, and on 'windfall' sites which are not specifically identified in plans but which are policy compliant.



**Additional homes required to meet our  
housing need for 2020-2041: 7,200**  
Our total identified need for the period is 44,400 homes.



**Extra homes we aim to plan for, to  
give us approximately a 10% buffer  
for flexibility: 4,440**

- Developments – including our new towns – are already planned and will meet the majority of our objectively assessed needs.
- We propose to allocate sites for around 11,600 more homes in order to meet our needs in full.

# What is our guiding vision?

We want Greater Cambridge to be a place where a big decrease in our climate impacts comes with a big increase in the quality of everyday life for all our communities.

New development must reduce carbon emissions and reliance on the private car; create thriving neighbourhoods with the variety of jobs and homes we need; increase nature, wildlife and green spaces; and safeguard our unique heritage and landscapes.

Our Plan takes inspiration from what is unique about our area, and embraces the bold new approaches that will help us achieve this vision.





# How has this vision shaped the proposals?

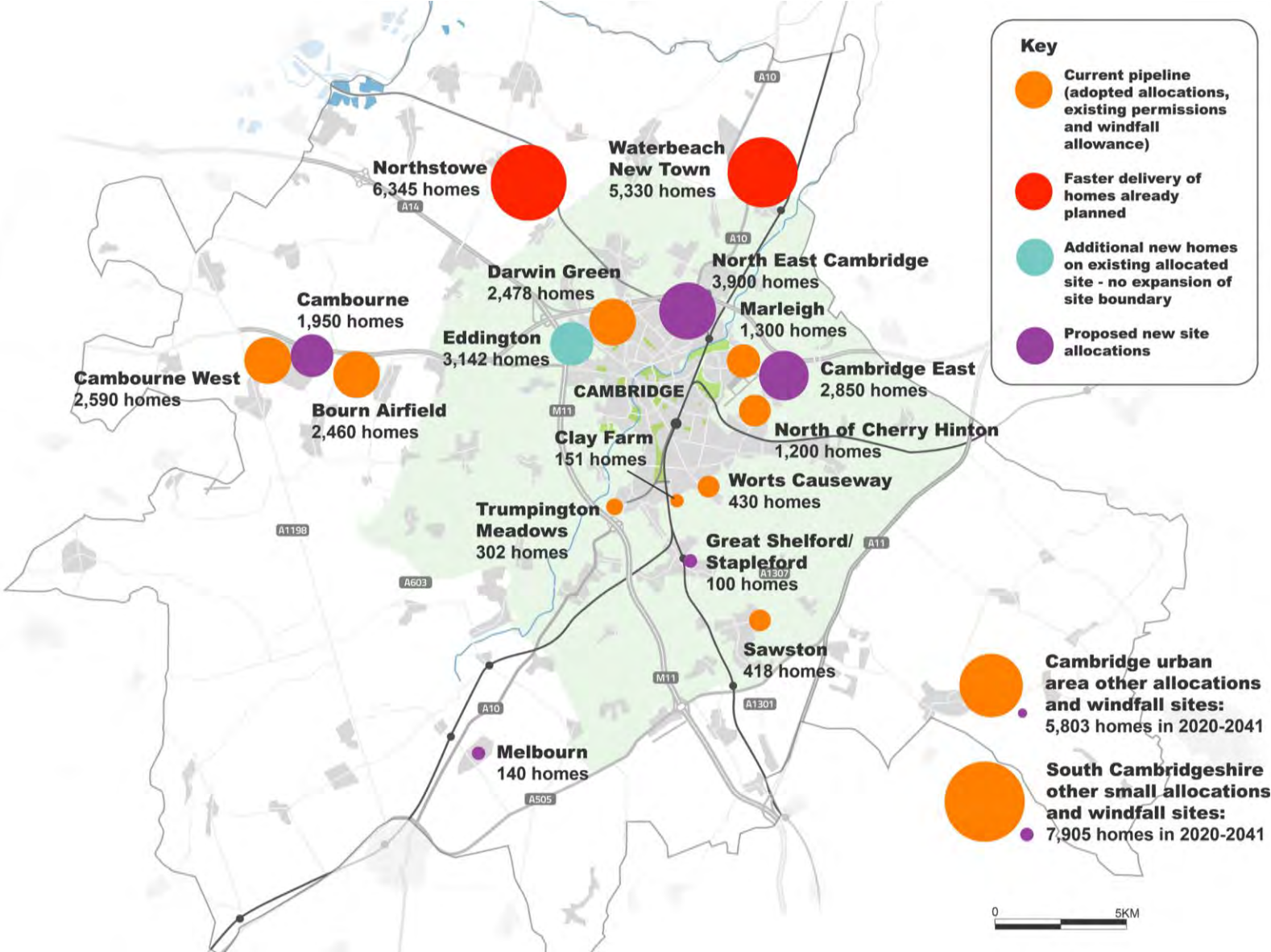


- New sites have been selected in line with strategy of minimising carbon emissions
- Carbon emissions resulting from new development are primarily down to the transport methods of new residents i.e. locating sites where car use is not the first choice makes the biggest impact on carbon
- New sites are therefore primarily in and on the edge of Cambridge – only 4% of additional homes will be at the villages
- Green infrastructure is key – minimising land use for development through compact forms of housing, maximises land available for formal and informal green infrastructure
- Meeting our housing need in full is dependent on action on water supply.

# What new sites are proposed?



**GREATER CAMBRIDGE**  
SHARED PLANNING





# The strategy in numbers

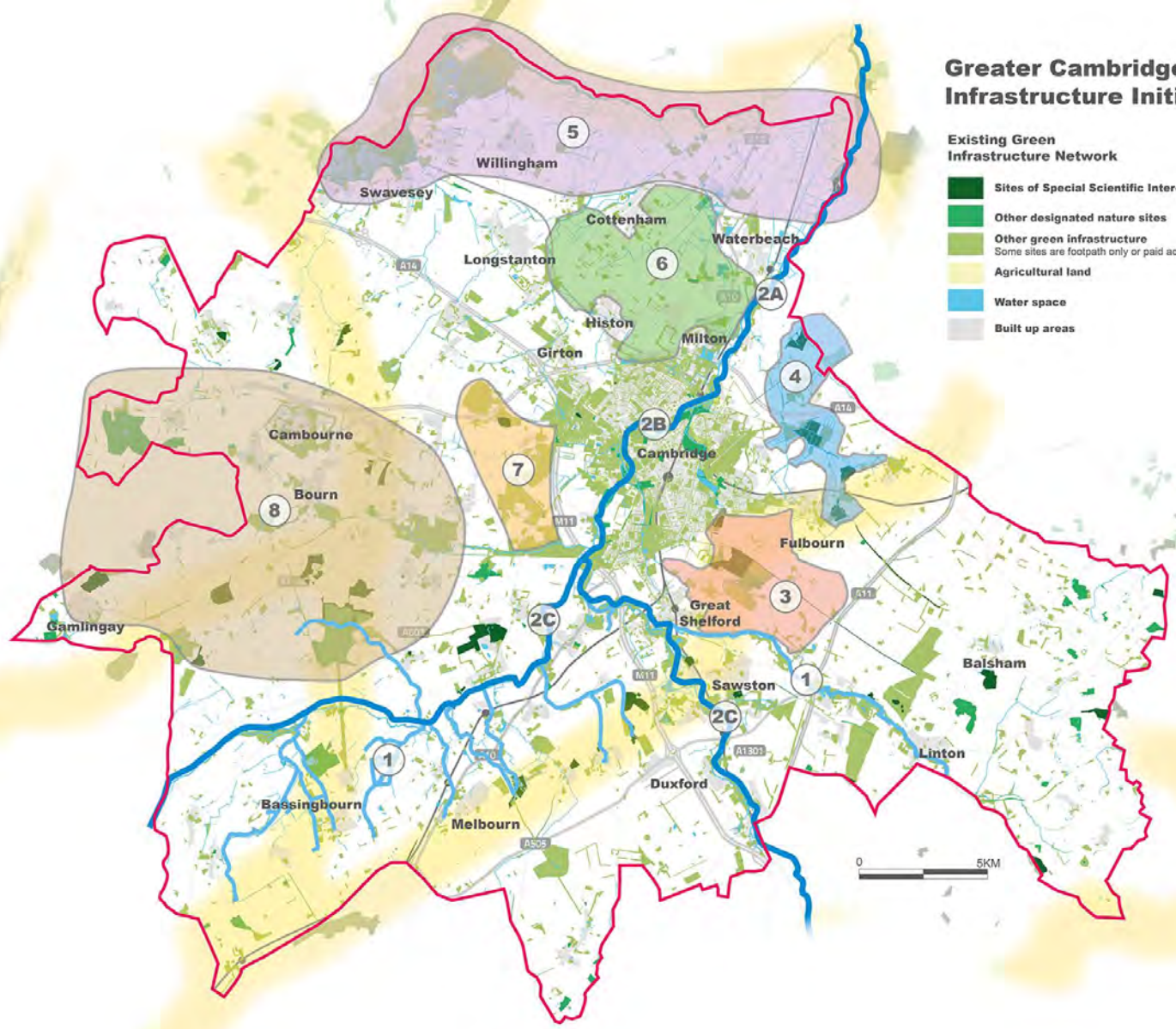


Location	In current development pipeline	Faster build-out rates <sup>1</sup> / densification on existing allocated sites <sup>2</sup>	New proposed allocations
Cambridge urban area	5,791 (16%)		3,912 (43%)
Edge of Cambridge <sup>2</sup>	8,003 (22%)	1,000 (40%)	2,850 (31%)
New settlements <sup>1</sup>	15,225 (41%)	1,500 (60%)	1,950 (21%)
Rural area	8,179 (22%)		384 (4%)
<b>Total</b>	<b>37,198 (100%)</b>	<b>2,500 (100%)</b>	<b>9,096 (100%)</b>

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- Nearly 900 sites were assessed through Call for Sites and considering other sources of land supply (recorded in Housing and Employment Land Availability Assessment (HELAA) report)
- 173 sites were put through the Sustainability Appraisal process (mainly focused on sites in accessible locations which scored green or amber).
- 19 new sites are actually proposed in the First Proposals – this is 3% of the total sites that were assessed in the HELAA, and 11% of the sites which were considered for Sustainability Appraisal.

# Strategic green infrastructure



## Greater Cambridge Strategic Green Infrastructure Initiatives

### Existing Green Infrastructure Network

-  Sites of Special Scientific Interest
-  Other designated nature sites
-  Other green infrastructure  
Some sites are footpath only or paid access
-  Agricultural land
-  Water space
-  Built up areas

### Spatially-specific strategic green infrastructure initiatives

-  1 Revitalising the chalk stream network
-  2A River Cam Corridor (North east Cambridge to Waterbeach)
-  2A River Cam Corridor (through Cambridge City)
-  2C River Cam Corridor (south of Cambridge City)
-  3 Gog Magog and Chalkland fringe
-  4 Enhancement of the eastern fens
-  5 The Great Ouse fenland arc
-  6 North Cambridge green space
-  7 West Cambridge GI buffer - Coton Corridor
-  8 Western gateway multifunctional GI corridor
-  Pollinator corridors

### Dispersed strategic green infrastructure initiatives

-  10 Expanding Greater Cambridge's 'urban forest'
-  11 Woodland expansion and resilience
-  12 Urban greening and 'de-paving'
-  13 Allotments and community gardening
-  14 Environmentally friendly farming

# What about water supply?



- Delivery of the proposals in the plan is contingent on water supply being adequate without causing further environmental harm
  - Current evidence says that the planned reservoirs and improvements to supply will be delivered too late in the planned period to meet the need of our preferred development trajectory
  - Interim measures (e.g. pipelines) are being investigated by the water industry but there are no firm plans yet that we can rely upon
- If we don't have enough certainty about water supply, we will have to look at a stepped trajectory or reducing the amount of housing we plan for
- Reducing the amount we plan for would mean not meeting our objectively assessed needs
  - We would have to argue at examination that this was exceptional circumstances as permitted at NPPF but this may not succeed i.e. risk of unsound plan
  - Quick and decisive action required by central government and the water industry – this is out of our hands as a Local Planning Authority.

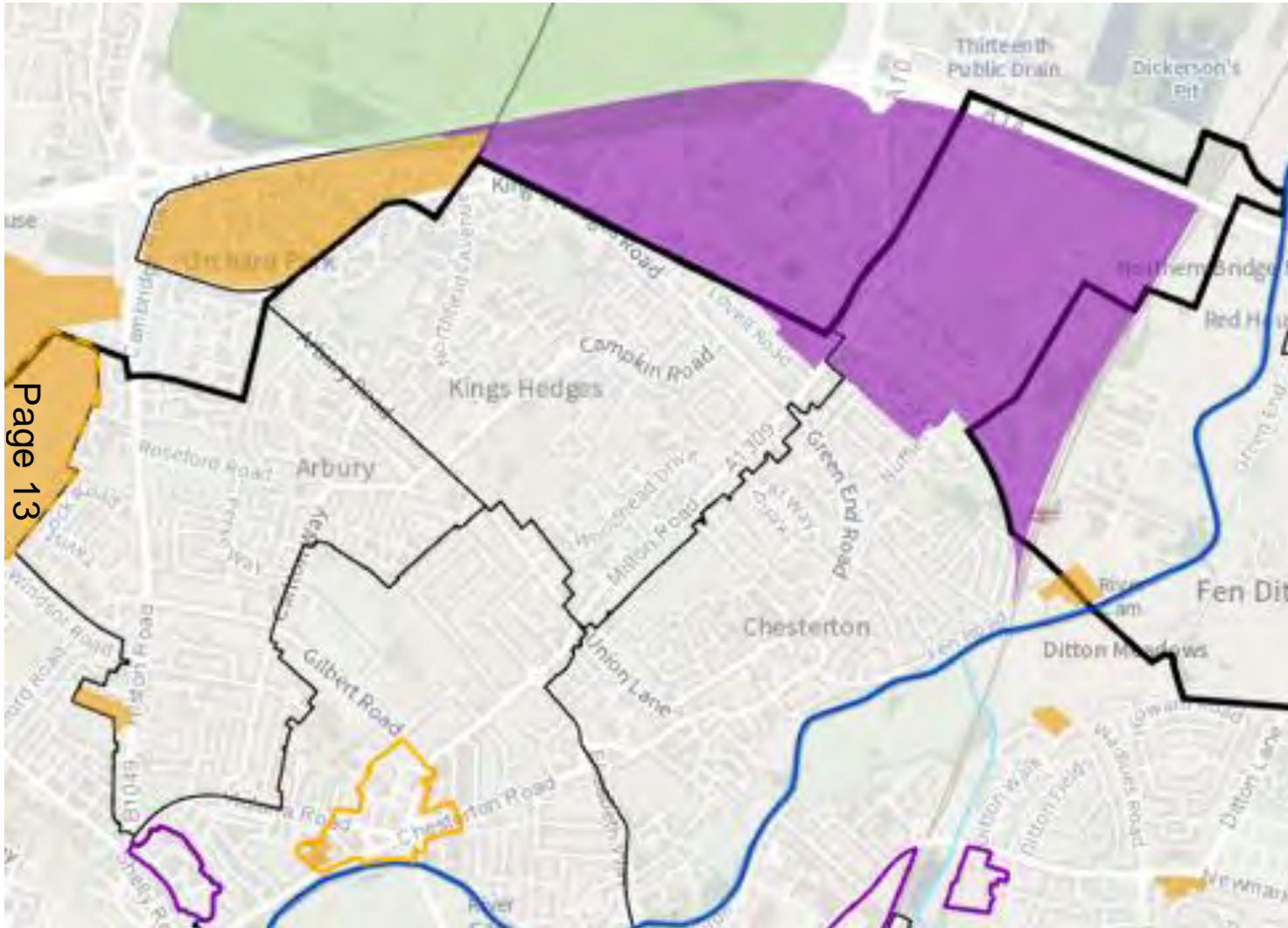
## Other key policy proposals include...



- All new buildings to be net zero carbon (only using as much energy as it generates) and no gas connections permitted
- New development to increase biodiversity by at least 20%
- 40% affordable housing on all sites of 10 or more homes
- Affordable business space to be created on larger commercial developments
- New standards for cycle parking/storage and electric car charging points
- Protection for heritage and high standard of design to be demonstrated on all new development
- Limit use of homes for short term rentals.



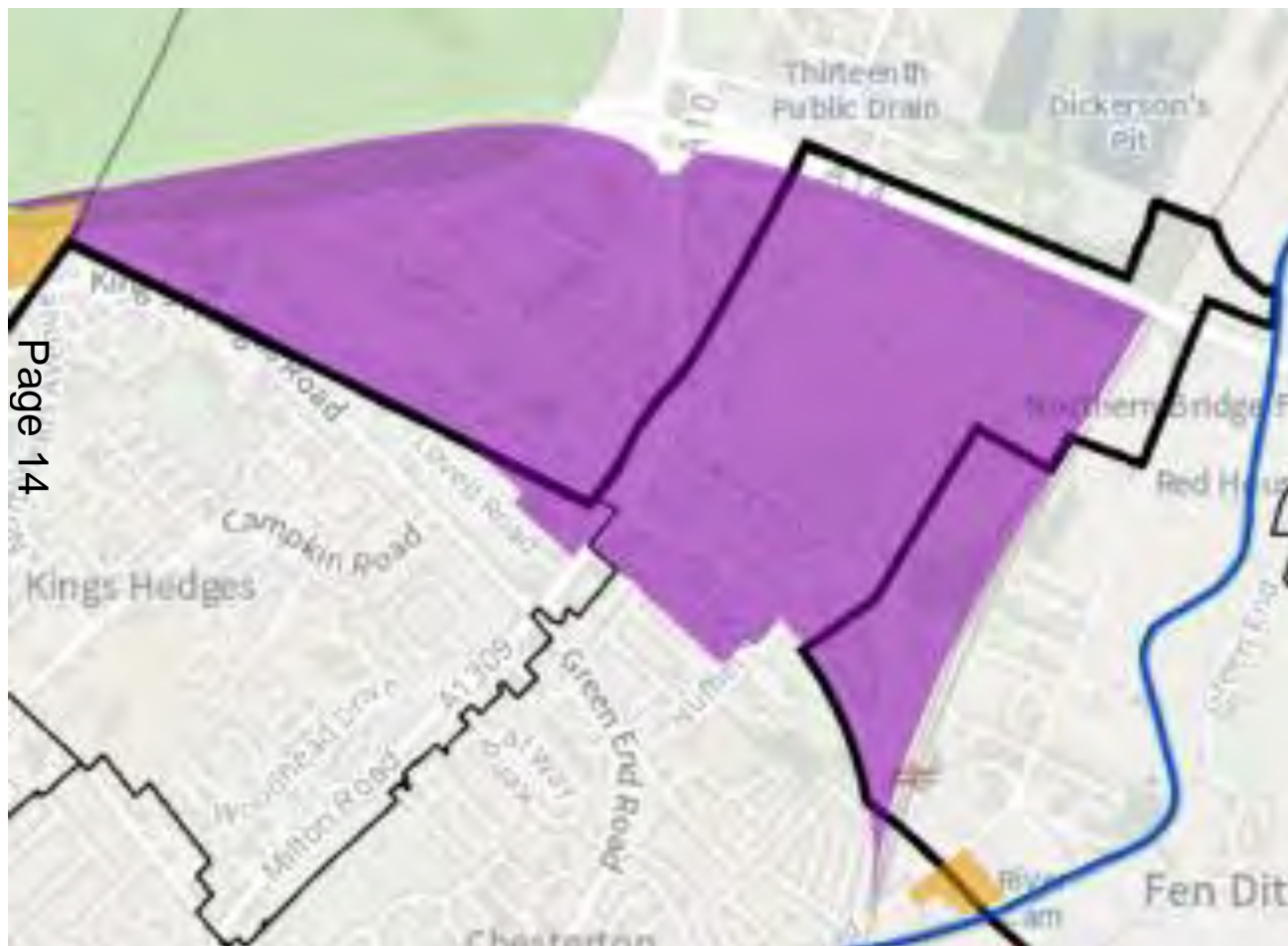
# What does this mean for your area?



- North East Cambridge – Local Plan proposals reflect the emerging area action plan.
- Policies for Orchard Park and Darwin Green carried forward, to support their completion
- Opportunity Areas – Shire Hall/Castle Park and Mitcham’s Corner
- Carrying forward allocations Willowcroft, Histon Road – 110 homes, and Fen Road for residential moorings
- Strategic Green Infrastructure initiatives - north Cambridge



# What does this mean for your area – North East Cambridge?



- A new city district
- Amended in response to consultation on the draft Area Action Plan in 2020
- 8,350 new homes (3,900 by 2041)
- 15,000 additional jobs (reduced from 20,000)
- supporting infrastructure - schools, community and cultural facilities, open spaces, walking and cycling links
- Strategic Green Infrastructure initiatives - north Cambridge and enhancement of Eastern Fens
- Predicated on the relocation of the existing Waste Water Treatment Works, a separate process led by Anglian Water
- North East Cambridge Area Action Plan committee process starts with publication of JLPAG report on Monday 22 Nov

# Explore the proposals



Hard copies have been deposited at local libraries

## Digital plan

Greater Cambridge Local Plan - First Proposals

Search this document

Home

**Greater Cambridge Local Plan - First Proposals**  
Consultation runs from: 1 November 2021 9:00am - 13 December 2021 6:00pm

DRAFT version for various committee meetings.  
We are currently testing our new digital plan platform - please provide us your [feedback](#)

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## Interactive map

Greater Cambridge Local Plan - First Proposals (Committee Stage, August 2021)

Find Site, Address or Place

An interactive map of Greater Cambridge showing various planning proposals. The map is color-coded: purple for residential, green for employment, yellow for business, and blue for leisure. It includes a search bar, navigation tools, and a scale bar at the bottom. The map shows the city boundary and surrounding areas like Huntingdon, St Ives, and Royston.

1,870,684,930 771,763,044 Feet

# Find out more and tell us what you think

Consultation from 1 November to 13 December – it's really important that we hear from a wide cross-section of our communities so we will be publicising widely



Online events:

- 4 Nov – Introduction to the Plan and help on how to respond effectively
- 10 Nov – Explore the development numbers (jobs and homes)
- 11 Nov – About the sites and spatial strategy
- 17 Nov – Climate change and water
- 24 Nov – Biodiversity and green spaces

In person drop-in events – currently being confirmed, look on our website and social media nearer the time

**[www.greatercambridgeplanning.org/localplan](http://www.greatercambridgeplanning.org/localplan)**      **#GCLocalPlan**