

Appendix B:

Cambridge Local Plan Proposed Modifications (March 2016)

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
Section 2: The Spatial Strategy			
PM/CC/2/A(i)	Figure 2.1: Key Diagram	Amend the key diagram to take account of changes to Cambridge East/land north of Cherry Hinton (see proposed modification PM/CC/3/A) and Site GB2: Land south of Worts' Causeway (see proposed modification PM/CC/B/B). See amended Figure 2.1 at the end of this table	To ensure consistency with proposed modifications to policy 12 (PM/CC/3/A). This modification is in addition to PM/2/002. To ensure consistency with proposed modifications PM/CC/B/B and PM/CC/Policies Map/B.
PM/CC/2/B	Paragraph 2.17	Amend paragraph 2.17 to read: The councils in Cambridgeshire, along with Peterborough City Council have undertaken joint technical work and an update of the strategic housing market assessment (SHMA) for the Cambridge housing market area in order to identify objectively assessed needs for homes and jobs across the sub-region. The councils undertook this work cooperatively and a memorandum of cooperation and joint spatial approach has been agreed. This was published in May 2013. This confirmed Cambridge's need	To reflect updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter regarding Objectively Assessed Need for Housing, and how it was considered by the Councils.

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		<p>was for 14,000 additional homes and 22,100 jobs between 2011 and 2031. <u>Additional independent technical evidence was prepared in 2015 to further consider need for new housing taking account of national guidance published after the plan was prepared. This has confirmed that the full Objectively Assessed Need for Cambridge is 14,000 homes.</u> This need is being met in full in this new plan.</p>	
PM/CC/2/C	After paragraph 2.17	<p>Add new paragraph 2.17a to read:</p> <p><u>A Memorandum of Understanding was also agreed between Cambridge City Council and South Cambridgeshire District Council in September 2014, which agrees that the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development.</u></p>	<p>Positively prepared and justified. The joint housing trajectory reflects the close functional relationship between the Councils, the joint development strategy and the way that strategy is being built out, in particular that sites on the edge of Cambridge are building out from the built up area in Cambridge and have not yet reached or started building over the administrative boundary is South Cambridgeshire. It is about the phasing of housing delivery, not overall housing provision. Modification relates to the changes required to give effect to the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils' Matter 1 Hearing Statement.</p>

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			<p>Effective. The Memorandum of Cooperation is made under the Duty to Cooperate as part of the Councils working closely together to ensure delivery of suitable development to meet their objectively assessed needs.</p> <p>Consistent with national policy. National policy requires Councils to meet their objectively assessed needs and national practice guidance allows for Councils <i>“to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the ‘Duty to Cooperate’.</i></p>
PM/CC/2/D	Paragraph 2.30	<p>Insert new sentence on the end of paragraph 2.30 to read:</p> <p>The conclusion of the consideration of reasonable site options for development on the edge of Cambridge is to require development away from the edge of Cambridge to meet the remaining development needs of the wider Cambridge area. The sustainability appraisal of broad locations undertaken as part of the joint work endorsed by the JST&SPG demonstrates clearly that new settlements are the next most</p>	To reflect the updated Local Plan evidence prepared in 2015 in response to the Inspectors letter.

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		sustainable location for growth and that development in villages should be limited for sustainability reasons. <u>This appraisal was updated in 2015, to take account of new evidence prepared in response to the Inspectors during the Local Plan Examination.</u>	
PM/CC/2/E(i)	After paragraph 2.30	<p>Insert new paragraph after 2.30 to read:</p> <p><u>In response to issues raised by the Inspectors during the Local Plan Examination, the Councils commissioned a new independent Inner Green Belt Review in 2015. This also concluded that beyond those locations already identified in the submission Local Plans it is unlikely that any development could be accommodated without substantial harm to Green Belt purposes (in most locations around the edge of the City). Additional work was carried to consider sites on the edge of Cambridge on an equal basis with other sites, through transport modelling and Sustainability Appraisal. Work was also undertaken on an updated Infrastructure Delivery Study and Viability Report with a Development Strategy document that drew together the findings of all the additional work. The Development Strategy Update and the Joint</u></p>	To reflect the updated Local Plan evidence prepared in 2015 in response to the Inspectors letter.

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		<p><u>Sustainability Appraisal Addendum set out how the issue of Green Belt was considered through the plan making process, meeting the requirements of paragraphs 84 and 85 of the NPPF to consider the sustainability impacts of developing outside the Green Belt compared with removing land from the Green Belt for development. This work confirmed that the approach to the development strategy. Further work was also undertaken to demonstrate that the transport measures necessary to support sustainable new settlements are capable of being delivered. The Greater Cambridge City Deal provided a position statement in March 2016 that confirms the City Deal partners are wholly committed to delivery of the infrastructure programme for the benefit of existing and future residents and businesses through the provision of an enhanced transport network that provides good quality connectivity between homes and jobs, including supporting and securing new development provided for in the Local Plans through the delivery of key infrastructure schemes.</u></p>	

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PM/CC/2/F	Table 2.2	Amend figures in Table 2.2 as shown at the end of this table.	To update the housing land supply position, reflecting the latest monitoring information, changes in the anticipated delivery rates on major sites, and modifications proposed elsewhere in this schedule.
PM/CC/2/G	Policy 3: Spatial strategy for the location of residential development	<p>Amend the second paragraph of Policy 3 to read:</p> <p>Provision will be made for the development of not less than 14,000 additional dwellings within Cambridge City Council's administrative boundary over the period from April 2011 to March 2031 to meet the objectively assessed need for homes in Cambridge. This will enable continuous delivery of housing for at least 15 years from the anticipated date of adoption of this local plan. <u>The housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing and housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development.</u> This Provision includes two small sites to be released from the Cambridge Green Belt at</p>	<p>Positively prepared and justified. The joint housing trajectory reflects the close functional relationship between the Councils, the joint development strategy and the way that strategy is being built out, in particular that sites on the edge of Cambridge are building out from the built up area in Cambridge and have not yet reached or started building over the administrative boundary is South Cambridgeshire. It is about the phasing of housing delivery, not overall housing provision. Modification relates to the changes required to give effect to the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils' Matter 1 Hearing Statement.</p> <p>Effective. The Memorandum of Cooperation is made under the Duty to Cooperate as part of the Councils working closely together to ensure delivery of suitable development to meet their objectively assessed needs.</p>

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		Worts' Causeway, which will deliver up to 430 dwellings.	Consistent with national policy. National policy requires Councils to meet their objectively assessed needs and national practice guidance allows for Councils "to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate'.
PM/CC/2/H	Paragraph 2.43	Amend paragraph 2.43 to read: As of April 2012 <u>2015</u> , there is planning permission for 9,385 <u>7,036</u> new homes within the urban area and in the agreed urban extensions. There are a further 724 <u>1,010</u> planned dwellings on existing allocated sites that do not have planning permission. Completions between 2011/12 and 2012 <u>2014/15</u> account for 334 <u>2,860</u> dwellings. In addition, the Council's strategic housing land availability assessment (SHLAA), <u>together with findings of the council's annual housing trajectory</u> which assesses the capacity for future housing within the existing urban area, indicates capacity for a further 3,754 <u>3,777</u> dwellings in the urban area of Cambridge (including two	To update the housing land supply position reflecting the latest monitoring information, changes in the anticipated delivery rates on major sites and modifications proposed elsewhere in the schedule. This modification supersedes proposed modification PM/2/006.

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		small Green Belt releases). Taken together, these could provide 44,194 <u>14,682</u> new homes for Cambridge over the local plan period (See Table 2.3 – Housing provision to 2031).	
PM/CC/2/I(i)	Table 2.3	Replace current Table 2.3 with amended Table 2.3 as shown at the end of this table.	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter, and how it was considered by the Councils. This proposed modification supersedes proposed modification PM/2/007.
PM/CC/2/J	Paragraph 2.45	<p>Amend paragraph 2.45 to read:</p> <p><u>The Cambridge housing trajectory included and updated each year in the Annual Monitoring Report set out in Figure 2.2 illustrates the expected rate of delivery of new dwellings. It demonstrates how the objectively assessed need for an additional 14,000 homes to 2031 could be achieved. To meet objectively assessed need, an average of 700 additional dwellings a year are required between 2011 and 2031. As outlined in paragraph 2.17a, the Councils have agreed that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculation of 5-year housing land supply in development management decisions</u></p>	Modification relates to changes required to reflect the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils' Matter 1 Hearing Statement

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		<p><u>that concern housing development. This is consistent with the development sequence and spatial development strategy for Cambridge and South Cambridgeshire, and the phasing of housing delivery reflecting that strategy. As such, sites at the top of the development sequence in and on the edge of the urban area of Cambridge will deliver in the early and middle part of the plan period. Delivery in South Cambridgeshire will be greater in the middle and latter parts of the plan period, in particular as the fringe sites build out from the edge of Cambridge and move across the administrative boundary into South Cambridgeshire and as the new settlements come forward. There will also be some housing in larger villages early in the plan period.</u></p>	
PM/CC/2/K	Paragraphs 2.46, 2.47 and Figure 2.2: Housing trajectory	<p>Delete paragraphs 2.46, 2.47 and Figure 2.2: Housing Trajectory</p> <p>2.46— All dwelling figures in the trajectory are net additional dwellings (i.e. completed dwellings minus losses of dwellings). The yellow horizontal line at 700 dwellings represents the annual average requirement.</p>	Modification relates to changes required to reflect the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils' Matter 1 Hearing Statement.

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		2.47— The maroon bars illustrate the projected net completions on sites that are currently known (i.e. existing commitments). The light blue bars represent total net additional dwellings including local plan allocations and windfall sites.	
PM/CC/2/L	Figure 2.2 Housing Trajectory	Delete Figure 2.2: Housing Trajectory (see the end of this schedule for the figure)	To reflect the proposed modification to Policy 3 (PM/CC/2/G). The trajectory in the Submitted Plan is now out of date. It is proposed to not include a replacement, but instead utilise the updated trajectories which are published annually in the Councils Annual Monitoring Reports. This proposed modification supersedes proposed modification PM/2/008
PM/CC/2/M	Paragraph 2.48	Amend paragraph numbering and paragraph to read: The trajectory relies <u>trajectories rely</u> on information about sites that have the potential to deliver dwellings over the next 15 years and beyond, taken from the strategic housing land availability assessment (SHLAA) and work on local plan allocation sites.	Modification relates to changes required to reflect the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils' Matter 1 Hearing Statement.

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Section 3: City centre, areas of major change, opportunity areas and site specific proposals			
PM/CC/3/A	Policy 12: Cambridge East	<p>Delete current policy wording and replace with the following:</p> <p><u>Policy 12: Cambridge East</u></p> <p><u>1. Land at Cambridge East is allocated for development as shown on the Policies Map:</u></p> <ul style="list-style-type: none"> a) <u>Land north of Newmarket Road during the plan period (R45).</u> b) <u>Land north of Coldham's Lane for residential during the plan period (R41).</u> c) <u>Land north of Cherry Hinton (R47) for approximately 780 dwellings during the plan period (along with adjoining land allocated in Policy SS/3 of the South Cambridgeshire Local Plan for approximately 420 dwellings).</u> <p><u>2. Proposals for residential development on sites a), b), and c) as shown on the Policies Map, will be supported if:</u></p>	<p>Positively prepared and justified. It would not be positive, reasonable or appropriate for the Local Plans to convert an existing allocation to safeguarded land if it can reasonably be brought forward for development to help meet objectively assessed development requirements whilst the airport remains in operation. The exact boundary of the land that could be developed north of Cherry Hinton is more extensive than is currently allocated for development in the Local Plans.</p> <p>Effective. The landowners both agree that additional land north of Cherry Hinton is deliverable over the plan period. The Councils are working closely together to ensure delivery of the maximum area of land appropriate with the Airport remaining operational, consistent with the objectives of the AAP and the submitted Local Plans.</p> <p>Consistent with national policy. The land is highly sustainable being on the edge of Cambridge and not in the Green Belt, having been released from the Green Belt in the current adopted plans for development.</p>

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		<p>d) <u>acceptable mitigation of environmental and health impacts (including noise) from the airport can be provided; and</u></p> <p>e) <u>A masterplan is submitted for the development of site R47 and adjoining land in South Cambridgeshire which safeguards the appropriate future development of the wider safeguarded land; and</u></p> <p>f) <u>the continued authorised use of Cambridge Airport does not pose a safety risk.</u></p> <p><u>3. The masterplan for site R47, as shown on the Policies Map (together with adjoining land in South Cambridgeshire on site SS/3), will make provision for a primary and secondary school, a local centre with community hub, open space and a spine road connecting Coldham's Lane with Cherry Hinton Road.</u></p> <p><u>4. The rest of the Cambridge East site is safeguarded for longer term development beyond 2031. Development on safeguarded</u></p>	

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		<p><u>land will only occur once the site becomes available and following a review of both this plan and the Cambridge East Area Action Plan.</u></p> <p><u>5. This policy replaces Policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.</u></p>	
PM/CC/3/B	Paragraph 3.16	<p>Amend to read:</p> <p>In reviewing the future options for this large site, Cambridge City Council and South Cambridgeshire District Council have concluded that it is appropriate that <u>this the site allocated in the AAP</u> remain out of the Green Belt. and be safeguarded as a strategic reserve of land to be developed at a later date. The corridor of Green Belt running from Coldham's Common to Teversham will remain as Green Belt. Policies in the existing Cambridge East AAP will remain other than policies CE/3 and CE/35. For areas within Cambridge City Council's administrative area, this policy replaces both policies CE/3 and CE/35. This policy safeguards the main airport site for longer-term development needs beyond</p>	To ensure consistency with proposed modifications to policy 12 (PM/CC/3/A)

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		2031. If circumstances changed, a review of this policy and the AAP could examine the consequences of the change in circumstances.	
PM/CC/3/C	Paragraph 3.17	<p>Amend paragraph 3.17 to read:</p> <p>There is potential for residential development on several smaller parcels of land <u>There is an opportunity during the plan period to deliver residential development on parts of Cambridge East while the airport remains on the site. A number of specific sites and a broad location South of the Green Corridor are allocated in Policy 12 (1) and Policy SS/3 (1) of the South Cambridgeshire Local Plan (see Figure 3.2). These were identified in the AAP as capable of coming forward ahead of the Airport site, and potentially without it.</u> Careful consideration of how the ongoing airport activities will interact with any new residential use will need to be undertaken <u>at the planning application stage</u>, to ensure that the new residences have an acceptable level of amenity, and that they do not impede on the ongoing use of the airport. In terms of how any development might impede use of the airport, it will be for the airport operators to demonstrate how the development</p>	To ensure consistency with proposed modifications to policy 12 (PM/CC/3/A)

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		<p>does this. Any development that comes forward in advance of the wider site will have to be carefully planned so that it is capable of working both with and without the wider development, <u>so as not to prejudice the potential delivery of development on the safeguarded land at some point in the future if it becomes available.</u> This policy makes it clear that these areas are not part of the wider safeguarded site and could come forward for development before 2031. <u>A masterplan for site R47 and adjoining land in South Cambridgeshire will be required in order to ensure a comprehensive and coordinated approach to bringing these sites forward for development, if the site becomes available and following a review of the Cambridge East AAP.</u></p>	
PM/CC/3/D	Insert two new paragraphs after paragraph 3.17	<p>New paragraphs added after paragraph 3.17:</p> <p><u>3.18 Cambridge City Council and South Cambridgeshire District Council accept that there is an existing need for a new secondary school to serve the eastern part of Cambridge in response to demographic pressures. A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of</u></p>	To ensure consistency with proposed modifications to policy 12 (PM/CC/3/A)

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		<p><u>Newmarket Road and north of Cherry Hinton will require the early provision of the secondary school. Residential development on land north of Coldham's Lane, Church End and Teversham Drift (R47) should not come forward before there is an agreed approach to the delivery of sufficient secondary school capacity in the area, including land for the provision of a secondary school being made available. As an exception to policy CE/6 of the Cambridge East AAP, the secondary school need not be included in the local centre. In common with practice elsewhere around Cambridge and in line with national policy on Green Belt, it will be acceptable for school playing fields to be located in the retained Green Belt.</u></p> <p><u>3.19 This policy safeguards the main airport site for longer-term development needs beyond 2031. Were circumstances to change, a review of this Plan and the Cambridge East AAP could examine the consequences of the change. Policies in the existing Cambridge East AAP will remain other than Policies CE/3 and CE/35.</u></p>	
PM/CC/3/E	Figure 3.2	Insert amended Figure 3.2 as shown at the end of this schedule	To ensure consistency with proposed modifications to policy 12 (PM/CC/3/A)

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Section 4: Responding to climate change and managing resources			
PM/CC/4/A(i)	Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use	<p>See revised policy wording at the end of this schedule.</p> <p>(This policy includes an amended table, which does not function effectively within the modifications table).</p> <p>These proposed modifications incorporate previous modifications reference PM/4/001, PM/4/002 and PM/4/003</p>	<p>As a result of the Housing Standards Review and the associated Written Ministerial Statement published on 25 March 2015, the following changes to the policy are required to ensure that the plan is consistent with changes to national planning policy:</p> <ul style="list-style-type: none"> • Removal of requirements related to the achievement of the Code for Sustainable Homes for new residential development. As a result of the Housing Standards Review, the Code has now been abolished and Local Planning Authorities are no longer able to set specific construction standards for residential development. • Amendment of the water efficiency standard to reflect the new national technical standard of 110 litres/person/day, giving consideration to the requirements set out in paragraph 56-015-20150327 of the Planning Practice Guidance related to evidence of need. The Council is seeking to implement the new national standard given the levels of water stress facing the city, as set out in the Cambridge Water Company Resources Management Plan (RD/CC/100 and RD/CC/090) and the evidence contained in the

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			<p>Council's audit trail (RD/Sub/C/080, pages 281 - 283). In order to secure long term sustainable development, it will be important to ensure that all new development implements water efficiency measures. This level of water efficiency has been subject to viability testing as part of the Councils' updated Viability work and has been found to be viable. It should, however, be noted that concern remains that the level associated with the national technical standard may not be sufficient to ensure a long-term sustainable supply of water, which has the potential to affect the levels of growth sought through the plan bearing in mind the requirements set out in paragraph 162 of the NPPF. This paragraph requires local planning authorities to work with other authorities and providers to assess various types of infrastructure, including water supply, and its ability to meet forecast demands. The approach previously put forward in the Cambridge Local Plan 2014: Proposed Submission was considered to be the only approach that would ensure that there would be a sustainable supply of water post 2031, in line with the findings of Cambridge Water's Resource Management Plan. Indeed at the Issues and</p>

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			<p>Options Stage, Cambridge Water objected to all other levels of water efficiency on the basis that these would not be sufficient to ensure sustainability of supply. The level of water efficiency originally sought through the Cambridge Local Plan 2014: Proposed Submission (80 litres/person/day) had been found to be viable through the Council's viability work (RD/T/200) and had the full support of Cambridge Water, Anglian Water and the Environment Agency. In light of the water stress issues facing Cambridge, the Council considers it important that flexibility be included within the plan so that should changes to the national technical standards enable the setting of more stringent water efficiency requirements, this should be able to come forward. Appropriate wording is suggested above at paragraph 4.9.</p> <ul style="list-style-type: none"> • In terms of energy performance in new dwellings, the Written Ministerial Statement makes it clear that local planning authorities are able to continue to set energy performance standards that exceed the requirements of Building Regulations until the commencement of the amendments to the Planning and Energy Act 2008. These standards should be set at a level equivalent to the energy

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			<p>performance requirements of Level 4 of the Code for Sustainable Homes. As such, it is suggested that the existing policy wording of Policy 27 be retained in so far as it requires energy performance/carbon reduction associated with Code Level 4 up until 2016 and that these standards continue to be sought post 2016, with reference made in the policy to them remaining in place until commencement of the amendments to Section (1) (c) of the Planning and Energy Act 2008. This is in light of evidence contained in the Decarbonising Cambridge Study (RD/CC/250) and the Council's viability work (RD/T/200) that this standard was both technically feasible and viable.</p> <p>Given the announcement to postpone national zero carbon policy for new non-residential development from 2019, modifications are also proposed to the carbon reduction being sought for new non-residential development. It is proposed that given BREEAM 'excellent' is being proposed as the construction standard for such development, which includes minimum standards related to reduction of energy use and carbon emissions, these minimum standards are referenced in this policy rather than referring to</p>

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			<p>Building Regulations, which will now not be changed. This approach also satisfies a representation made by the University of Cambridge in their response to the Proposed Submission Local Plan (representation number 26620).</p> <p>All other aspects of the policy are retained as these are not directly impacted by the Housing Standards Review or Written Ministerial Statements and play an important role in enabling applicants to demonstrate how their proposals meet the principle of sustainable development. In addition some elements of the policy relate to specific legal duties placed on local planning authorities, for example the requirements set out in the Planning Act related to climate change adaptation and mitigation and the requirement set out in paragraph 94 of the NPPF which requires local planning authorities to adopt “proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations”.</p>
PM/CC/4/B	Table 4.1	<p>Amend table to remove references to the Code for Sustainable Homes</p> <p>Note this modification incorporates previous modifications put forward for this table</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to policy 27 (PM/CC/4/A(i)).

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		(PM/4/004).	
PM/CC/4/C	Paragraph 4.6	<p>Amend the first sentence of this paragraph to read:</p> <p>This policy also sets out requirements in relation to sustainable construction standards, <u>and</u> carbon reduction <u>for non-residential development</u> and water efficiency <u>for both residential and non-residential development</u>.</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to policy 27 (PM/CC/4/A(i)).
PM/CC/4/D	Paragraph 4.7	<p>Amend paragraph 4.7 to read:</p> <p>Nationally described sustainable construction standards have been developed for new homes (the Code for Sustainable Homes, CfSH) and new non-residential buildings (the BRE Environmental Assessment Method, BREEAM). Alongside these standards sits the Government's zero carbon policy agenda, which requires all new homes to be zero carbon by 2016, and all non-residential buildings to be zero carbon by 2019, with public buildings leading the way in 2018.</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to policy 27 (PM/CC/4/A(i)).
PM/CC/4/E	Paragraph 4.8	<p>Amend paragraph 4.8 to read:</p> <p>There are many approaches that can be taken to meeting the construction standards required</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to policy 27 (PM/CC/4/A(i)).

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		<p>by this policy, including construction methods such as Passivhaus Standard. The Council will be supportive of innovative approaches to meeting and exceeding the standards set out in the policy. Where other construction standards are proposed for new developments, for example Leadership in Energy and Environmental Design (LEED), these will be supported, provided that it can be demonstrated that they are broadly in line with the standards set out above, particularly in relation to carbon reduction and water efficiency. <u>While there are no nationally described standards for residential development, the Council will be supportive of schemes that seek to utilise standards such as the BRE's Home Quality Mark, the Passivhaus Standard or Leadership in Energy and Environmental Design (LEED). The development of bespoke standards for new housing and non-residential development would also be supported.</u></p>	
PM/CC/4/F	Paragraph 4.9	<p>Amend paragraph 4.9 to read:</p> <p>It may be possible in some areas for development to exceed the policy requirements set out above. For example, developments</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to policy 27 (PM/CC/4/A(i)).

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		located within the strategic district heating area may be able to achieve higher levels of carbon reduction than set out in policy, which in turn could lead to higher construction standards being achievable. In order to maximise opportunities to exceed minimum policy requirements, developers will be encouraged to engage with the Council from an early stage through pre-application discussions. The policy will also be reviewed periodically so that it can be updated to reflect any significant changes to construction standards <u>and the national technical standards.</u>	
PM/CC/4/G	Paragraph 4.10	Delete paragraph 4.10: Where redevelopment/refurbishment of existing buildings is proposed, the development of bespoke assessment methodologies to assess the environmental impact of the proposals for submission with the planning application will be supported.	Modification required to ensure that the supporting text is consistent with the proposed modifications to policy 27 (PM/CC/4/A(i)). This modification was proposed as PM/4/003 as part of the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) – Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050)
PM/CC/4/H	Policy 28: Allowable Solutions for zero carbon development	Delete policy 28 and supporting text in their entirety	As part of the 2015 budget, the Treasury published a document called Fixing the Foundations: Creating a more prosperous nation. As part of this, the Government announced that it did not intend to proceed with the zero carbon Allowable Solutions

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	Supporting text paragraphs 4.13 – 4.16		carbon offsetting scheme. As such, the Council proposes the deletion of policy 28, which was based on the introduction of Allowable Solutions as part of national zero carbon policy in 2016. This modification is required to ensure that the plan is consistent with changes to national planning policy.
PM/CC/4/I	Policy 29: Renewable and low carbon energy generation	<p>Amend policy 29 to read:</p> <p>Proposals for development involving the provision of renewable and/or low carbon energy generation, including community energy projects, will be supported, subject to the acceptability of their wider impacts. As part of such proposals, the following should be demonstrated:</p> <p>a. that any adverse impacts on the environment, including local amenity and impacts on the historic environment and the setting of heritage assets, have been minimised as far as possible. These considerations will include air quality concerns, particularly where proposals fall within or close to the air quality management area(s) or areas where air pollution levels are approaching the EU</p>	<p>On 18 June 2015, the Government published a Written Statement on proposed wind energy development, which signalled a change in direction to the determination of planning applications for onshore wind. This statement sets out that when determining planning applications for one or more wind turbine, permission should only be granted where:</p> <ul style="list-style-type: none"> • The development site is in an area for wind energy development in a Local or Neighbourhood Plan; and • Following consultation, it can be clearly demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. <p>As such the proposed modification is required to ensure that the plan is consistent with changes to national planning policy.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
		<p>limit values, as well as noise issues associated with certain renewable and low carbon technologies; and</p> <p>b. that where any localised adverse environmental effects remain, these are outweighed by the wider environmental, economic or social benefits of the scheme.</p> <p><u>Note that this policy does not apply to applications for wind turbines, which would be considered against the requirements set out in the Local Planning Written Ministerial Statement, dated 18 June 2015.</u></p>	<p>While the Council is supportive of all forms of renewable energy, the technical assessment of renewable energy capacity included within the Decarbonising Cambridge¹ study highlights that the wind resource in Cambridge is highly constrained due to the relatively modest raw resource and the urban characteristics of the area. As such, the Council proposes modifications to Policy 29 and the addition of a new paragraph after paragraph 4.21 to clarify the situation regarding wind turbines. The Council is not, at this stage, seeking to allocate any sites in the local plan for wind turbine development. This approach will be reviewed as part of subsequent Local Plans.</p>
PM/CC/4/J	Insert new paragraph after 4.21	<p>Insert the following new paragraph:</p> <p><u>The wind resource in Cambridge is highly constrained due to the relatively modest raw resource and the urban characteristics of the area. To this end, this Local Plan does not seek to allocate areas of land as being suitable for wind turbines. This approach will be reviewed as part of any subsequent review of the Local</u></p>	<p>Modification required to ensure that the supporting text is consistent with the proposed modification to Policy 29 (PM/CC/4/I).</p>

¹ RD/CC/250 – Element Energy (2010). Decarbonising Cambridge: A renewable and low carbon energy study for Cambridge City Council.
Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
		Plan.	
Section 5: Supporting the Cambridge economy			
PM/CC/5/A	Paragraph 5.18	<p>Add the following sentence to the end of the paragraph:</p> <p><u>This policy only seeks to protect employment uses from change of use where a planning application (including variation of condition) is required.</u></p>	<p>On 25 March 2015, the Government published a Written Ministerial Statement which made reference to change of use: supporting brownfield regeneration.</p> <p>In the light of this Written Ministerial Statement and a number of changes which the Government has made to the General Permitted Development Order since this policy was originally drafted, the Council is proposing a modification to paragraph 5.18 of the supporting text to Policy 41: Protection of business space to clarify when this policy is to be applied and to ensure consistency with permitted development rights.</p>
Section 6: Maintaining a balanced supply of housing			
PM/CC/6/A	Policy 45: Affordable housing and dwelling mix	<p>Amend to read:</p> <p>Planning permission will only be granted for residential development on sites with capacity for between 2 and 9 dwellings, if provision is made for a minimum of 10 per cent affordable housing. On such sites, financial contributions towards affordable housing off-site are considered acceptable. This does not prohibit on-site provision of</p>	<p>Part of this modification is suggested for clarity and was proposed as PM/6/001 as part of the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) – Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050).</p> <p>This main modification to the penultimate paragraph of Policy 45 indicates that Starter Homes Exceptions</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
		<p>affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.</p> <p>Planning permission will only be granted for residential development on sites with capacity for between 10 and 14 dwellings or on sites of between 0.3 and 0.49 hectares, if provision is made for a minimum of 25 per cent affordable housing on-site.</p> <p>Furthermore, planning permission will only be granted for residential development on sites with capacity for 15 dwellings or more or on sites of 0.5 hectares or more, if provision is made for a minimum of 40 per cent affordable housing on-site.</p> <p><u>Planning permission will only be granted for residential development on sites where the minimum percentage of affordable housing has been secured on site in line with the thresholds and percentages set out in the table below:</u></p>	<p>Sites are not expected to deliver affordable housing in accordance with the 2 March 2015 Written Ministerial Statement on Starter Homes. This modification is therefore required to ensure that the plan is consistent with changes to national planning policy.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan		Reason for proposed modification								
		<table border="1"> <thead> <tr> <th data-bbox="667 397 913 427"><u>No. of dwellings</u></th> <th data-bbox="920 397 1167 547"><u>Minimum affordable housing required</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="667 547 913 616"><u>2 -9 units</u></td> <td data-bbox="920 547 1167 616"><u>10%</u></td> </tr> <tr> <td data-bbox="667 616 913 684"><u>10-14 units</u></td> <td data-bbox="920 616 1167 684"><u>25%</u></td> </tr> <tr> <td data-bbox="667 684 913 735"><u>15 or more units</u></td> <td data-bbox="920 684 1167 735"><u>40%</u></td> </tr> </tbody> </table>	<u>No. of dwellings</u>	<u>Minimum affordable housing required</u>	<u>2 -9 units</u>	<u>10%</u>	<u>10-14 units</u>	<u>25%</u>	<u>15 or more units</u>	<u>40%</u>	<p><u>On sites capable of delivering between 2 and 9 dwellings, financial contributions towards the provision of affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.</u></p> <p>Where it appears that a larger site has been subdivided into smaller development parcels in order to circumvent the requirements of this policy, or for any other reason, the threshold and the <u>pro-rata</u> percentage of affordable housing sought will apply to the</p>	
<u>No. of dwellings</u>	<u>Minimum affordable housing required</u>											
<u>2 -9 units</u>	<u>10%</u>											
<u>10-14 units</u>	<u>25%</u>											
<u>15 or more units</u>	<u>40%</u>											

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
		<p><u>requirement from the</u> larger area as a whole. The required density on a given site will need to have regard to its wider context and other policies of this plan.</p> <p>The occupation of affordable housing will be limited to people in housing need and shall be available in perpetuity. Affordable housing shall be provided on development sites with the capacity of 10 dwellings or more in accordance with the percentages and thresholds set out above unless exceptional circumstances are demonstrated. Where affordable housing is provided, it shall be of tenure blind design indiscernible from and well integrated with the general market housing.</p> <p>Developments should include a balanced mix of dwelling sizes*, types and tenures to meet projected future household needs within Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing. and to the council's Affordable Housing Supplementary Planning</p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
		<p>Document in force at the time planning permission is applied for.</p> <p>All sites** including employment related housing will be required to make affordable housing provision in line with the thresholds and percentages set out above.</p> <p><u>Further details on the practical implementation of this policy will be set out in an up to date Affordable Housing Supplementary Planning Document.</u></p> <p>*Measured by the number of bedrooms to be provided in each dwelling.</p> <p>** Except for Starter Homes Exception Sites</p>	
PM/CC/6/B	Paragraph 6.14	<p>Amend to read:</p> <p>Evidence must be provided as a part of the application to show a linkage with at least one higher or further education institution. <u>This policy only applies in instances where planning permission is required for development housing more than six students (sui generis).</u> It is accepted that, due to the relatively short lifespan of tenancies and the lifestyle of student</p>	<p>Part of this modification is suggested in response to a representation and to ensure clarity and was proposed as PM/6/005 as part of the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) – Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050).</p> <p>On 25 March 2015, the Government published a Written Ministerial Statement in respect of space</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
		<p>occupants, different amenity standards should apply from those for permanent accommodation. However, student accommodation should still be well designed, providing appropriate space standards and facilities. Student accommodation should be well designed, providing appropriate space standards and facilities. The provision of amenity space will need to reflect the location and scale of the proposal. Provision should be made for disabled students. The ability to accommodate disabled students should be fully integrated into any student housing development, in keeping with the requirements of Policy 51.</p>	<p>standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the Technical housing standards – nationally described space standard document).</p> <p>As a result of the introduction of the Government's Optional Technical Standard for internal space standards, the Government has clarified that purpose built student accommodation is not viewed as a dwelling for the purposes of implementing the standard. As such, the reference to any particular standard is removed to ensure consistency with national planning policy.</p> <p>Furthermore, in relation to access, the Government has revised Buildings Regulations Part M (Access to and use of buildings – Volume 1: Dwellings and Volume 2: Buildings other than dwellings) as a part of the 25 March 2015 Written Ministerial Statement. This change to Building Regulations came into force on 1 October 2015.</p> <p>Purpose-built student accommodation is dealt with in</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
			<p>Volume 2 of Part M: Access to and use of buildings other than dwellings. Student accommodation is viewed as hotel/motel accommodation in Building Regulations and as such the new technical standard for accessibility contained within Volume 1 of Part M cannot be applied to this kind of unit. The modifications proposed reflect this change in Building Regulations.</p>
PM/CC/6/C	Paragraph 6.22	<p>Amend to read: It is also important to ensure that HMOs provide a standard of accommodation equivalent to that enjoyed by other residents and that the amount of activity generated by the proposed level of occupation does not detract from the amenities of neighbouring occupiers. The criteria for Lifetime Homes will therefore be applied to proposals for change of use to HMOs, and minimum space standards for development should also be aspired to in the provision of new HMOs. The application of the space standards will help to determine the number of occupiers that a property can reasonably accommodate as a HMO. This not only ensures reasonable living conditions for occupiers, but will also ensure that the intensification of such activity associated with any HMO is proportionate to the size of the</p>	<p>On 25 March 2015, the Government published a Written Ministerial Statement in respect of space standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the Technical housing standards – nationally described space standard document). In respect of the change in <u>black underlined and strikethrough text</u>, as a result of the introduction of the Government's Optional Technical Standard for internal space standards, the Government has clarified that housing in multiple occupation (C4 or Sui Generis) not viewed as a dwelling for the purposes of implementing the standard. As such, the reference to any particular space standard is removed to ensure clarification and consistency with national planning policy.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
		property.	The Council is still considering the Government's accessibility standard and may provide further modifications relating to Policy 51 and supporting text, including paragraph 6.22 relating to HMOs at a later stage of the examination.
PM/CC/6/D	Policy 50: Residential space standards	See revised policy wording at the end of this schedule.	<p>On 25 March 2015, the Government published a Written Ministerial Statement in respect of space standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the Technical housing standards – nationally described space standard document).</p> <p>The changes in black underlined and strikethrough text are provided as a result of the introduction of the Government's Optional Technical Standard for internal space standards, which replaces the Council's proposed residential space standards. These modifications are required to ensure that the plan is consistent with changes to national policy.</p> <p>For detailed commentary on proposed modifications, see the end of this schedule.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
Appendix B: Proposals schedule			
PM/CC/B/A	Site R40	<p>Delete current proposed allocation for site R40. Insert new row for site R47, which incorporates R40 and other land released for development as part of the Cambridge East Area Action Plan.</p> <p>See extract of the proposals schedule at the end of this schedule.</p>	<p>Positively prepared and justified. It would not be positive, reasonable or appropriate for the Local Plans to convert an existing allocation to safeguarded land if it can reasonably be brought forward for development to help meet objectively assessed development requirements whilst the airport remains in operation. The exact boundary of the land that could be developed north of Cherry Hinton is more extensive than is currently allocated for development in the Local Plans.</p> <p>Effective. The landowners both agree that additional land north of Cherry Hinton is deliverable over the plan period. The Councils are working closely together to ensure delivery of the maximum area of land appropriate with the Airport remaining operational, consistent with the objectives of the AAP and the submitted Local Plans.</p> <p>Consistent with national policy. The land is highly sustainable being on the edge of Cambridge and not in the Green Belt, having been released from the</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
			Green Belt in the current adopted plans for development.
PM/CC/B/B	Site GB2	<p>Increase the size of site GB2 to include Newbury Farm (0.9 hectares).</p> <p>See amended excerpt of Appendix B: Proposals Schedule below and amended site map excerpt from the Submission Policies Map.</p>	<p>Reason: Positively prepared and justified. It would not be positive, reasonable or appropriate for the Local Plans to fail to allocate this site if it can reasonably be brought forward for development to help meet objectively assessed development requirements and it does not cause harm to the Green Belt purposes to do so.</p> <p>Effective. The landowner agrees that the land is deliverable over the plan period. The Council is working with the landowner to bring the site forward.</p> <p>Consistent with national policy. The land is highly sustainable being on the edge of Cambridge and is directly adjacent to a proposed site allocation for release from the Cambridge Green Belt for residential development. The release of the site from the Cambridge Green Belt is not considered to cause harm to the Green Belt purposes.</p>
Policies Map			

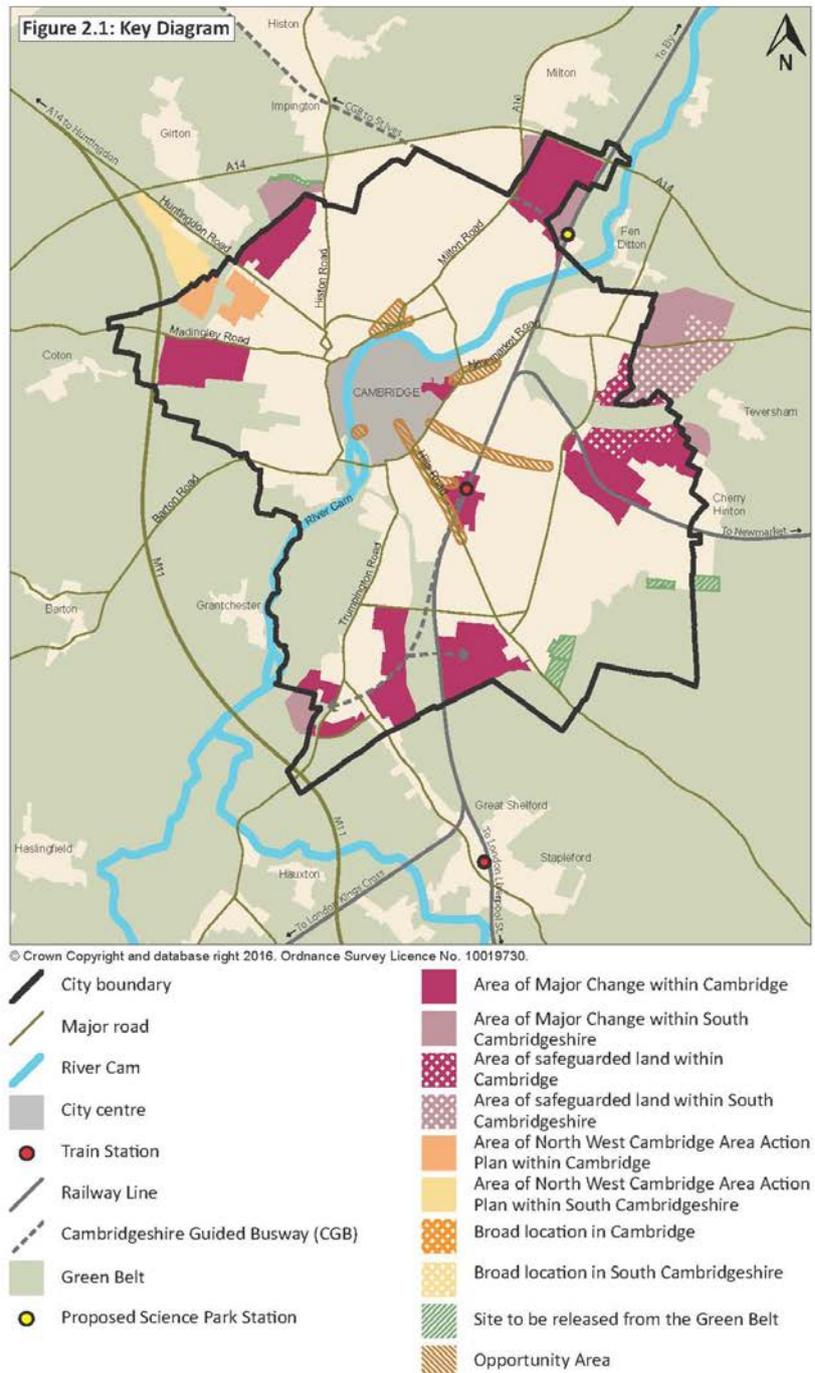
Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the Cambridge Local Plan	Reason for proposed modification
PM/CC/Policies Map/A		<p>Increase the size of the current allocation for R40 as shown in the Policies Map extract at the end of this schedule and rename site R47.</p> <p>The amendments to the map legend include two changes to refer to a proposed extension to areas of major change and new proposals sites.</p>	To ensure that the policies map is consistent with proposed modifications to Policy 12.
PM/CC/Policies Map/B		Increase the size of site GB2 to include Newbury Farm (0.9 hectares). See amended site map excerpt from the Cambridge Draft Submission Policies Map July 2013.	To ensure that the policies map is consistent with proposed modifications to site allocation GB2 in Appendix B: Proposals Schedule (PM/CC/B/B).

Minor Modifications

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the Cambridge Local Plan	Reason for proposed modification
Section 2: The Spatial Strategy			
MM/CC/2/A	Paragraph 2.27	<p>Insert new sentence at the end of paragraph 2.27 to read:</p> <p>This approach has been endorsed by the Joint Strategic Transport and Spatial Planning Group (JST&SPG), the member governance group set up to guide the collaborative preparation of development plans in Cambridge and South Cambridgeshire and the associated transport strategy. <u>This group has also considered the additional evidence prepared in 2015.</u></p>	To reflect the updated Local Plan evidence prepared in 2015 in response to the Inspectors letter, and how it was considered by the Councils.
Section 3: City centre, areas of major change, opportunity areas and site specific proposals.			
MM/CC/3/A	Paragraph 3.15	<p>Amend to read:</p> <p>Land at Cambridge East was taken out of the Green Belt through the Cambridge Local Plan 2006 and Cambridge East <u>Area Action Plan (AAP)</u> 2008 for the development of a major new urban extension to the city. This was dependent on the relocation of current activities at the airport. The Marshall Group had been actively</p>	To ensure consistency with proposed modifications to policy 12 (PM/CC/3/A)

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the Cambridge Local Plan	Reason for proposed modification
		looking into relocation options for the airport activities since 2006. In 2010, they announced that they did not have a deliverable relocation option and they intended to remain at Cambridge Airport for the foreseeable future.	

Proposed Modifications to Figure 2.1: Key Diagram (PM/CC/2/A(i)) of the Cambridge Local Plan 2014: Proposed Submission



Areas identified in South Cambridgeshire are indicative only and subject to confirmation via a review of the South Cambridgeshire Local Plan.

**Proposed Modification to Table 2.2: 2031 strategy approach (PM/CC/2/F)
of the Cambridge Local Plan 2014: Proposed Submission**

	Structure Plan 1999 to 2016	%	New Local Plan Strategy 2011 to 2031 (both areas)	%
Cambridge Urban Area	8,900	27	6,611 <u>6,828</u>	20 <u>19</u>
Cambridge Fringe Sites	8,000	25	11,891 <u>12,670</u>	35
New settlements	6,000	18	10,335 <u>8,055</u>	31 <u>23</u>
Villages	9,600	30	4,748 <u>8,220</u>	14 <u>23</u>
TOTAL 1999 to 2016	32,500	100	33,585 <u>35,773</u>	100

**Proposed Modification to Table 2.3: Housing Provision to 2031
(PM/CC/2/I(i)) of the Cambridge Local Plan 2014: Proposed Submission**

Replace Table 2.3 with the following:

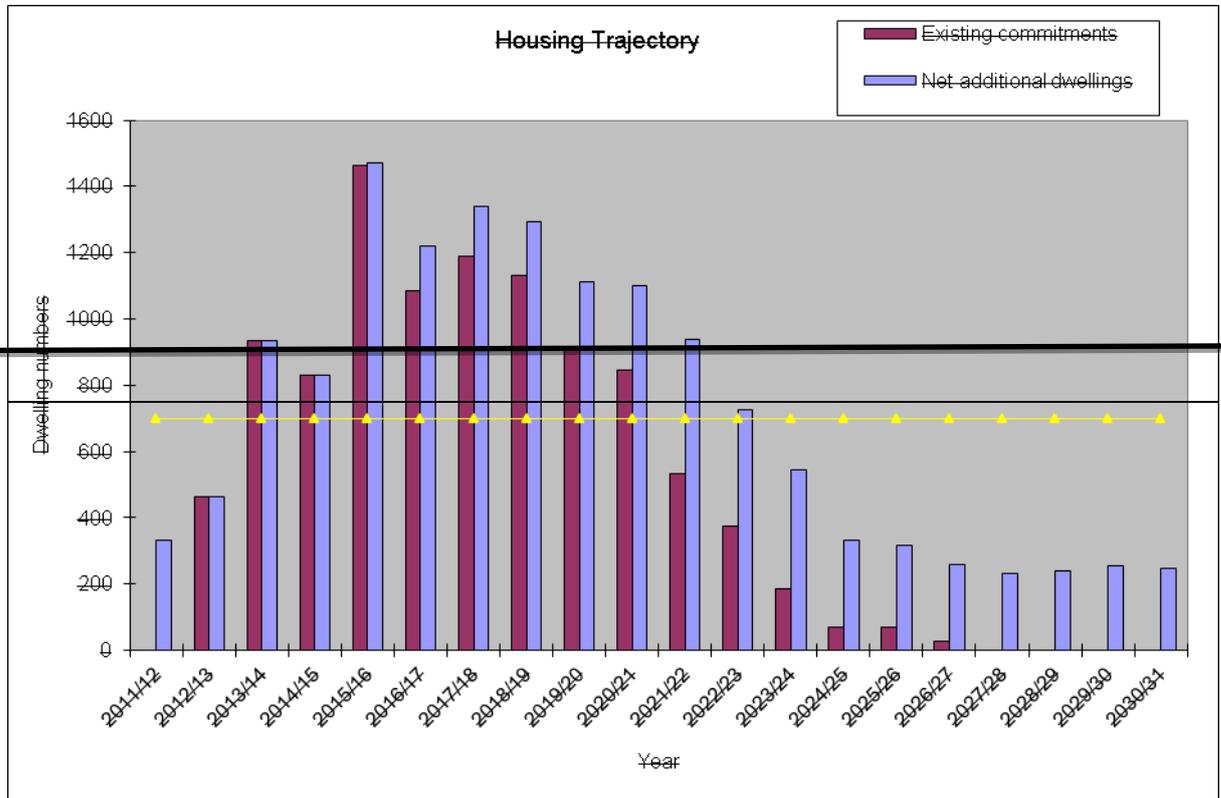
Dwelling provision 2011 to 2031	Number of dwellings
Completions	
Completions 2011 – 2012	331
Existing Commitments	
Urban extensions with planning permission	7,000
Urban extensions without planning permission	408
Large allocations with planning permission	1,563
Allocated sites without planning permission	721
Deliverable sites with planning permission (not allocated)	414
Potential supply	
Local plan review allocation sites	1,904
Windfall	1,850
Total	14,191
Surplus	191

	<u>Existing Completions and Commitments (both areas)</u>	<u>New Sites Cambridge</u>	<u>New Sites South Cambs</u>	<u>TOTAL</u>	<u>%</u>
Cambridge Urban Area	<u>5,358</u>	<u>1,470</u>	<u>0</u>	<u>6,611</u> <u>6,828</u>	<u>20-19</u>
Edge of Cambridge	<u>11,370</u>	<u>890</u>	<u>100-410</u>	<u>11,891</u> <u>12,670</u>	<u>35</u>
New Settlements and Cambourne West	<u>5,965-3,445</u>	<u>0</u>	<u>4,370</u> <u>4,610</u>	<u>10,335</u> <u>8,055</u>	<u>31-23</u>
Villages Rural Area (including windfalls)	<u>3,853-7,284</u>	<u>0</u>	<u>895-936</u>	<u>4,748</u> <u>8,220</u>	<u>14-23</u>
TOTAL	<u>24,466-27,457</u>	<u>3,754</u> <u>2,360</u>	<u>5,365</u> <u>5,956</u>	<u>33,585</u> <u>35,773</u>	<u>100</u>

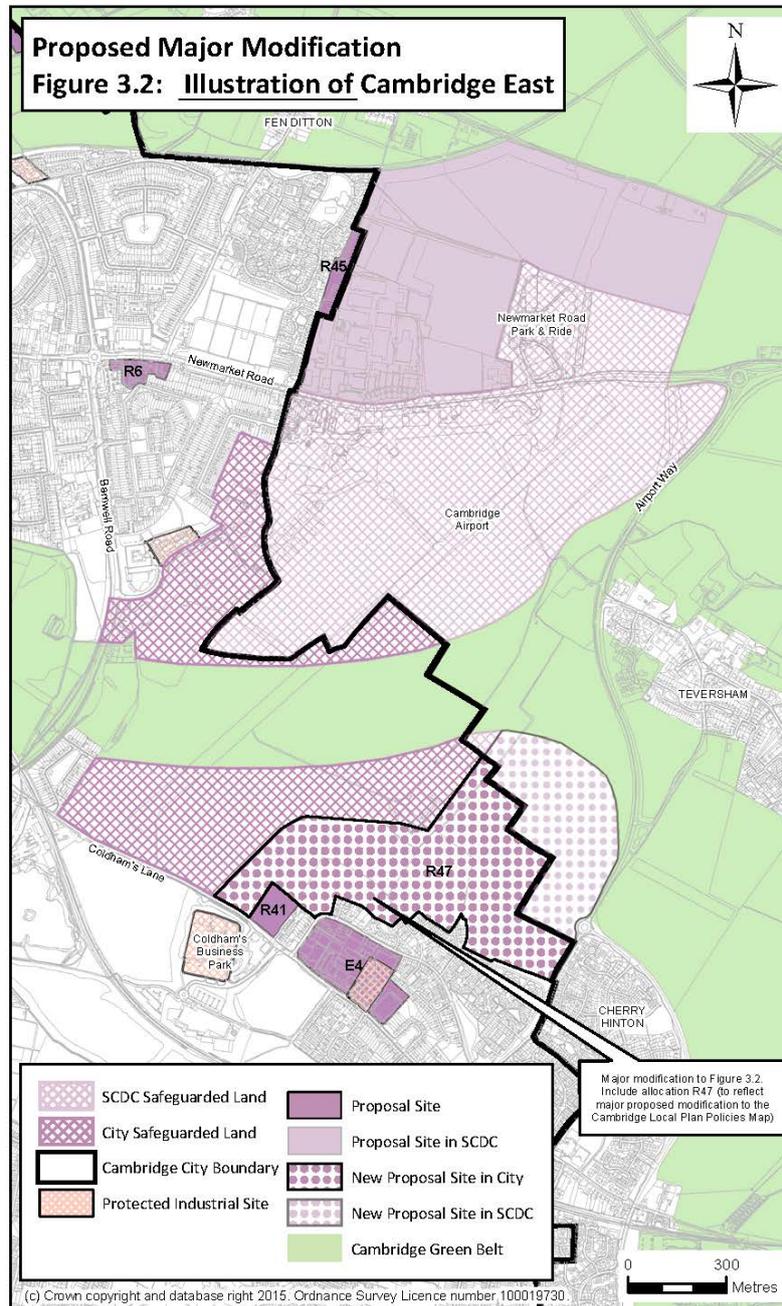
Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

Proposed Modification to Figure 2.2: Housing Trajectory (PM/CC/2/L) of the Cambridge Local Plan 2014: Proposed Submission

Delete Figure 2.2 as follows:



Proposed Modifications to Figure 3.2: Illustration of Cambridge East (PM/CC/3/E) of the Cambridge Local Plan 2014: Proposed Submission



Proposed Modifications to Policy 27 (PM/CC/4/A(i)) and Table 4.1 (PM/CC/4/B) of the Cambridge Local Plan 2014: Proposed Submission

Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use

All development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. Promoters of major development, including redevelopment of existing floor space, should prepare a sustainability statement as part of the design and access statement submitted with their planning application, outlining their approach to the following issues:

- a. adaptation to climate change
- b. carbon reduction
- c. water management
- d. site waste management
- e. use of materials

In order to ensure that the growth of Cambridge supports the achievement of national carbon reduction targets, and does not exacerbate Cambridge’s severe water stress, all new development will be required to meet the following minimum standards of sustainable construction, carbon reduction and water efficiency, unless it can be demonstrated that such provision is not technically or economically viable:

New homes:

Year*	Minimum Code for Sustainable Homes standard	On-site reduction of regulated carbon emissions relative to Part L 2006	Water efficiency
2014	Level 4	44%	80 litres/head/day <u>110</u> litres/person/day
2016	Level 4	44% - note this	80

Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

		requirement will only apply until commencement of the amendments to Section (1) (c) of the Planning and Energy Act 2008-60% on-site, with remainder dealt with through allowable solutions (as per national zero carbon policy)	litres/head/day 110 litres/person/day
--	--	--	--

New non-residential development:

Year*	Minimum BREEAM Level	On-Site carbon reduction	Water efficiency
2014	Very good	In line with 2013 <u>2014 Part L</u>	Full credits to be achieved for category Wat 01 of BREEAM
2016 onwards	Excellent	In line with 2016 Part L <u>In line with the minimum requirements associated with BREEAM 'excellent'</u>	Full credits to be achieved for category Wat 01 of BREEAM
2019	Excellent	In line with national zero carbon policy	Full credits to be achieved for category Wat 01 of BREEAM

* Application subject to financial year

Where redevelopment/refurbishment of existing buildings is proposed, the development of bespoke assessment methodologies to assess the

Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

environmental impact of the proposals for submissions with the planning application will be supported, subject to agreement of the scope of the alternative methodology with the council. Proposals that lead to levels of environmental performance equivalent to or higher than BREEAM will be supported. Where proposals relate to designated heritage assets, care will need to be taken to ensure that any proposals related to environmental performance are considered against the significance of the heritage asset and do not cause unacceptable harm to the assets significance.

In order to promote the use of community energy networks, a strategic district heating area is shown on the policies map. Major development proposals within this area should where possible connect to existing heat networks or networks under construction. This requirement will be relaxed if applicants can provide evidence that doing so would affect the viability of schemes. The Council will also be supportive of the future-proofing of developments so that they are capable of connecting to future heat networks.

Table 4.1: Areas to be covered in the sustainability statement

Issue: Aim/objective	Recommended approach
<p>Climate change adaptation: All developments should be designed to be adaptable to our changing climate, both in terms of building design and their wider landscape setting</p>	<p>Adaptation measures can be implemented at a variety of scales, from individual buildings up to community and conurbation scale, as described in the Town and Country Planning Association’s Climate change adaptation by design. A guide for sustainable communities (2007). Figure 4.1 (below) provides examples of how adaptation measures can be integrated into the design of new developments; precise measures will vary from development to development. Measures that will have benefits beyond site boundaries, and that will have a cumulative impact in areas where development is to be phased, should also be pursued</p>
<p>Carbon reduction: All development should be designed to minimise carbon</p>	<p>A hierarchical approach, as illustrated in Figure 4.2, should be taken to reducing carbon emissions. A three-pronged approach should be taken that:</p> <ul style="list-style-type: none"> • minimises the energy demand of new buildings;

Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

Issue: Aim/objective	Recommended approach
and other greenhouse gas emissions associated with new development	<ul style="list-style-type: none"> • utilises energy efficient supply through low carbon technologies; and • supplies energy from new, renewable energy sources. <p><u>Consideration should also be given to the role that the masterplanning, scale, layout, building orientation and massing of developments can play in reducing carbon emissions associated with energy use, for example through the promotion of natural ventilation strategies and passive solar design.</u></p> <p>Developments should also seek to reduce transport-related carbon emissions through location and the promotion of sustainable modes of transport. Policy 27 (above) sets requirements for carbon reduction for both new homes and non-residential buildings</p>
Water management: To introduce high levels of water efficiency in new developments in order to respond to the severe water stress facing Cambridge	All new developments should be designed to optimise the opportunities for efficient water use, reuse and recycling, including integrated water management and water conservation. Policy 27, above, sets targets for water consumption in line with Level 5 of the national Code for Sustainable Homes (CfSH) <u>the new national technical standards for new residential development</u> and BREEAM standards for non-residential development
Site waste management: All new development should be designed to reduce construction	Developments should be designed in a way that reduces the amount of construction waste, and maximises the reuse and recycling of materials at all stages of a development's lifecycle. In order to increase rates of recycling and reduce waste being sent to landfill, storage capacity for waste, both internal and external, should be an integral element of the design of new developments.

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Issue: Aim/objective	Recommended approach
waste and to make it easier for future occupants to maximise levels of recycling and reduce waste being sent to landfill.	Reference should be made to the requirements set out in the RECAP Waste Management Design Guide and the Council's own guidance on household waste and recycling facilities in new developments ² . The Council will be supportive of innovative approaches to waste management
Use of materials: All new developments should be designed to maximise resource efficiency and identify, source, and use environmentally and socially responsible materials	There are four principal considerations that should influence the sourcing of materials: <ul style="list-style-type: none"> • Responsible sourcing – sourcing materials from known legal and certified sources through the use of environmental management systems and chain of custody schemes including the sourcing of timber accredited by the Forestry Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC); • Secondary materials – reclaiming and reusing material arising from the demolition of existing buildings and preparation of sites for development, as well as materials from other post-consumer waste streams; • Embodied impact of materials – the aim should be to maximise the specification of major building elements to achieve an area-weighted rating of A or B as defined in the Building Research Establishment (BRE) Green Guide to Specification. Consideration should also be given to locally-sourced materials; • Healthy materials – where possible developers should specify materials that represent a lower risk to the health of both construction workers and occupants. For example, selecting materials with zero or low volatile organic compound (VOC) levels to

² Available at <https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>
Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

Issue: Aim/objective	Recommended approach
	provide a healthy environment for residents

Proposed Modifications to Policy 50 and Table 6.2 (PM/CC/6/D) of the Cambridge Local Plan 2014: Proposed Submission

On 25 March 2015, the Government published a Written Ministerial Statement in respect of space standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the [Technical housing standards – nationally described space standard](#) document). The Government is clear that the Optional Technical Standard should only be introduced through development plan policies if they address a clearly evidenced need; if their impact on viability has been considered; and the timing of introduction is appropriate, in accordance with the NPPF and NPPG.

The Council recognises that the provision of sufficient space within new homes is an important element of good residential design and new dwellings should provide sufficient space for basic daily activities and needs. Prior to the introduction of the Optional Technical Standard, a number of options on space standards were put forward in the Council's Issues and Options report and consulted on during June and July 2012, and in the Issues and Options 2: Part 2 report consulted on in early 2013. The option chosen for inclusion in the Cambridge Local Plan 2014: Proposed Submission originated from the London Housing Design Guide which informed the standards in the adopted London Plan (2011). As residential space standards are based on the amount of space needed for key items of furniture and circulation space within dwellings, the requirements of the Optional Technical Standard are not significantly different from those already proposed in the Cambridge Local Plan 2014: Proposed Submission.

Need

In assessing need and drawing up the policy for the Cambridge Local Plan 2014: Proposed Submission, the Council undertook research on the unit sizes of a number of approved developments within Cambridge, in order to ascertain how the proposed standards were related to development being delivered in Cambridge. Whilst the majority of the assessed schemes coming forward in the city were considered to meet or exceed the proposed standards, there was a number failing the standard. This work has been updated to reflect the requirements of the Government's Optional Technical Standard. The Council has assessed a sample of planning applications approved since 2008. The planning applications selected for further assessment were chosen on the basis of the number of bedrooms in order to

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allow assessment of a range of different unit types and bedrooms against the standard and on the basis of availability of full plans. The majority of applications assessed were submitted to the Council in 2009 – 2013. In some instances, where the number of bedrooms reaches 4 and 5 bed properties, there are less planning applications available to assess against the space standard. Given the complexity of the space standard's variables, only limited information has been provided in the text here and further information will be provided to the examination as necessary. The assessment has revealed that a number of planning applications have been made for development where internal space standards are below the new national standard. In particular:

- One bedroom units: 09/0819/FUL; 12/0321/FUL; 15/1286/FUL; 12/0628/FUL; 11/0219/FUL; 15/0557/FUL; 15/0363/FUL; 13/0901/FUL; 08/0084/FUL; 09/1140/FUL; 12/0730/FUL. In one case (13/0901/FUL), the gross internal floor area of a one bed two person unit was only 66% of the required minimum. In the case of application 12/0730/FUL, the storage provision for a one bed two person unit was only 8.7% of the required minimum.
- Two bedroom units: 12/0321/FUL; 09/1140/FUL; 08/0406/FUL; 08/0084/FUL; 15/0557/FUL; 13/0901/FUL; 15/0363/FUL; 12/0730/FUL; 11/0219/FUL; 09/0403/REM; 11/1294/FUL; 09/1000/REM; 12/0113/FUL. In respect of gross internal floor area, planning application 13/0901/FUL for a two bed four person unit was 82.7% of the required minimum. In the case of application 12/0730/FUL, the storage provision for a two bed four person unit was only 28% of the required minimum.
- Three bedroom units: 15/0695/FUL; 11/0219/FUL; 09/0403/REM; 09/1000/REM; 09/1140/FUL; 14/0978/FUL; 11/1294/FUL. In the case of planning application 09/1000/REM for a three bed five person unit, the gross internal floor area was 82.8% of the required minimum. In terms of the minimum internal storage area, planning application 12/0730/FUL provided only 28% of the required minimum.
- Four bedroom units: 14/0978/FUL; 09/1140/FUL; 12/1537/FUL; 15/0363/FUL; 10/0561/FUL; 14/1634/FUL. All of the assessed four bedroom units exceeded the minimum gross internal floor area. However, in respect of storage, planning applications 10/0561/FUL and 09/1140/FUL (for four bedroom eight person and seven person units respectively) provided only 37.7% of the required minimum.

There has therefore been a pattern of applications for planning permission being submitted for development which departs from the national minimum

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space standards. It is therefore considered that there is a clear justification and need in Cambridge for a policy to secure that the national minimum standards are met in new development.

Viability

In relation to viability, the Council originally commissioned viability work on the delivery of affordable housing and for the Community Infrastructure Levy which included minimum internal space standards for a range of dwelling units based on the London Plan standard in order to help test that building to this standard would be viable. The Council has commissioned an update to its viability work to assess the Government's Optional Technical Standard requirements. This update (2015)³ by Dixon Searle has shown that the inclusion of the Governments Optional Technical Standard requirements are not likely to impact on the viability of development.

Timing

With reference to the timing of introduction of the Optional Technical Standard, the development industry has already been aware of the Council's intention to introduce minimum internal space standards for some time. Whilst the Council intended to introduce standards as set in the Cambridge Local Plan 2014: Proposed Submission, these proposed standards are not significantly different from those proposed in the Government's optional national space standard. Not only were a large number of developers directly consulted on the Issues and Options, Issues and Options 2 and Proposed Submission stages of plan-making, but a number of agents and developers responded to consultations. All stages of plan-making for the emerging Local Plan have included questions, issues and options or policies pertaining to internal space standards. Furthermore, planning officers are informally using the Government's optional national space standard already to assess development proposals where schemes appear to represent overdevelopment. Whilst the optional national space standard is not used at this stage by the Council to refuse planning applications, it is proving to be a helpful indicator for both planning officers and developers in terms of design and layout of schemes at pre-application stage.

The modifications below address the Government's Optional Technical Standard:

³ RD/MC/090

Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

Policy 50: Residential space standards

Internal residential space standards

New residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the table below: the Government's Technical housing standards – nationally described space standard (2015)⁴

The Internal design standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a head room of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Designed occupancy	Dwelling type	Unit size in sq.m
Flats		

⁴ Or successor document

1 bedspace	Studio	37
2 bedspaces	1 bed flat	50
3 bedspaces	2 bed flat	61
4 bedspaces	2 bed flat	70
4 bedspaces	3 bed flat	74
5 bedspaces	3 bed flat	86
5 bedspaces	4 bed flat	90
6 bedspaces	4 bed flat	99
2 storey houses		
4 bedspaces	2 bed	83
4 bedspaces	3 bed	87
a 5 bedspaces	3 bed	96
b 5 bedspaces	4 bed	100
c 6 bedspaces	4 bed	107
3 storey houses		
d 5 bedspaces	3 bed	102
e 5 bedspaces	4 bed	106
f 6 bedspaces	4 bed	113
g 7 bedspaces	4 bed	123

- Minimum gross internal floor areas and storage (m²) Number of bedrooms(b)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ⁵			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	

⁵ Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m²

	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Further detail on how to apply this standard can be found by referring to the technical housing standards – nationally described space standard (2015)⁶

~~In order to ensure reasonable living conditions, residential development should have reasonable room sizes and convenient and efficient room layouts to meet the changing needs of residents over their lifetimes. Such development will:~~

- ~~a. have minimum bedroom sizes for single and double bedrooms of 7.5 sq m and 11.5 sq m respectively;~~
- ~~b. any room designated on plan as a study will need to be of at least the size of a single bedroom; and~~
- ~~c. rooms will have a minimum headroom of 2.1m in order to allow for reasonable levels of storage and a sense of space. Any floorspace where the ceiling height is less than 2.1m will not count towards the gross internal floor area.~~

Applicants should state the number of bedspaces/occupiers a home is designed to accommodate rather than simply the number of bedrooms. ~~When designing homes for more than six people/bedspaces, developers should allow approximately 10 sq m per additional bedspace/person.~~

⁶ Or successor document

External residential space standards

All new residential units will be expected to have direct access to an area of private amenity space. The form of amenity space will be dependent on the form of housing and could include a private garden, roof garden, balcony, glazed winter garden or ground-level patio with defensible space from any shared amenity areas. In providing appropriate amenity space, development should:

- j. ~~e.~~ consider the location and context of the development, including the character of the surrounding area;
- k. ~~e.~~ take into account the orientation of the amenity space in relation to the sun at different times of year;
- l. ~~f.~~ address issues of overlooking and enclosure, which may otherwise impact detrimentally on the proposed dwelling and any neighbouring dwellings; and
- m. ~~g.~~ design the amenity space to be of a shape, size and location to allow effective and practical use of ~~and level access to~~ the space by residents.

Proposed Modifications to Appendix B: Proposals Schedule of the Cambridge Local Plan 2014: Proposed Submission re: site R47 Land north of Cherry Hinton (PM/CC/B/A)

Delete allocation for R40. Replace with new allocation R47, to be added as new row below R45 reading as shown in the proposals schedule extract below.

Site	Address	Area (ha)	Existing Uses	Capacity	Provisional issues identified	Planning status
R40	Land north of Teversham Drift	8.79	Agricultural	351 dwellings 40 dph	<ul style="list-style-type: none"> ○ Surface water flooding requires remediation ○ Within the Airport Safeguarding Zone ○ Open space requirements to reflect location in an area of accessible open space deficiency ○ Site will need careful review of highway access 	<ul style="list-style-type: none"> ○ Allocated within the Cambridge East AAP ○ Local Plan re-allocation
R47	<u>Land north of Teversham Drift</u>	<u>31.00</u>	<u>Agricultural and airport uses</u>	<u>780</u> <u>40 dph</u>	<ul style="list-style-type: none"> ○ <u>Surface water flooding requires remediation</u> ○ <u>Within the Airport Safeguarding Zone</u> ○ <u>Open space requirements to reflect location in an area of accessible open space deficiency</u> ○ <u>Site will need careful review of highway access</u> ○ <u>Noise and odour from Airport Fire</u> 	<ul style="list-style-type: none"> ○ <u>Allocated within the Cambridge East AAP 2008</u> ○ <u>Local Plan re-allocation</u>

Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

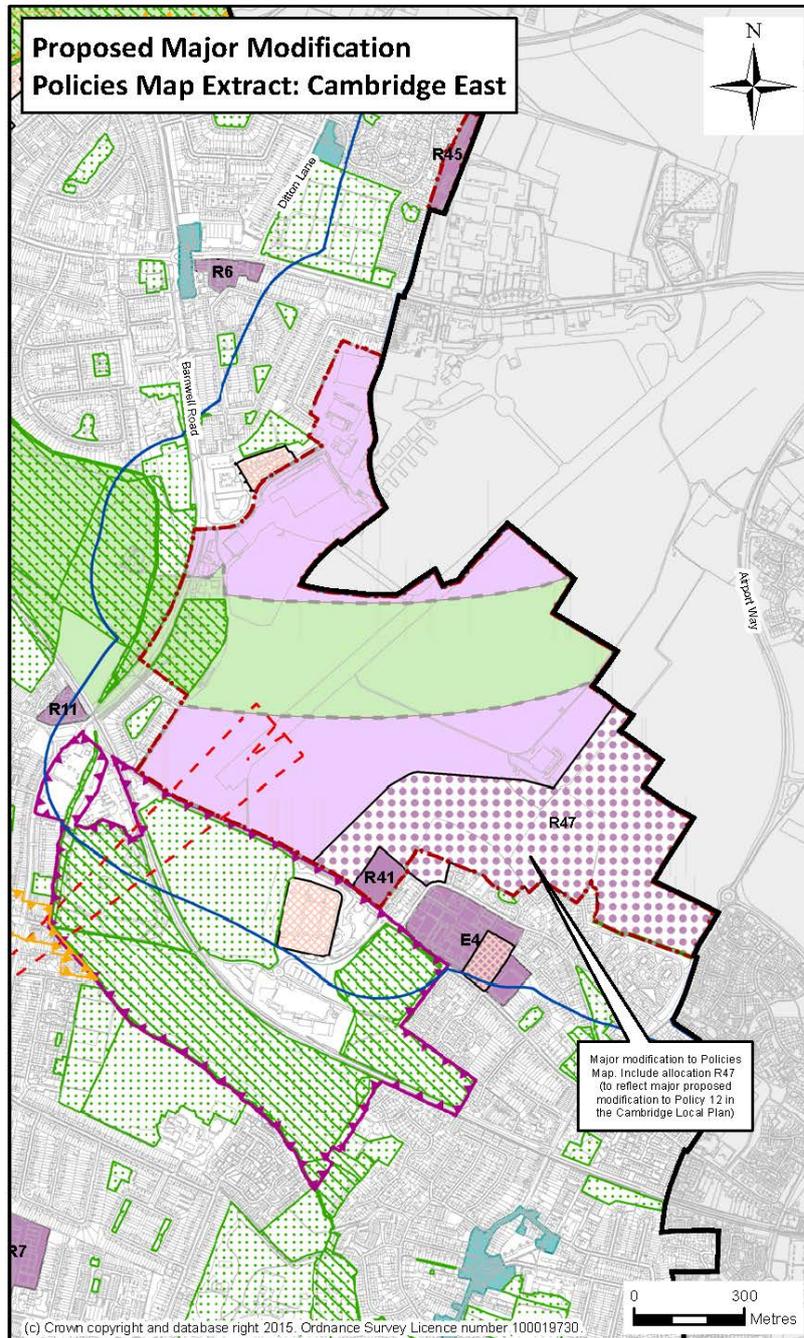
					<u>Training Centre, which is adjacent to the site.</u>	
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Proposed Modifications to Appendix B: Proposals Schedule of the Cambridge Local Plan 2014: Proposed Submission re: site GB2 Land south of Worts' Causeway (PM/CC/B/B)

Amend allocation for GB2 to include Newbury Farm. The site size increases from 6.8 hectares to 7.7 hectares.

Site	Address	Area (ha)	Existing uses	Capacity	Provisional issues identified	Planning status
Residential						
GB2	Land south of Worts' Causeway	6.8 <u>7.7</u>	Agricultural	230 dwellings 45 dph	<ul style="list-style-type: none"> ○ Archaeological investigation required ○ Consider on-site community and service provision, jointly with GB1 ○ Access onto Worts' Causeway ○ Single access onto Babraham Road ○ Retain existing permissive footpath on west edge of site 	<ul style="list-style-type: none"> ○ New local plan allocation

Proposed Modifications to Cambridge Draft Submission Policies Map – July 2013 (PM/CC/Policies Map/A)



Appendix B: Cambridge Local Plan Proposed Modifications (March 2016)

Legend

-  Proposed Extension to Area of Major Change
-  New Proposal Site
-  Cambridge City Boundary
-  Conservation Area
-  Protected Open Space
-  Open Space - North West Cambridge Area Action Plan
-  Site of Special Scientific Interest
-  City Wildlife, County Wildlife and Local Nature Reserve
-  Green Belt
-  Strategic District Heating Area
-  Cambridge Airport Public Safety Zone
-  City Centre
-  Primary Shopping Frontage
-  Secondary Shopping Frontage
-  Primary Shopping Area
-  District, Local or Neighbourhood Centre
-  Protected Industrial Site
-  Indicative Boundary of National Geological Interest (inc. 10m buffer)
-  Proposal Site
-  Major Development - North West Cambridge Area Action Plan
-  City Safeguarded Land
-  Opportunity Area
-  Area of Major Change
-  Area Action Plan

MINERAL AND WASTE SAFEGUARDING

-  Mineral Safeguarding Area - Sand and Gravel
-  Allocation
-  Area of Search
-  Existing Site
-  Transport Safeguarding Area
-  Waste Consultation Area
-  Waste Water Treatment Works Safeguarding Area

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Proposed Modifications to Cambridge Draft Submission Policies Map – July 2013 (PM/CC/Policies Map/B)

