



# Public Document Pack

## Cambridge City Council

### DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

**To:** **Scrutiny Sub Committee Members:** Councillors Reid (Chair), Saunders (Vice-Chair), Blencowe, Price, Marchant-Daisley and Tucker

**Alternates:** Councillors Herbert and Stuart

**Executive Councillor for Planning and Climate Change:** Councillor Ward

*Despatched: Wednesday, 28 November 2012*

**Date:** Thursday, 6 December 2012

**Time:** 4.30 pm

**Venue:** Committee Room 1 & 2 - Guildhall

**Contact:** Toni Birkin

**Direct Dial:** 01223 457013

### AGENDA

#### 1 APOLOGIES

To receive any apologies for absence.

#### 2 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests, which they may have in any of the following items on the agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they are requested to seek advice from the Head of Legal Services **before** the meeting.

#### 3 MINUTES (*Pages 1 - 10*)

To approve the minutes of the held meeting on 16<sup>th</sup> October 2012. Minutes of the meeting of the 13<sup>th</sup> November 2012 to follow.

#### 4 PUBLIC QUESTIONS (SEE BELOW)

- 5 ANNUAL MONITORING REPORT 2012** (*Pages 11 - 120*)
- 6 CAMBRIDGE LOCAL PLAN - TOWARDS 2031 ANALYSIS OF COMMENTS AND OPTIONS** (*Pages 121 - 398*)

## Information for the Public

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Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

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All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

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- For questions and/or statements regarding items NOT on the published agenda, the deadline is 10 a.m. the day before the meeting.

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## DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

16 October 2012

4.30 - 6.20 pm

**Present:** Councillors Saunders (Vice-Chair), Blencowe, Price, Marchant-Daisley and Stuart

**Also Present:** Cllr Hipkin

**Executive Councillor for Planning and Climate Change – Cllr Ward**

### Officers Present

Head of Planning Services – Patsy Dell

Planning Policy Manager – Sara Saunders

Principal Planning Policy Officer – Myles Greensmith

Planning Policy & Economic Development Officer – Stephen Miles

Senior Sustainability Officer (Design and Construction) – Emma Davies

Committee Manager – Martin Whelan

### FOR THE INFORMATION OF THE COUNCIL

#### 48 Apologies

Apologies were received from Councillor Reid. Councillor Stuart attended as an alternate member.

#### 49 Declarations of Interest

Councillor Saunders	12/53/DPSSC 12/54/DPSSC 12/55/DPSSC	Member of Cambridge Past, Present and Future
Councillor Saunders	12/53/DPSSC 12/54/DPSSC 12/55/DPSSC	Member of Cambridge Cycling Campaign

#### 50 Minutes

The minutes of the last meeting were approved as a true and accurate record.

## **51 Public Questions (See Below)**

Malcolm Schofield addressed the committee and encouraged the committee to carefully consider the options and opportunities for the north east of the city. Mr Schofield outlined a number of potential opportunities such as

- i. Union Place complex
- ii. Sports Lake extending to Waterbeach
- iii. Science Park Station

Members were encouraged to consider the options for the area in a holistic manner jointly with other relevant authorities to ensure appropriate long-term development.

The Head of Planning Services confirmed that the area would be subject to special attention through the local plan process.

In response to further comments

- The area was larger and covered the area up the A14 as well as the site of proposed Science Park Station.
- The Head of Planning Services assured that all the relevant issues would be considered through the Local Plan process, but that part of the area was outside of the direct control of the city council as it was South Cambridgeshire.

In conclusion the Executive Councillor for Planning and Climate Change thanked Mr Schofield for his contribution and outlined the work undertaken by the Fen Road Steering Group chaired by the Honorary Councillor Ian Nimmo-Smith.

## **52 Assessment of the effectiveness of Percentage Renewable Energy (Merton rule) Policies**

**Matter for Decision:** To consider an assessment of the effectiveness of Percentage Renewable Energy (Merton rule) Policies



**Decision of Executive Councillor for Planning and Climate Change:**

The Executive Councillor resolved;

- i. To consider the findings of the Merton Rule Assessment Study and to endorse its use as part of the evidence base for the review of the Local Plan.

**Reason for the Decision:**

As per the officer report

**Any alternative options considered and rejected:**

Not Applicable

**Scrutiny Considerations:**

The committee received a report regarding the assessment of the effectiveness of percentage renewable energy (Merton Rule) policies.

The committee welcomed the report and expressed interest in receiving more information as the work progressed.

The Scrutiny Sub Committee considered the recommendations and endorsed them by 3 votes to 0.

The Executive Councillor approved the recommendations.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

N/A

**Matter for Decision:** To consider the Cambridge and South Cambridgeshire Employment Land Review: Update 2012.

**Decision of Executive Councillor for Planning and Climate Change:**

The Executive Councillor resolved;

- a) To consider the findings of the Employment Land Review 2012;
- b) To endorse the Employment Land Review for use as an evidence base for the review of the Local Plan and as a material consideration in planning decisions (Appendix A of the committee report).

**Reason for the Decision:**

As per the officer report

**Any alternative options considered and rejected:**

Not Applicable

**Scrutiny Considerations:**

The committee received a report from the Planning Policy and Economic Development Officer, which provided an update on the Cambridge and South Cambridgeshire Employment Land Review: Update 2012.

- i. Clarification was requested on the nature of the proposals for Alconbury, and whether this would result in a transfer of businesses from Cambridge. The enterprise zone has been set up to avoid displacement. Businesses can only locate to the enterprise zone from within the local area if it is doing this in order to achieve growth. The Employment Land Review Update 2012 notes that for businesses in Cambridge the market view is such that firms will be reluctant to relocate there because it is isolated. It is hoped that the enterprise zone will complement the Cambridge Cluster by providing employment land that will be used for manufacturing the "ideas" from the Cluster. Officers provided further examples on potential circumstances in which business may be permitted to re-locate from Cambridge to Alconbury.
- ii. Further information was requested on the current thinking in relation to the provision of strategic employment land. Officers explained that the

process was ongoing and that a number of options were being considered, but the committee were assured that the city was being considered as a whole.

- iii. In response to a question, the Planning Policy Manager confirmed that no sites had been identified at this stage for start up companies and social enterprise.
- iv. Members suggested it would be useful to highlight existing land commitments in the report. An update was requested on the provision of employment sites. Officers advised that the existing commitments principally those located in Cambourne and Landbeach, had experienced low levels of demand.
- v. Officers were asked if there was anything that could be done to expedite the provision of the existing commitments. The committee was advised that officers were in regular discussion with the key stakeholders to bring forward developments. Officers also provided clarification on the limits proposed types of industry.

The Scrutiny Sub Committee considered and endorsed the recommendations by 5 votes to 0.

The Executive Councillor agreed the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

N/A

**54 CAMBRIDGE LOCAL PLAN - TOWARDS 2031 - Key Issues arising from Issues and Options Consultation & Timetable Update**

**Matter for Decision:** To consider the Key issues arising from the issues and options consultation and timetable update.

**Decision of Executive Councillor for Planning and Climate Change:**

The Executive Councillor resolved;

- i. To note the key issues arising from the consultation on the Issues and Options Report;
- ii. To note the current timetable and ongoing approach to the duty to cooperate and joint working (paragraphs 3.21 to 3.23 of the committee report); and
- iii. To endorse the approach to preparing the next stages of the Plan as set out in paragraph 3.11 of the committee report.

**Reason for the Decision:**

As per the officer report

**Any alternative options considered and rejected:**

Not Applicable

**Scrutiny Considerations:**

The committee received a report regarding the key issues arising the Issues and Options Consultation and timetable update.

The committee congratulated officers for collating the 11,000 comments from 850 different people/organisations.

Members sought clarification on whether the process as outlined was expected to comply with the duty to co-operate test. The Head of Planning Services explained that the proposed process was based on best practice and was expected to meet the tests in the legislation. The committee were advised that officers were monitoring the issues arising from the earlier adopters and making amendments accordingly. The Planning Policy Manager explained that the City Council was jointly engaging with the Planning Inspectorate with South Cambridgeshire.

In response to questions from members the Planning Policy Manager explained that detailed responses to issues raised would be presented to the committee between November and January.

Councillor Hipkin addressed the committee with the permission of the Chair and made the following comments

- i. Congratulated the officers on the work to date
- ii. Stressed the importance of the process
- iii. Some of the responses had been prepared on behalf of residents associations and membership groups with many hundreds of members and this should be acknowledged.
- iv. The importance of preserving the green belt between Cambridge and South Cambridgeshire was stressed.

Clarification was requested on the criteria for assessing sites and ensuring that it was not simply a popularity contest. The Planning Policy Manager reassured members that a balanced process was in place to appropriately assess sites.

Clarification was requested whether the duty to co-operate extended to the County Council. The Planning Policy Manager assured the committee that officers were working closely with the County Council and South Cambridgeshire to assure that the transport strategy and local plan processes were aligned.

The Scrutiny Sub Committee considered the recommendations and endorsed them by 5 votes to 0.

The Executive Councillor approved the recommendations.

### **Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

N/A

## **55 Local Plan Review - Assessment of Sites for Allocation in the New Local Plan**

**Matter for Decision:** To consider assessment of sites for Allocation in the New Local Plan.

**Decision of Executive Councillor for Planning and Climate Change:**

The Executive Councillor for Planning and Climate Change resolved

- i. To endorse the methodology for assessing sites to be included as allocations within the Cambridge Local Plan as set out in Appendix A of the committee report.

**Reason for the Decision:**

As per the officer report

**Any alternative options considered and rejected:**

Not Applicable

**Scrutiny Considerations:**

The committee received a report regarding the assessment of sites for allocation in the new local plan.

Councillor Hipkin addressed the committee and stated that the impact on existing communities should be carefully considered and that the chapters should be organised to place this at the centre of the document.

The Executive Councillor acknowledged the suggestion, however expressed concern that re-organisation would create duplication in the document with the same issues being considered in multiple places.

The committee received an email from Councillor Herbert outlining a number of comments regarding the report. The Planning Policy Manager explained that a written response would be sent to Councillor Herbert outside of the meeting.

In response to the points raised the Principal Planning Officer confirmed that all the issues were already being considered and addressed in the proposed methodology.

The Scrutiny Sub Committee considered the recommendations and endorsed them by 5 votes to 0.

The Executive Councillor approved the recommendations.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

N/A

The meeting ended at 6.20 pm

**CHAIR**

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To: Executive Councillor for Planning and Climate Change

Report by: Head of Planning Services

Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 06/12/2012

Wards affected: All Wards

## ANNUAL MONITORING REPORT 2012

### 1. Executive summary

- 1.1 Monitoring is an important part of the planning process, providing feedback on the performance of policies in terms of their use and implementation. The Council is required to produce an Annual Monitoring Report (AMR) on at least an annual basis.
- 1.2 The draft AMR is attached as Appendix A for agreement.

### 2. Recommendations

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub Committee for prior consideration and comment before a decision by the Executive Councillor for Planning and Climate Change.
- 2.1 The Executive Councillor is recommended:
  - a) To endorse the AMR (Appendix A);
  - b) To agree that if any amendments are necessary, these should be agreed by the Executive Councillor in consultation with Chair and Spokes of Development Plan Scrutiny Sub Committee.

### 3. Background

- 3.1 The 2004 Planning and Compulsory Purchase Act put monitoring and information gathering at the centre of policy making and its review. Establishing an evidence base and monitoring strategy as part of the tests of soundness are key in producing quality planning policies.

3.2 Guidance issued by the Department for Communities and Local Government (CLG) - in March 2005 and updated in October 2005 and July 2008 - was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30<sup>th</sup> March 2011. This means that there is no longer a requirement to produce a set of Core Indicators as in previous years' AMRs. There is merit in continuing to monitor these Local Indicators, therefore they can be found in Appendix B of this year's AMR.

3.3 The Localism Act 2011 removed the requirement to send an AMR to the Secretary of State. However, there is still a requirement to produce this report (at least annually). In the interests of transparency, it will be published on the Council's website.

3.4 The AMR should therefore:

- Cover the period from 1<sup>st</sup> April of the previous year to 31<sup>st</sup> March of the submission year;
- Contain a review of progress for each of the documents in the Council's Local Development Scheme;
- Identify any policies from Development Plan Documents or any previous Local Plan policies that are still in place but are not being implemented. As a part of this work, investigation will be carried out to establish why policies are not being implemented, and what steps will be taken to either secure implementation of the policy or replace it;
- Produce a housing trajectory including net annual completions for the relevant AMR period and the net annual completions since the adoption of a housing requirement policy;
- Provide information on Local Development Orders adopted by the authority, reasons for their creation or reasons for the revocation of such orders.
- Be made available on the Council's website.

3.5 This AMR is split into the following chapters:

- Introduction
- Cambridge Today
- Designing Cambridge
- Conserving Cambridge
- Living in Cambridge
- Enjoying Cambridge
- Working and Studying in Cambridge
- Connecting and Servicing Cambridge
- Areas of Major Change

- Implementation
- Local Development Scheme
- Development Monitoring Framework

## Key Considerations

### *Housing Trajectory*

- 3.6 As with last year's AMR, officers have strengthened the housing trajectory in terms of developing a more robust approach to projecting housing completions; considering existing permissions; and estimating when Local Plan allocations might come forward. It also includes details concerning the availability, suitability and achievability of housing developments. Further information regarding Housing and the Housing Trajectory can be found in Chapter 5 of the AMR.
- 3.7 The trajectory has been prepared in consultation with developers/ agents/ owners of sites and where possible suggested figures have been used to set out the most likely phasing of development. In the current economic climate some developers have been reluctant to speculate. Assumptions have therefore had to be made in consultation with case officers where appropriate. Small sites under construction have been assumed to complete in the monitoring year. For allocations with no immediate prospect of an application it has been assumed that there will be no completions within the next 5 years.
- 3.8 In advance of the adoption of a new Local Plan, the housing target from the draft Regional Spatial Strategy 2010 is used to measure progress against (see Chapter 5 of the AMR for more detail). If 14,000 dwellings are to be provided between April 2011 and the end of March 2031, the annualised projected requirement would be 700 dwellings per annum. Taking into account actual and projected completions for years 2011/12-2012/13, this leaves 12,978 to be developed over 18 years, or 721 dwellings per annum. Therefore over the next 5 years 2013/14 to 2017/18 3,605 will be required. Projected completions over the next 5 years are 7,418. On this basis, the Council currently has 206% of its 5-year supply. Currently, the National Planning Policy Framework (paragraph 47) requires Local Planning Authorities to:

*'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice*

*and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.'*

Given this, the Council currently has an excess of 200% of the required supply target. This equates to 10.3 years supply when measured against the five-year supply target of 721 dwellings per year (accounting for past completions).

- 3.9 Further information regarding the Council's progress towards housing targets can be found in Chapter 5 and Appendices D and E of the Annual Monitoring Report.

### *Progress on Planning Policy Documents*

- 3.10 Work on the review of the Cambridge Local Plan has been ongoing over the past year and good progress has been made. This has included Issues and Options consultation in June and July 2012. The timetable for the review of the Local Plan is set out below in Figure 3.1.

**Figure 3.1: Local Development Scheme Timetable**

Stage	Timescales
Preparation and completion of Evidence Base	Spring 2011 – June 2012
Issues and Options Consultation	15 <sup>th</sup> June – 27 <sup>th</sup> July 2012
Issues and Options 2 Consultation (Parts 1 and 2: Site Options)	7 <sup>th</sup> January – 18 <sup>th</sup> February 2013
Draft Submission Plan Consultation	Summer 2013
Submission	Winter 2013
Examination	Winter 2013/2014
Adoption	2014

- 3.11 The next stage is the Issues and Options 2 consultation which will run from 7<sup>th</sup> January to 18<sup>th</sup> February 2013. This is split into two parts. Part 1 of this second stage of Issues and Options consultation is a joint consultation (with South Cambridgeshire District Council) on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also includes options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It builds on the

Issues and Options consultations that took place in Summer 2012 and provides background information on the housing and employment needs of the area as a whole, as well as outlining what that means for the future development strategy. In Part 2, the City Council will be consulting on site options for the urban area of Cambridge, including a range of uses for possible site allocations, as well as picking up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document will also include designations of land for a range of purposes, e.g. Protected Open Space.

- 3.12 In terms of progress with the developments on the urban extensions, the previous 12 months has seen considerable progress on the planning phase of the Southern Fringe and North West Cambridge sites, with a number of reserved matters applications being approved for Clay Farm and Trumpington Meadows and outline permission being granted (subject to signing of a section 106 agreement) for North West Cambridge. Further information can be found in Chapter 9 of the AMR. Work is progressing on the Station Area development with a number of reserved matters applications approved and development underway.

### *Government Changes*

- 3.13 The Localism Act received royal assent on 15<sup>th</sup> November 2011. It sets out a series of proposals to shift power away from central Government and towards local people. In terms of the planning system, the Act contains proposals to make the system clearer, more democratic, and more effective.
- 3.14 In March 2012, the Government published the National Planning Policy Framework to streamline the national planning policies set out in a range of planning policy guidance notes, planning policy statements and a number of related circulars into one single consolidated document. The aim is to provide a clearer, simpler, more coherent framework that is easier to understand and put into practice.
- 3.15 Whilst the review of the Local Plan is well underway, the Cambridge Local Plan 2006, two Area Action Plans and six Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the National Planning Policy Framework. The results of this analysis show that there is significant overall compliance with the National Planning Policy Framework.

- 3.16 The Localism Act and the National Planning Policy Framework have also introduced a requirement for Councils to work together on planning issues that cross administrative boundaries. This requirement is known as the 'Duty to Cooperate' and also involves a number of other public bodies such as Local Enterprise Partnerships, Highways Agency, Environment Agency, English Heritage, Natural England and Primary Care Trusts. The duty requires Councils to engage constructively, actively and on an ongoing basis on 'strategic matters' regarding sustainable development or use of land that has or would have a significant impact on at least two planning areas.
- 3.17 The Council has a long history of joint working with South Cambridgeshire District Council on a variety of planning matters over many years reflecting the close functional relationship between the tightly drawn city boundary and its rural surroundings.
- 3.18 The Councils have decided to prepare separate Local Plans for Cambridge and South Cambridgeshire, but are fully aware of the need to work effectively together and that they will need to demonstrate how they have cooperated effectively, both with each other and other key public bodies including the County Council, on the preparation of their respective new Local Plans.
- 3.19 The Councils have been working together throughout the preparation of the Issues and Options consultations on the Cambridge Local Plan and the South Cambridgeshire Local Plan, and also the parallel consultation on issues for a new Transport Strategy for Cambridge and South Cambridgeshire. The Councils took the same approach to joint issues in the recent Issues and Options consultation. Each of the Issues and Options consultation documents took a common approach to the Green Belt on the edge of Cambridge, the future planning of Cambridge East and Northern Fringe East and sub-regional sporting, cultural and community facilities. Each document also highlighted the corresponding consultation by the other Council.

### *Next Steps*

- 3.20 The AMR will be published on the Council's website.

## **4. Implications**

### **Financial/Procurement Implications**

- 4.1 There are no direct financial or procurement implications arising from this report, although the Government will take account of housing

completions in the calculation of any New Homes Bonus monies the Council receives.

### **Staffing Implications**

4.2 There are no direct staffing implications arising from this report.

### **Equal Opportunities Implications**

4.3 There are no direct equal opportunities implications arising from this report.

### **Environmental Implications**

4.4 The climate change rating of the recommendation to endorse the submission of the AMR is NIL, as the AMR is a monitoring document.

### **Community Safety Implications**

4.5 There are no direct community safety implications arising from this report.

## **5. Background papers**

5.1 The following background papers were used in the preparation of this report:

- Cambridge Local Plan 2006
- National Planning Policy Framework, March 2012

## **6. Appendices**

6.1 Appendix A – Draft Annual Monitoring Report 2012

## **7. Inspection of papers**

7.1 To inspect the background papers or if you have a query on the report, please contact:

Author's Name:	Frances Schulz
Author's Phone Number:	01223 457175
Author's Email:	frances.schulz@cambridge.gov.uk

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**Cambridge City Council**

**Annual Monitoring Report**

**December 2012**

Covering the period 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2012

# Contents

	Page
List of Abbreviations	i
Executive Summary	iii

Main Report		Page
1	Introduction	1
2	Cambridge Today	4
3	Designing Cambridge	9
4	Conserving Cambridge	13
5	Living in Cambridge	16
6	Enjoying Cambridge	27
7	Working and Studying in Cambridge	30
8	Connecting and Servicing Cambridge	34
9	Areas of Major Change	38
10	Implementation	44
11	Local Development Scheme	47
12	Development Monitoring Framework	54

Appendices		Page
Appendix A	Contextual Indicators	58
Appendix B	Local Indicators	66
Appendix C	Local Plan Policy Usage	71
Appendix D	Housing Trajectory	74
Appendix E	Housing Summary	75
Appendix F	Feed in Tariff Installations Statistical Report	81
Appendix G	Cambridge East Indicators	83
Appendix H	North West Cambridge Indicators	85
Appendix I	Use Classes Order	87
Appendix J	Advice Note – Deleted Local Plan Policies	89

Figures		Page
Figure 1	Population Forecast to 2031	6
Figure 2	Housing Completions and Projected Completions 1 <sup>st</sup> April 2001 to 31 <sup>st</sup> March 2031.	18
Figure 3	Five Year Land Supply Summary Table	20
Figure 4	Cumulative Completions	21
Figure 5	Dwelling Completions 1999 – 2011	23
Figure 6	Dwelling Size Mix 2010/11	25
Figure 7	Proportion of Residents aged 16-64 Claiming Job Seekers Allowance	32
Figure 8	Southern Fringe	38
Figure 9	Local Development Scheme Timetable	50
Figure 10	Evidence Based Work	51
Figure 11	Local Development Framework Documents	53

	Page
Bibliography	93

# List of Abbreviations

	Definition
AAP	Area Action Plan
AMR	Annual Monitoring Report
ASHE	Annual Survey of Hours and Earnings
BfL	Building for Life
BREEAM	Building Research Establishment Environmental Assessment Method
CATS	Cambridge Area Transport Strategy
CCC	Cambridge City Council
CHP	Combined Heat & Power
CIL	Community Infrastructure Levy
CiWs	City Wildlife Site
CLG	Department for Communities and Local Government
CPERC	Cambridgeshire and Peterborough Environmental Records Centre
CSR	Cambridge Sub-Region
DPD	Development Plan Document
DPH	Density Per Hectare
DPSSC	Development Plan Sub Scrutiny Committee
EEDA	East of England Development Agency
EERA	East of England Regional Assembly
ELR	Employment Land Review
EU	European Union
GCP	Greater Cambridge Partnership
GO-EAST	The Government Office for the East of England
Grade I	Listed Buildings of exceptional interest, sometimes considered to be internationally important.
Grade II	Listing Buildings that are nationally important and are of special interest.
Grade II*	Listed Buildings that are particularly important and of more than special interest.
ha	Hectares
HESA	Higher Education Statistics Agency
HMO	Housing in Multiple Occupation
HRA	Habitats Regulation Assessment
HSSA	Housing Strategy Statistical Appendix
IMD	Index of Multiple Deprivation
IPPG	Informal Planning Policy Guidance
JDCC	Joint Development Control Committee
JSGIC	Joint Strategic Growth Implementation Committee
JTF	Joint Transport Forum
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
<b>Local Plan Review</b>	<b>The <i>Cambridge Local Plan - Towards 2031</i></b>
LTP3	The 3 <sup>rd</sup> Local Transport Plan
m <sup>2</sup>	Square Metres
MW	Megawatt
NHB	New Homes Bonus
NHS	National Health Service
NIAB	National Institute of Agricultural Botany

# List of Abbreviations

	Definition
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister (succeeded by the CLG)
ONS	Office for National Statistics
PDL	Previously Developed Land
PPS	Planning Policy Statement
RDA	Regional Development Agency
RGF	Regional Growth Fund
RSS	Regional Spatial Strategy (also known as the East of England Plan)
S106	Section 106
S29	Section 29 Committee
SA	Sustainability Appraisal
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuD	Sustainable Drainage Systems
TIF	Transport Innovation Fund
WCS	Water Cycle Strategy

# Executive Summary

The Annual Monitoring Report (AMR) provides background information on the city and highlights the issues that need to be considered when developing planning policies. *Cambridge Today* (Chapter 2) and the Contextual and Local Indicators (Appendix A & B) provide a general picture of what the city is like, for example, how many people live in Cambridge, how many students there are, or the unemployment rate.

## Key highlights

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. The document replaces 44 National Planning Policy Statements, Guidance, Government Circulars and Notes to Chief Planning Officers. Since the NPPF was produced, the Council has analysed the level of conformity of the current Local Plan with the NPPF. Analysis has shown that the Local Plan is strongly compliant with the NPPF.

## Areas of Major Change

There are six areas of major change: East Cambridge, Southern Fringe, Northern Fringe, Madingley Road/Huntingdon Road, Huntingdon Road/Histon Road, Station Area. A considerable amount of work has been carried out and is continuing in order to ensure that the areas of major change are as sustainable as possible in providing successful new communities in Cambridge. Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, with the first occupations in Trumpington Meadows in August 2012 and Glebe Farm in September 2012. Work is also underway in the Station Area and Student Accommodation has nearly been completed on Blocks M1, 2, 5 and 6 of the CB1 masterplan and nine bus stops - two of which are double stops providing 11 bays in total were completed this year.

There are two bidders in the running for the development of the proposed Papworth Hospital. Skanska and Bouygues, have developed proposals for a new Papworth Hospital on the Addenbrooke's site under the Private Finance Initiative process. A decision on the successful bidder is likely in Spring 2013.

## Local Plan Review

Progress on developing the new Local Plan is set out in Chapter 11. Good progress has been made. The Issues and Option stage has recently been completed with consultation on the Issues and Options Report taking place for six weeks between 15<sup>th</sup> June to 27<sup>th</sup> July 2012. The Issues and Options Report set out a series of issues and options relating to the future planning and development of the city over the 20 years and asked for people's views including local residents and other key stakeholders. All documents were available on the Council's website and at libraries for people to view. A series of exhibitions were also held across the city and over 11,000 comments have been received from 858 respondents.

The next stage is the Issues and Options 2 consultation which will run from 7<sup>th</sup> January to 18<sup>th</sup> February 2013. This is split into two parts. Part 1 of this second stage of Issues and Options consultation is a joint consultation (with South Cambridgeshire District Council) on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also includes options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It builds on the Issues and Options consultations that took place in Summer 2012 and provides background information on the

# Executive Summary

housing and employment needs of the area as a whole, as well as outlining what that means for the future development strategy. In Part 2, the City Council will be consulting on site options for the urban area of Cambridge, including a range of uses for possible site allocations, as well as picking up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document will also include designations of land for a range of purposes, e.g. Protected Open Space.

The timetable for the Community Infrastructure Levy will run in parallel to the review of the Local Plan and more information can be found in Chapter 10.

# 1 - Introduction

## Introduction

- 1.1 Comprehensive monitoring is essential in order to establish whether the Council is succeeding in promoting and managing the future development of Cambridge. Section 35 of the Planning and Compulsory Purchase Act 2004 established the statutory need for monitoring to be integral to policy-making and introduced the requirement for an Annual Monitoring Report (AMR). Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.
- 1.2 Guidance issued by the Department for Communities and Local Government (CLG) - in March 2005 and updated in October 2005 and July 2008 (ODPM, 2005a & CLG 2008a) - was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011 (CLG, 2011b [online]). This means that there is no longer a requirement to produce a set of Core Indicators as in previous years' AMRs. There is merit in continuing to monitor these Local Indicators, therefore they can be found in Appendix B of this year's AMR.
- 1.3 The Localism Act has removed the requirement to send an AMR to the Secretary of State. However, there will still be a requirement to produce this report (at least annually), and it will be published on the Council's website annually.
- 1.4 The AMR should:
  - cover the period from 1<sup>st</sup> April of the previous year to 31<sup>st</sup> March of the submission year;
  - contain a review of progress for each of the documents in the Council's Local Development Scheme (LDS);
  - identify any policies from Development Plan Documents (DPDs) or any previous Local Plan policies that are still in place but are not being implemented. As a part of this work, investigation will be carried out to establish why policies are not being implemented, and what steps will be taken to either secure implementation of the policy or replace it;
  - produce a housing trajectory including net annual completions for the relevant AMR period and the net annual completions since the adoption of a housing requirement policy;
  - Information on Local Development Orders adopted by the authority, reasons for their creation or reasons for the revocation of such orders.
  - make the AMR available on the Council's website as soon as possible following submission.

This AMR meets the requirements as set out above and many of the additional elements as set out in the guidance.

## Policy Context

- 1.5 The Cambridge Local Plan was adopted on 20<sup>th</sup> July 2006. The Secretary of State issued a formal Direction on 2<sup>nd</sup> July 2009 saving the majority of policies in the Cambridge Local Plan 2006. Only those policies listed in the Direction are now formally part of the Cambridge Local Plan 2006 (See Appendix J for a list of deleted policies).

# 1 - Introduction

- 1.6 Whilst the review of the Local Plan is well underway, the Cambridge Local Plan 2006, two Area Action Plans and six Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the NPPF. The analysis showed that there is significant overall compliance with the NPPF.
- 1.7 The Council's Development Plan Sub Scrutiny Committee agreed (on 22<sup>nd</sup> March 2011) a new approach and timescales for the review of the Local Plan 2006. The current estimated date for adoption is April 2014. This process is referenced throughout this document as the Local Plan Review or the *Cambridge Local Plan - Towards 2031*. Further information on the progress and preparation of the *Cambridge Local Plan - Towards 2031* can be found in Chapter 11.

## Building for the Future

- 1.8 As with last year's AMR, the Council has tried to strengthen the housing trajectory in terms of developing a more robust approach to projecting housing completions; considering existing permissions; and estimating when Local Plan allocations might come forward.

## Topic Chapters

- 1.9 The topic chapters of the AMR are structured in the same way as the Local Plan. This makes it easier to select and review an area of interest. In addition, Contextual and Local Indicators can also be found in Appendix A and B respectively to enable quick access to these results.
- 1.10 Each topic chapter has been split into 5 or 6 sections. These sections are explained in more detail in the paragraphs below:
- Introduction
  - Use of Policies
  - Issues to Consider
  - Target Based Policies and/or Other Indicators
  - Conclusion & Actions
- 1.10.1 The *Introduction* establishes the key issues and information for the city.
- 1.10.2 *Use of Policies* in the Council's decisions concerning planning applications. This involves straightforward recording of the key policies used in planning decision-making. Reasons for policy usage can then be explored if necessary. In many cases, under-usage of policies will occur because there have not been any relevant applications or that the policies have been used only in pre-application discussions by Development Management. Appendix C shows all Local Plan policies and their associated usage over 2011/12 year. This year's policy usage figures are higher than the previous year by 16%.
- 1.10.3 *Issues to Consider* - This section considers whether any problems or issues have been identified with particular policies. Discussions with Development Management officers have taken place to highlight where there may be potential problems, explore the nature of the issues and identify potential solutions or opportunities to review policies. Information from annual discussions carried out from the adoption of the Local Plan 2006 and analysis



# 1 - Introduction

from subsequent Annual Monitoring Reports will help feed into the preparation of the *Cambridge Local Plan - Towards 2031*. Other important information such as the emergence of new policy documents, background evidence or schemes are also included in this chapter.

1.10.4 *Target Based Policies and/or Other Indicators* - A number of policies in the Local Plan are based on thresholds and/or targets, which trigger provision of some kind. The provision of affordable housing through Policy 5/5 is one such example. For this AMR, a limited number of policies have been selected for monitoring in this way. Analysis of this work will show how successful the Council is at implementing these policies or whether there are any issues that need to be addressed.

1.10.5 *Conclusion & Actions* – This section identifies any actions that will be taken during the coming year and pulls together key issues and concluding comments for the chapter.

1.11 Some chapters such as the Local Development Scheme, Areas of Major Change and Living in Cambridge have been laid out differently as more detailed content is required, a change in format helps to ensure ease of reading.

## 2 – Cambridge Today

- 2.1 Cambridge has an area of approximately 4,070 hectares and is located around 60 miles north-east of London. It is best known as the home of the University of Cambridge (which is made up of 31 colleges), and the resulting historic environment that has been created.
- 2.2 Recent results from the 2011 census show a 'usually resident' population in Cambridge at 123,900. This indicates that the population of Cambridge has grown by 13.8% since the last Census figures in 2001.<sup>1</sup> Census population density calculations show Cambridge as having 30.4 persons per hectare, significantly higher than that of the rest of the county which reveals an average density of 2 persons per hectare.
- 2.3 The 2011 Census shows that out of a population of 123,900, 16,500 people live in communal establishments. The average household size is 2.3 persons per household.
- 2.4 The 2011 Census also estimates that Cambridge has 3,300 short-term non-uk residents. The total figure for the whole of Cambridgeshire is 4,100.
- 2.5 Usual resident population by age group shows that Cambridge has a high percentage of residents in their twenties (25%), whilst 22% of the population is 19 years old or under.

	Cambridgeshire	Cambridge	%
<b>All Ages</b>	621,200	123,900	100%
<b>0-4</b>	36,800	6,700	5.41%
<b>5-9</b>	33,700	5,100	4.12%
<b>10-14</b>	34,800	5,000	4.04%
<b>15-19</b>	39,500	10,200	8.23%
<b>20-24</b>	44,200	18,100	14.61%
<b>25-29</b>	41,700	13,400	10.82%
<b>30-34</b>	41,900	11,400	9.20%
<b>35-39</b>	42,700	8,500	6.86%
<b>40-44</b>	46,300	7,700	6.21%
<b>45-49</b>	45,900	7,100	5.73%
<b>50-54</b>	39,500	5,900	4.76%
<b>55-59</b>	35,700	5,400	4.36%
<b>60-64</b>	38,200	5,000	4.04%
<b>65-69</b>	30,000	3,800	3.07%
<b>70-74</b>	23,200	3,000	2.42%
<b>75-79</b>	18,700	2,700	2.18%
<b>80-84</b>	14,500	2,300	1.86%
<b>85-90</b>	9,100	1,700	1.37%
<b>90+</b>	4,800	1,000	0.81%

- 2.6 The latest population estimates put the population of the city at 120,900 (Cambridgeshire County Council, 2011f [online]) for 2011. Cambridge is the main settlement within a rapidly growing sub-region. As a county, Cambridgeshire<sup>2</sup>

<sup>1</sup> <http://www.cambridgeshire.gov.uk/business/research/populationresearch/Census+2011.htm>

<sup>2</sup> Cambridgeshire consists of Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire Local Authorities unless stated otherwise

## 2 – Cambridge Today

encompasses over 612,600 people living in surrounding villages, new settlements and market towns.. Around 29,087 students study at the two universities in Cambridge, this figure has dropped since last year's AMR, in which the student population was estimated at 30,311. The figures in Appendix A illustrate that student numbers the University of Cambridge have decreased, whilst intake numbers at Anglia Ruskin University have increased.

2.7 The city is enclosed by a Green Belt, the boundaries of which have been the subject of recent planned changes to allow for more sustainable growth in the Cambridge area. These developments will provide more homes for key workers and other groups and increase the population of the city further. The County Council's 2010 mid-year population forecasts (released in 2011) estimated that between 2011 and 2016, the population is projected to rise to 137,300; an increase of 11% and by 2026 to 148,600 an increase of 18%. By 2031, the population is expected to rise by 20% and reach 151,000.

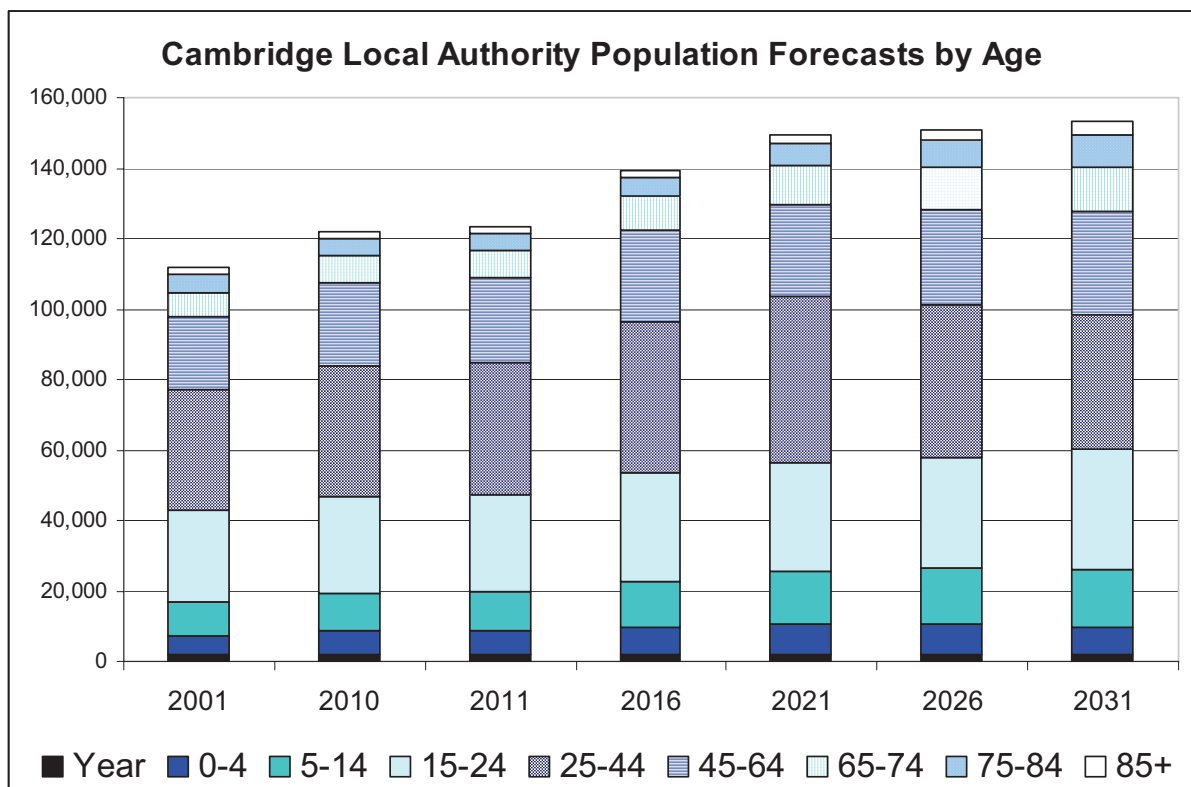
2.8 Figure 1 illustrates the 2010 Mid-Year Population Forecasts produced by the Cambridgeshire County Council Research Group. These forecasts have been split into age groups. Important information to consider when regarding the chart is as follows:

"These forecasts should be considered provisional. The proposed abolition of the RSS and ongoing uncertainty over the future of some developments included here means that there is considerable uncertainty over future housing targets and likely trajectories. In Cambridge, the Cambridge East development at Cambridge Airport is unlikely to proceed in the manner reflected in this forecast. The Government's decision not to fund A14 Ellington to Fen Ditton improvements may also limit the growth planned on the city's north-west fringe. These forecasts do not represent either County Council or District Council plans or policy when they go beyond current approved plans or policy."

(Cambridgeshire County Council, 2010f [online])

## 2 – Cambridge Today

**Figure 1: Population forecasts to 2031**



(Cambridgeshire County Council, 2011f. *Mid-2010 Population Estimates* [online] Cambridge: Cambridgeshire County Council Research Group)

- 2.9 The 2011 Census figures with regard to the ethnicity of the Cambridge population have not yet been released. In 2001, it is known that ethnic minorities constituted around 10.6% of the total population. People of Asian ethnicity were the next largest group in the city next to those of white ethnicity, followed by those of black ethnicity. 19.1% of students were from ethnic minorities (Office for National Statistics, 2001 [online]).
- 2.10 Cambridge is an internationally renowned historic city attracting over 4.1 million visitors a year (East of England Tourism, 2008). The city has a renowned landscape setting with historic and cultural associations such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 804 structures on the National Heritage List for England. 61 are Grade I, 47 are Grade II\* and 690 are Grade II. Some of the entries, such as those for Colleges or terraced houses include more than one building or property, therefore overall numbers may be considerably higher. The city has 5 Scheduled Monuments and 11 Historic Parks and Gardens. There are 11 Conservation Areas designated in the city totalling 895.37 hectares. This represents 22% of the city's area. 1,032 buildings are designated as being of Local Interest.
- 2.11 The city is an acknowledged world leader in higher education, research and knowledge based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area, termed the "Cambridge Phenomenon", has generated considerable interest and debate in recent years. Biotechnology, health services and other specialist services also play a major part

## 2 – Cambridge Today

within the local economy. In early 2006, the city had 16,518 jobs within 461 high technology firms. By early 2008, employment levels had remained roughly the same at 16,577 but the numbers of firms had reduced slightly to 410. Biotech employment within this amounted to 5,543 jobs in 2008. High tech employment overall reduced from 18% of all employment in 2006 to 17% in 2008 (Cambridgeshire County Council, 2006 [online]). Unemployment levels are relatively low at 2.1% in April 2010 below the regional and national averages of 3.2% and 3.9% respectively (ONS: Claimant Count cited in Nomis [online]).

- 2.12 Cambridge and the surrounding rural district of South Cambridgeshire provide over 152,800 employee jobs (ONS: Annual Business Inquiry 2008 cited in Nomis [online]), approximately 88,100 of which are based within the city boundary. Cambridge's total jobs figure is 100,000, which includes the self-employed, Government-supported trainees, HM Forces, and the employee jobs figure mentioned earlier in the paragraph (ONS: Jobs Density 2008 cited in Nomis [online]). Cambridge's labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.13 (ONS: Jobs Density 2008 cited in Nomis [online]).
- 2.13 Cambridge is well served in terms of strategic communication. Cambridge has direct infrastructure links to the A14 and M11 providing easy access to London and the Eastern port of Felixstowe. A short drive along the A14 also leads you to the A1, one of the major road networks linking the north and south of the country. Access to London by rail is quick and easy, taking approximately 50 minutes from Cambridge. Cambridge is also within an hour's drive of the international airports of Stansted and Luton and less than two hours from Gatwick, East Midlands and Birmingham Airports. Marshall Airport Cambridge UK is a privately owned airport based in Cambridge. The airport provides the flexibility of a local airport and benefits from direct access to London, the East of England and beyond<sup>3</sup>. The nearest major ports to Cambridge are Felixstowe (which is directly linked to Cambridge via the A14 road network), Great Yarmouth, Lowestoft, Ipswich and Harwich in Essex. Smaller ports such as Wisbech and Kings Lynn are only 40 miles away.
- 2.14 As a small city, Cambridge does however suffer from a number of serious local transport problems, particularly in relation to traffic congestion on radial routes and in respect of public transport capacity in the City Centre. The 2008 Place Survey showed that 50% of resident respondents ranked the level of traffic congestion as the issue that needed the most improvement in Cambridge.
- 2.15 A Transport Strategy for Cambridge and South Cambridgeshire is currently being prepared by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council. The emphasis is to support sustainable development particularly in relation to growth in the Cambridge area.
- 2.16 Affordability of housing is an important issue for many groups, but particularly for key workers and those on lower incomes. Salaries within the Cambridge area are somewhat skewed by the presence of so many high technology companies, as salaries tend to be higher in this industry. Around 17% of the city's jobs were associated with these firms in 2008.

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<sup>3</sup> <http://www.marshallairportcambridge.co.uk/>

## 2 – Cambridge Today

- 2.17 Figures on average house prices and average wage levels suggest that in 2010 the ratio or multiplier of wages to average house prices in the city was around 9.2. The ratio of lower quartile earnings, which is more appropriate for first time buyers, against the cheapest housing available was around 9.5 in 2010 up from 8.2 in 2009, this highlights the continuing issue of affordability for first time buyers in Cambridge. Average (mean) house prices are now around £321,189, an increase of 12% from 2009. (CLG, 2011 [online]).
- 2.18 Gross Median Household Income has decreased from 30,000 in 2009 to 29,800 in 2010. The English Indices of Deprivation 2010 – compiled by the Department for Communities and Local Government (see Appendix A), shows a notable change since it was last compiled in 2007. In 2007 Cambridge had a 'Rank of Average Score' of 236, where a rank of 1 indicates the most deprived Local Authority Area and 326 the least deprived. The 2010 results show Cambridge with a rank of 193. Results also show that in 2007 Cambridge had 11 Super Output Areas (SOA) within 40% of the most deprived SOAs in England, this has now increased to 20.
- 2.19 The number of rough sleepers in Cambridge in November 2010 was counted at 6<sup>4</sup>. The Government has recently revised how rough sleeping is counted across the country, to ensure that we have a more consistent and accurate evaluation of the number of people sleeping rough. The methodology of the Council's street count was amended in line with the revised guidance, for the November 2010 count. The Council is confident that the work undertaken with our voluntary and statutory sector partners means that we have a clear picture of all the people who sleep rough in the city. With this in mind, the Council will now undertake a yearly estimate in line with the following guidance.
- 2.20 The number of homeless households in priority need has increased slightly from 134 in 2008/09 to 141 in 2009/10 (see Contextual Indicators Appendix A).

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<sup>4</sup> <http://www.cambridge.gov.uk/ccm/content/housing/homeless-people/tackling-rough-sleeping.en>

# 3 – Designing Cambridge

## Introduction

3.1 Promoting sustainable development and design quality is a key overarching theme running throughout Council policy. Policies in this chapter are frequently cited in decisions on planning applications, as they relate to matters of building and site design. The built and natural environments have always been an important consideration in the development of the city. New development is expected to promote high standards of built form and urban and landscape design. The quality of the city's environment plays an important role in the local economy, attracting tourists, employees and residents, who all contribute to the continued success of Cambridge.

## Use of Policies

- 3.2 Policies of particular relevance in decision-making include Policy 3/4 Responding to Context, which was used 1116 times. Policy 3/7 Creating Successful Places was used 589 times and Policy 3/14 Extending Buildings was used 577 times. These policies are key to ensuring that new development is of a high quality of design and has a positive impact on its setting. Policy 3/1 Sustainable Development was also used on 790 occasions and requires the submission of a Sustainable Development Checklist with major developments.
- 3.3 Policy 3/7 plays an important role in place-making and the development of the city and its urban extensions. Development Management find it especially useful when dealing with areas where the street scene may be affected through development. Considerable work is undertaken on planning applications for the major growth sites and much of the work associated with these sites relates to the processing of outline and reserved matters planning applications, negotiating planning obligations, facilitating pre-application discussion, and preparing design codes. Further information about the major growth sites can be found in Chapter 9.
- 3.4 Some policies were used on only a few occasions – Policy 3/2 Setting of the City (6 times), 3/3 Safeguarding Environmental Character (7 times), 3/9 Watercourses and other Bodies of Water (7) and 3/13 Tall Buildings and the Skyline (10). Whilst usage of these policies is low, they all have a part to play, especially in relation to large development sites, sites on the edge of the city (of which Policy 3/2 is very useful) and sites adjacent to the river and other bodies of water. The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year.

## Issues to Consider

3.5 In practice, Policy 3/6 Ensuring Co-ordinated Development has proved challenging to implement if not accompanied by a development brief or vision document. Whilst the Council is not advocating any amendment or deletion of Policy 3/6, it remains difficult to prove if, or how one development may be prejudicial to other developments, especially where the 'larger site' is not defined, or in instances where different parties do not get along. The use of the policy has highlighted the need to consider the re-development of a site or sites in a holistic way, and to provide, in some cases, guidance in the form of development briefs to support future development proposals. This policy will be reviewed as part of the Local Plan Review.

## 3 – Designing Cambridge

- 3.6 Policy 3/7 Creating Successful Places has been used extensively for pre-application discussion and in processing planning applications for large and small sites. Its detailed criteria are particularly effective when considering the impact of a large-scale new development upon a wider neighbourhood and the need for integration. The quality, sustainability, functionality and light penetration of amenity spaces is however absent from this list of criteria. Given the challenges to accommodate maximum numbers of units on sites, many schemes involve small and heavily shaded amenity areas, more often than not above a car park. These amenity areas do not attract use and often have poor quality planting, due to the limited growing space available. This issue should be addressed in the new Local Plan.
- 3.7 Last year, concern over the application of policy 3/8 and the issue of seeking on site provision was raised by Councillors especially in areas where there is a deficiency in open space. Officers sought to clarify the position as reflected in the Open Space and Recreation Strategy 2011, in Paragraphs 1.3 and 6.3, which confirm that on site provision should be sought in most instances. However, in a recent appeal decision regarding open space provision, the planning inspector considered that the current policy framework permitted shortfalls in on-site provision to be made up through commuted payments.
- 3.8 The interpretation of the wording in Policy 3/9 Watercourses and Other Bodies of Water remains an issue. The policy refers to waterside and water-related development. The review of the Local Plan will seek to address this matter.
- 3.9 The use and interpretation of Policy 3/10 Sub-division of Existing Plots has improved over the past year thanks to an advice note entitled *Advice Note on Development Affecting Private Gardens in Cambridge* (Cambridge City Council 2011c), which was approved at Planning Committee on 1<sup>st</sup> June 2011. The Cambridge Local Plan Towards 2031: Issues and Options report includes two options, which address small scale residential development and infill development in rear gardens. The first option (Option 114) acknowledges the importance that small scale residential development and infill development can play in increasing housing supply in Cambridge subject to certain factors. The second (Option 115) outlines the possibility of resisting development in rear gardens.
- 3.10 The use of Policy 3/13 Tall Buildings and the Skyline has been greatly improved with regard to negotiations on building heights in planning applications. This is due to the introduction of the *Cambridge Skyline Guidance*, which was adopted on 13<sup>th</sup> March 2012. The Cambridge Local Plan Towards 2031: Issues and Options report includes three options (72 – 74), which address the issue of building heights in Cambridge.
- 3.11 Policy 3/15 Shopfronts and Signage is considered a key policy and is relied on by Development Management and Urban Design for adverts and signage. It is thought (by Development Management Officers) that the policy would benefit from extending the scope by including other forms of signage such as billboards. The Cambridge Local Plan Towards 2031: Issues and Options report includes Option 71, which addresses works to shopfronts, signage and shop security measures.



## 3 – Designing Cambridge

### Target Based Policies

- 3.12 No policies have been identified for target based monitoring at present. However, the supporting text to Policy 3/1 Sustainable Development makes reference to the Cambridge Sustainable Development Guidelines which includes the need to ensure that residential development is proposed at densities of at least 30 Dwellings Per Hectare (DPH).
- 3.13 283 completed sites of nine or above dwellings, were monitored in the 2011/12-year. The average density of these sites was 88.25 DPH, 91.5% of these sites had a density of 50 DPH or more and 96.4% of permissions had a density of over 30 DPH. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council, 2012d & 2012e [online]).

### Building for Life

- 3.14 Local Indicator H6 covers housing quality, measured against Building for Life criteria (BfL). BfL assessments were introduced to the AMR last year and score the design quality of planned or completed housing developments against 20 criteria. Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values<sup>5</sup>.
- 3.15 Government support was offered in the form of training for one officer in each Local Authority to enable them to assess developments. Subsequently, this training was rolled out internally to Planning Officers. The Council has developed processes and procedures to ensure BfL is used at both application determination stage and at the stage of substantial completion of development.
- 3.16 The results of the BfL assessments carried out on developments of 10+ units completed in the 2011/12 monitoring year are as follows (to see a list of the assessed sites please refer to Appendix A):
- Very good (16 or more) – 2 developments
  - Good (14 - 15.5) – 3 developments
  - Average (10 - 13.5) – 0 developments
  - Poor (9.5 or less) – 0 developments
- 3.17 The results above show all 5 of the completed schemes assessed achieved a rating of 'good' or above and scored 14 or more positive answers out of the 20 BfL criteria. In the same vein as last year, the two developments which achieved a 'good' rating performed well under the categories relating to Environment and Community, Character, Streets and Parking, but all under achieved in the last category relating to Design and Construction, in particular against questions 19 and 20 which relate to advances in construction technology and the out performance of statutory minima.

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<sup>5</sup> <http://www.buildingforlife.org/about>

## 3 – Designing Cambridge

### Conclusion and Actions

- 3.18 The chapter Designing Cambridge remains an effective and sound section of the Local Plan for assessing new development across the city. The policies are used very frequently, as they were in previous monitoring years. However some of the policies (for example Policy 3/9 and 3/15) will need to be reviewed as the *Cambridge Local Plan - Towards 2031* progresses and have already been raised as part of the Issues and Options report (June 2012).

# 4 - Conserving Cambridge

## Introduction

- 4.1 A major part in the success and attraction of Cambridge is its high quality natural and built environment. Cambridge is a compact city with a thriving historic centre and a framework of attractive and historic green spaces, trees and other landscape features.

## Use of Policies

- 4.2 There are 13 policies in this chapter of the Local Plan. Through monitoring the use of these policies, it was established that the most frequently used policies were: Policy 4/4 Trees which was used 153 times; Policy 4/10 Listed Buildings was used on 168 occasions; Policy 4/11 Conservation Areas 550 times; and Policy 4/13 Pollution and Amenity was used on 234 occasions.
- 4.3 Policy 4/8 Local Biodiversity Action Plans was only used twice. The use of the policies in this chapter is highly dependent upon the nature and location of applications submitted within the monitoring year. As such, these policies remain a useful part of the planning policy framework of the city.

## Issues to Consider

- 4.4 Concerns still remain as to whether Policy 4/4 Trees is being used consistently by consultees. Development Management believe more clarity should be given to advise consultees how to refer to policies such as these. This is something that will be followed up over the course of the year.
- 4.5 Issues remain concerning Policy 4/12 Buildings of Local Interest. The principal issue in relation to Policy 4/12 is that it only applies when works are proposed which require planning permission. Buildings of Local Interest outside Conservation Areas have no formal protection from demolition and concerns have been expressed regarding the application of this policy. This is an issue which has been addressed by Option 69 in the Issues and Options report.
- 4.6 In 2011, the Central Conservation Area was extended in two areas and the West Cambridge Conservation Area boundary was also revised. In 2012/13 there are a number of Conservation Areas under review:
- Central Conservation Area: Castle and Victoria Road
  - Brooklands Avenue Conservation Area
  - Southacre Conservation Area
  - Newnham Croft Conservation Area
- 4.7 Conservation Area Appraisals contain guidance to protect the best features of an area. The special character of Conservation Areas means that the development is controlled more strictly than in other areas.
- 4.8 A number of Suburbs and Approaches Studies were approved in March 2012
- Hills Road
  - Long Road
  - Trumpington Road

## 4 - Conserving Cambridge

Suburbs and Approaches Studies have no statutory status, but provide assessments of local distinctiveness, which can be used as a basis when considering planning proposals

### Target Based Policies

- 4.9 No policies have been identified for target based monitoring at present. However the Cambridge Today chapter gives a useful summary of the number of Listed Buildings, Scheduled Monuments and Historic Parks and Gardens

E2	Change in areas of biodiversity importance																																							
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller's Rest Pit, totalling 15.03 hectares. In 2009/10 this was recorded as 14.97 hectares. In 2010/11, the boundary of Traveller's Rest Pit SSSI was changed after re-survey, which led to a small increase in its area and the addition of one unit. Traveller's Rest Pit site is a SSSI designated for geological reasons. It was re-surveyed due to forthcoming development in the north-western area of Cambridge within which it is located.</p> <p>36.1% of SSSI land area in the city remains in favourable condition; this figure has remained stable from the previous year.</p> <p>57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. Last year (10/11) these figures were the same.</p> <p>Cambridge has 12 Local Nature Reserves (LNR) totalling 77.1 hectares. In 2011/12 Stourbridge Common and Sheeps Green and Coe Fen were designated as LNRs, increasing the LNR area by 36.2ha.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">LNR Name</th> <th style="text-align: center;">Total area (ha)</th> <th style="text-align: center;">Area in authority (ha)</th> </tr> </thead> <tbody> <tr><td>Barnwell East</td><td style="text-align: center;">3.26</td><td style="text-align: center;">3.26</td></tr> <tr><td>Barnwell West</td><td style="text-align: center;">4.02</td><td style="text-align: center;">4.02</td></tr> <tr><td>Bramblefields</td><td style="text-align: center;">2.06</td><td style="text-align: center;">2.06</td></tr> <tr><td>Byrons Pool</td><td style="text-align: center;">4.36</td><td style="text-align: center;">2.82</td></tr> <tr><td>Coldhams Common</td><td style="text-align: center;">10.37</td><td style="text-align: center;">10.37</td></tr> <tr><td>East Pit</td><td style="text-align: center;">8.11</td><td style="text-align: center;">8.11</td></tr> <tr><td>Limekiln Close</td><td style="text-align: center;">2.87</td><td style="text-align: center;">2.87</td></tr> <tr><td>Logans Meadow</td><td style="text-align: center;">2.13</td><td style="text-align: center;">2.13</td></tr> <tr><td>Paradise</td><td style="text-align: center;">2.17</td><td style="text-align: center;">2.17</td></tr> <tr><td>Sheeps Green and Coe Fen</td><td style="text-align: center;">16.85</td><td style="text-align: center;">16.85</td></tr> <tr><td>Stourbridge Common</td><td style="text-align: center;">19.38</td><td style="text-align: center;">19.38</td></tr> <tr><td>West Pit</td><td style="text-align: center;">3.03</td><td style="text-align: center;">3.03</td></tr> </tbody> </table> <p>There is no change in the number of County Wildlife Sites and City Wildlife Sites (CiWS) which remain as 15 and 51 respectively. No new sites have been selected or deleted in the period 2011/12. The boundary of one CiWS site has been amended in the 2011/12 year and therefore 0.41 hectares have been lost from this site. In total Cambridge has 92.54 hectares of County wildlife sites and 168.61 hectares of City Wildlife Sites</p>	LNR Name	Total area (ha)	Area in authority (ha)	Barnwell East	3.26	3.26	Barnwell West	4.02	4.02	Bramblefields	2.06	2.06	Byrons Pool	4.36	2.82	Coldhams Common	10.37	10.37	East Pit	8.11	8.11	Limekiln Close	2.87	2.87	Logans Meadow	2.13	2.13	Paradise	2.17	2.17	Sheeps Green and Coe Fen	16.85	16.85	Stourbridge Common	19.38	19.38	West Pit	3.03	3.03
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## 4 - Conserving Cambridge

<p>National Indicator 197: Improved Local Biodiversity, looks at the proportion of local sites where positive conservation management has been or is being implemented and shows that 44 out of 66 sites (66.7%) have shown positive conservation management. This demonstrates a 4.6% increase on last year's figures and illustrates the Council's positive approach towards conservation management.</p> <p>One City Wildlife Site, Long Road Plantation has been significantly affected by development in Cambridge City in the year 2011/12. Some of the plantation has been removed as part of the on-going Trumpington Meadows and Clay Farm development. The boundary of the site has not yet been amended to reflect this change.</p> <p style="text-align: right;">Source: CPERC 2012</p>
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- 4.10 Table E2 shows that the standard of SSSI land has not worsened and that positive conservation management techniques are being successfully implemented across the Authority.

### Conclusion and Actions

- 4.11 The chapter Conserving Cambridge remains an effective and sound section of the Local Plan contributing effectively towards the high quality natural and built environment of the city. The policies are used frequently.
- 4.12 Further work on the Conservation Area Appraisals and Suburbs and approaches Studies is scheduled for the coming year.
- 4.13 Some of the policies will need to be reviewed as the Cambridge Local Plan Towards 2031 progresses and have already been raised in the Issues and Options report.

# 5 – Living in Cambridge

## Introduction

- 5.1 The high cost of housing in Cambridge is a major issue. As prices rise, it makes it more and more difficult for first time buyers and those on lower incomes to buy or rent in the city. This also has a knock-on effect as employees have to look further a field for housing and then commute in, which in turn has implications for sustainability issues and congestion on the city's roads. Despite the economic downturn prices remain high in the city.
- 5.2 Policies such as Policy 5/5 Meeting Housing Needs in the Local Plan 2006 look to secure new affordable housing to meet local needs in housing developments. The Local Plan chapter also includes policies about community facilities (Policies 5/11 to 5/14), which are considered key to the development of more sustainable communities.
- 5.3 This chapter also includes information relating to the five-year land supply, housing trajectory for Cambridge, dwelling mix and housing completions and commitments.

## Use of Policies

- 5.4 Development Management have used 13 policies out of 14 in this chapter, the most used policies were 5/1 Housing Provision, used 89 times and 5/14 Provision of Community Facilities Through New Development used 59 times. Development Management have indicated that many of the policies in this chapter are also used at the pre-application stage.

## Issues to Consider

- 5.5 Policy 5/1 Housing Provision will need to be updated as part of the Local Plan Review. The Local Plan 2006 sites the provision of 12,500 dwellings from 1999 – to 2016. The Cambridge Local Plan - Towards 2031 will update this figure to cover the years 2011 – 2031.
- 5.6 Policy 5/11 Protection of Existing Facilities is used frequently during pre-application discussion and planning applications with regard to the loss of community facilities. Development Management consider that more detail could be given in terms of issues that may arise with this policy when faced with temporary changes of use. This issue will be considered in developing Option 170 of the Issues and Options report, which addresses the need to protect existing community facilities.
- 5.7 Last year, Policy 5/11 was been the subject of some discussion in relation to the loss of public houses in Cambridge. Uses predominantly within the D1 Use Class are the focus of this policy, yet public houses (categorised as A4 Use Class) are not included within the community facilities definition in the Cambridge Local Plan 2006. The National Planning Policy Framework (paragraph 70), however, addresses community facilities, including public houses, and states that planning policies and decisions should plan positively for the provision and use of community facilities (including public houses) to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services.

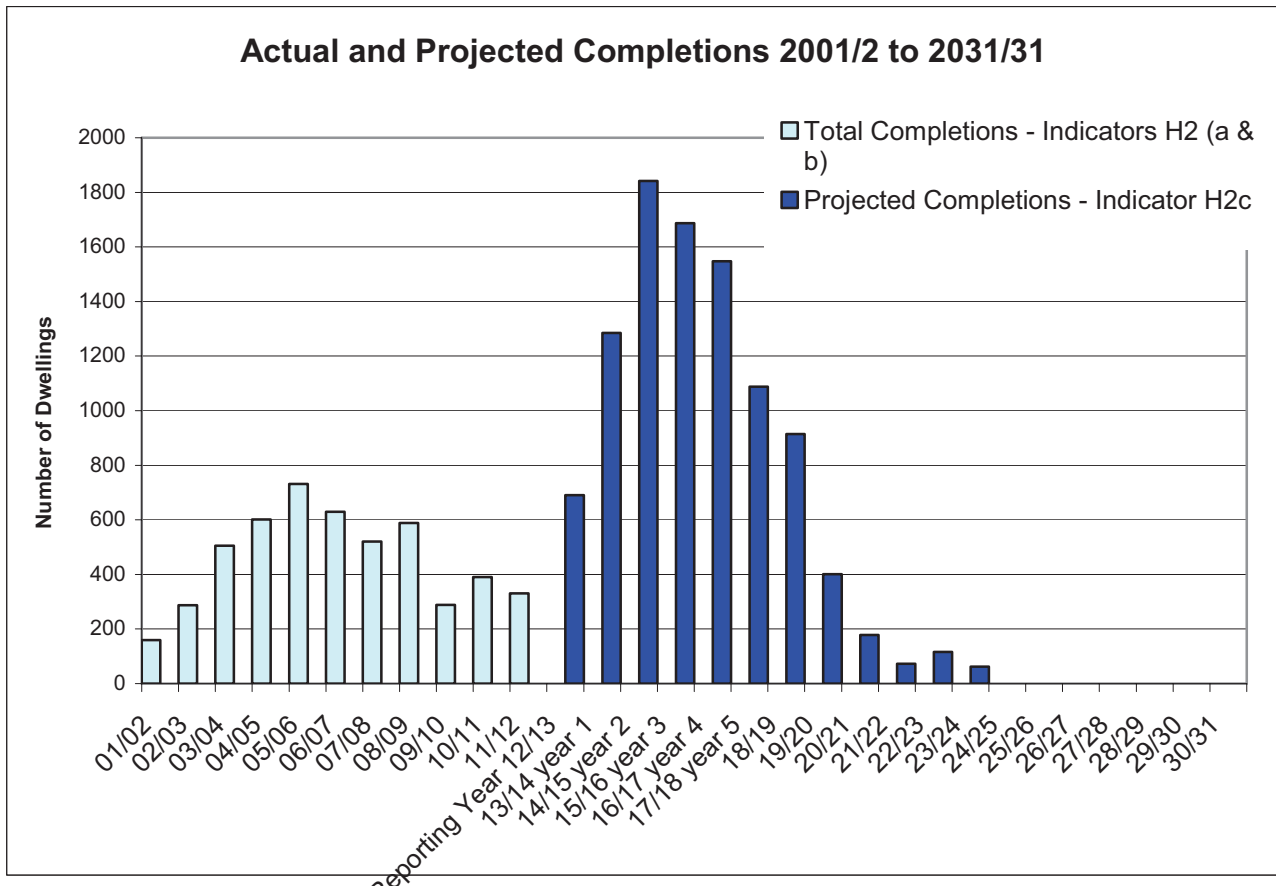
## 5 – Living in Cambridge

- 5.8 Research in early 2012 indicated over 20 public houses had closed in recent years. In response to local concerns regarding the number of public houses lost to alternative uses, the Council commissioned GVA Hotels & Leisure to complete a thorough study of Cambridge's public houses and produced Interim Planning Policy Guidance (IPPG) prior to the adoption of the new Local Plan in 2014.
- 5.9 The IPPG was adopted as a material consideration in the determination of planning applications by Cambridge City Council at the Environment Scrutiny Committee on 9 October 2012 (See Appendix I for a Use Classes Order summary). The IPPG will be reported on in more detail in the following Annual Monitoring Period (2012-13).
- 5.10 The introduction of the Community Right to Bid and its associated list of community assets may also help to define the role of community facilities and thus strengthen the policy. The Council has a set procedure for nominating sites for inclusion on the register of assets of community value. This can be accessed at: <http://www.cambridge.gov.uk/ccm/content/community-and-living/local-communities/community-right-to-bid-scheme.en>
- 5.11 Housing Supply

<b>H1</b>	<b>Plan period and housing targets</b>
	<ul style="list-style-type: none"> <li>Revised RSS target from 2011 to 2031 – 14,000 dwellings.</li> <li>Local Plan 2006 Target 1999-2016 – 12,500</li> </ul> <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
<b>H2 (a)</b>	<b>Net additional dwellings in previous years</b>
	See Appendix D
<b>H2 (b)</b>	<b>Net additional dwellings – for the reporting year</b>
	331 dwellings
<b>H2(c)</b>	<b>Net additional dwellings – in future years</b>
	See Appendix D
<b>H2 (d)</b>	<b>Managed delivery target</b>
	See Appendix D
<b>H3</b>	<b>New and converted dwellings – on previously developed land (Gross)</b>
	93.8%
<b>H4</b>	<b>Net additional pitches (Gypsy and Traveller)</b>
	0
<b>H5</b>	<b>Gross affordable housing completions</b>
	67
<b>H6</b>	<b>Housing quality – Building for Life Assessments</b>
	2 – Very Good 3 – Good 0 – Poor 0 – Very Poor

## 5 – Living in Cambridge

**Figure 2: Housing Completions and Projected Completions 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2031.**



(Cambridgeshire County Council, 2012b [online] & Appendix D)

- 5.12 Figure 2 shows the actual dwelling completion figures for the years 2001/02 to 2011/12 and the projected completions to 2030/31. To date, 5,030 dwellings have been completed between 2001/02 - 2011/12. This means that 331 dwellings have been completed in the last year (2011/12).

### Five-Year Land Supply

- 5.13 Projected figures (featured in this chapter and Appendix D) are based on the Council's Housing Trajectory. This is intended to track the housing supply provision over the lifespan of the Local Plan and any subsequent development plan documents as well as identifying housing land likely to come forward in the first 5 years as required by paragraphs in Section 6 of the National Planning Policy Framework. The trajectory covers at least 15 years after the adoption of a Core Strategy or the end of the plan period whichever is longer. The trajectory has been produced in consultation with landowners, developers or their agents and South Cambridgeshire District Council and also from discussions with Development Management Officers where owners could not be found. For more site-by-site details, please see the main Housing Trajectory in Appendix D.
- 5.14 Work undertaken in 2009 in connection with updating the Regional Spatial Strategy (RSS) housing targets concluded that a lower target would be more realistic. The County Council commissioned consultants to produce the Cambridge Development Study, which formed part of a joint Local Authority response to the



## 5 – Living in Cambridge

East of England Regional Assembly's (EERA) consultation on the Review of the RSS in 2009. Cambridgeshire County Council and its Districts formed a member group CReSSP (Cambridgeshire Regional Spatial Strategy Panel) to agree a joint response to the EERA consultation. This response was agreed in a report to the City Council's Development Plan Steering Group on 17th November 2009. This proposed a figure of 14,000 dwellings to be built in Cambridge (700 dwellings per year) and 21,000 in South Cambridgeshire (1175 dwellings per year) between 2011 and 2031. This level of provision is one which is much more realistic than the adopted RSS target of 19,000 to 2021. It is also supported by the findings of the 2009 Cambridgeshire Development Study.

- 5.15 This approach was agreed by the Cambridgeshire Local Authorities in a joint statement, which was reported to Councillors in October 2010. Appendix E sets out the background to this. The adopted RSS target is technically still a material consideration until it is abolished through the Localism Act 2011. This will be undertaken on a region-by-region basis. Local Authorities will then be responsible for establishing the right level of local housing in their areas. The Local Plan Review will set out the appropriate level of future provision in Cambridge to 2031. For the purposes of the AMR, this figure (14,000) has been adopted in this year's Housing Trajectory as being a more realistic estimate and target of the likely level of future housing delivery. This is consistent with the approach taken in the 2010 and 2011 AMR.
- 5.16 If 14,000 dwellings are to be provided between April 2011 and the end of March 2031, the annualised projected requirement would be 700 dwellings per annum. Taking into account past and predicted completions of 1,022 dwellings in 2011/12-2012/13, this leaves 12,978 to be built over 18 years, or 721 dwellings per annum. This means that over the next five years (2013/14 to 2017/18), 3,605 will be required. Projected completions over the next 5 years are 7,450 so on this basis the Council currently has a generous five-year supply of 207%. The National Planning Policy Framework (Paragraph 47) would require Local Planning Authorities to:

“identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”

Given this, the Council currently has an excess of the required supply target, this equates to 10.33 years supply when measured against the five-year supply target of 721 dwellings per year. This is illustrated in the table below.

## 5 – Living in Cambridge

**Figure 3: Five Year Land Supply Summary Table**

	2013/14	2014/15	2015/16	2016/17	2017/18
Housing Trajectory Total – predicted completions	1,285	1,842	1,687	1,548	1,088
Revised RSS Target Year on Year from April 2011 to March 2031 taking into account past completions (14,000-1,022 divided by 18 years = 721pa) Draft East Of England Plan 2010	721	721	721	721	721
Under/Over Supply in relation to RRS Target	564	1,121	966	827	367
Total Under/Over Supply in relation to RRS Target (2013/14-2017/18)	3,845 (207%)				

- 5.17 It is difficult to project forward completions in such times of economic uncertainty. To an extent, development predictions in the longer term are based on a return to normal market conditions, as there is no way of knowing how long a recession will last. The housing trajectory will be reviewed next year, again in consultation with developers to ascertain how things have changed. The SHLAA will serve to update the 5-year land supply position and housing trajectory.

### Housing Trajectory

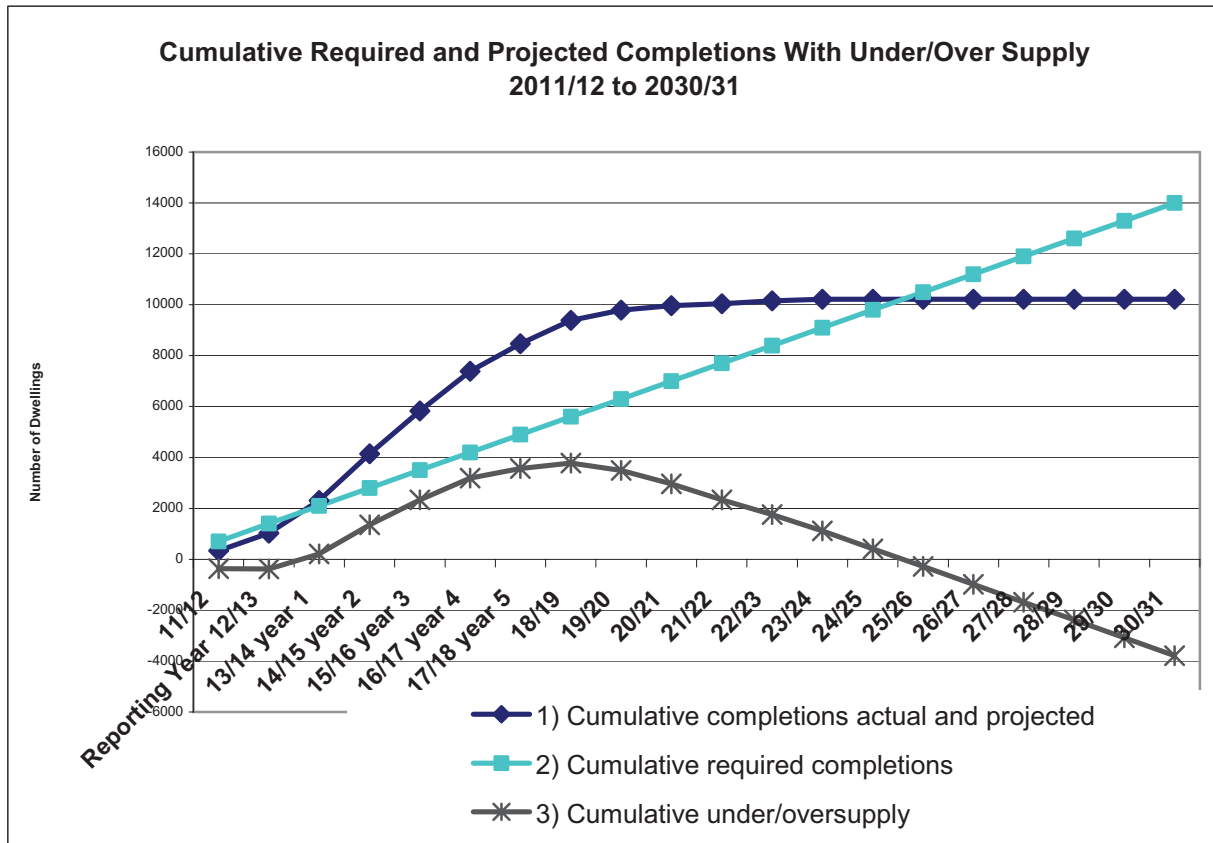
- 5.18 The economic downturn will inevitably have an effect on housing delivery in the next few years. Information from developers suggests that, generally speaking, they expect developments to start one or two years later than planned. This is especially so for developments thought likely to start within the next year or two. In addition, larger developments are likely to be spread over a longer time period. It should be noted the effects of the recession relate to the timing of development rather than its extent, or location.
- 5.19 Developers' reasons for other possible delays in housing developments also include: market conditions, site preparation costs, infrastructure costs, and planning obligations. All these cost factors have the potential to affect delivery of housing on this site.
- 5.20 In last year's AMR, it was projected that 413 dwellings would be completed in 2011/12 and actual completions were 331.
- 5.21 Factors that will affect the capacity and timing of specific sites include:
- Cambridge East – under the Cambridge East AAP this site was to deliver significant levels of housing in the city and South Cambridgeshire. Marshall announced in April 2010 that they have been unable to find an alternative site and that they do not envisage relocating by 2031. No allowance is therefore made in the trajectory for the main airport site.
- 5.22 The capacity and availability of some Local Plan allocated sites has also been raised by landowners, the following allocations will need to be reviewed as part of the Local Plan Review and through the Strategic Housing Land Availability

## 5 – Living in Cambridge

Assessment (SHLAA) as they have been highlighted as unlikely to provide further residential development in the future:

- The Territorial Army Centre on Cherry Hinton Road (site 5.08),
- The Nuffield Hospital (site 5.10),
- Caravan Park – Fen Road (site 5.11),
- Milton Infant and Junior School (site 5.13),

**Figure 4: Cumulative completions (1) Projected, (2) Required to meet the current implied RSS target and (3) showing the difference between the two**



(Cambridgeshire County Council, 2012b [online] & Appendix D)

5.23 Figure 4 above shows that there is an adequate housing supply in relation to the implied RSS target for the period to 2025/26. There is a period of acceleration between 2013/14 and 2016/17, as the urban extensions are developed.

5.24 The Housing Trajectory only identifies potential new developments over 10 dwellings, Local Plan Allocated Sites and urban extensions and therefore it is expected that smaller developments will help to meet future housing completions. The emergence of new planning applications over future years and work undertaken as part of the Local Plan review and annual review of the SHLAA to identify new housing allocation sites will enable the Council to cover future supply to 2031.

5.25 A public consultation on the SHLAA took place between 30<sup>th</sup> September to 11<sup>th</sup> November 2011, which identified potential sites, rejected sites and a call for new sites. By the end of the consultation, a total of 507 separate representations had been made and 35 new sites suggested. 13 of these sites spanned the boundary of Cambridge and South Cambridgeshire. Further work is currently underway

## 5 – Living in Cambridge

through the Local Plan Review to identify the realistic potential for new residential development in Cambridge to 2031. This will then feed into the next version of the SHLAA in 2013.

### 5.26 Density of new development on sites greater than 9 dwellings in 2011/12

Density	Percentage
<30DPH	3.5%
30 – 50DPH	4.9%
>50DPH	91.5%

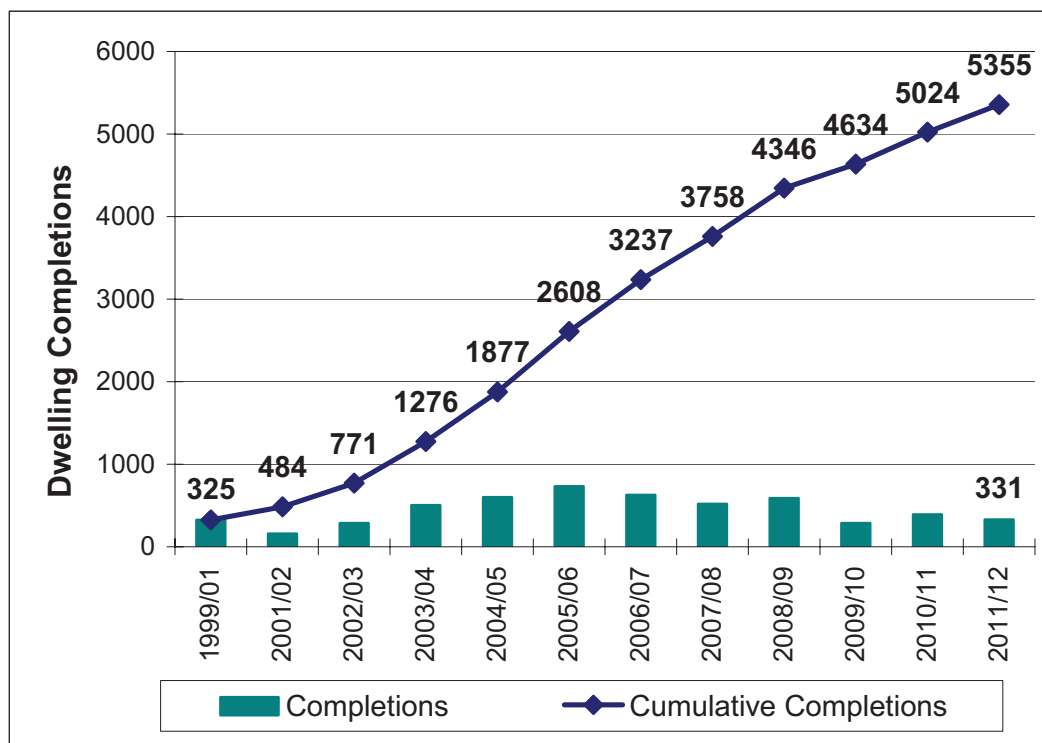
5.27 These results show that the majority of new dwellings in Cambridge are being developed at a density above 50 DPH. 283 completed sites of 9 or above dwellings, were monitored in the 2011/12-year. The average density of these sites was 88.25 DPH. 91.5% of the 283 sites had a density of 50 DPH or more with 96.4% of permissions being developed at a density of over 30 DPH. (Cambridgeshire County Council, 2012d [online] & 2012e [online]). Despite the deletion of the minimum density requirement from PPS3, the Cambridge Local Plan seeks to achieve sustainable development, and land in Cambridge is still being developed efficiently. The average density has increased by 23.21DPH from the year before.

### Target Based Policies

- 5.28 Three policies in this topic area have been selected for target based policy monitoring. One was deemed unsuitable for this kind of monitoring (Policy 5/9 Housing for People with Disabilities) as following discussions with Development Management it became clear that the provisions of this policy are covered by other legislation, which requires disabled access to all properties.
- 5.29 *Policy 5/1 Housing Provision* - this sets out that there should be an increase in dwellings of approximately 12,500 between 1999 – 2016 in accordance with the 2003 Cambridgeshire and Peterborough Structure Plan.
- 5.30 Figure 5: Dwelling completions 1999-2010 show that to date some 5,023 dwellings have been completed, leaving 7,477 dwellings to be completed in the remaining five years to 2016.

## 5 – Living in Cambridge

Figure 5: Dwelling Completions 1999 – 2011



(Cambridgeshire County Council, 2012b [online])

5.31 *Policy 5/5 Meeting Housing Needs* - 13 planning applications were submitted relating to Policy 5/5 this year: four of these applications were refused and so were not evaluated. This left nine sites to be assessed under this policy. The sites assessed were: 43 Parkside, 1 Ditton Walk, 92 Milton Road, Land At Cambridge University Press Off Clarendon Road And Fitzwilliam Road, Cambridge Regional College - Former Brunswick Site- Newmarket Road, Station Area, Land to the Rear of 100 - 108 Shelford Road, Seymour Court – Seymour Street and 82 Canterbury Street. The results are as follows:

- 43 Parkside – This was an application for 99 apartments of which 39 are affordable;
- 1 Ditton Walk – Was an application for the erection of 12 dwellings with a site area of 0.27ha, therefore the policy is not applicable;
- 92 Milton Road – Extension to rear of property, not applicable;
- Land At Cambridge University Press Off Clarendon Road And Fitzwilliam Road – redesign of building not applicable;
- Cambridge Regional College - Former Brunswick Site- Newmarket Road – application to vary extant consent, therefore already been assessed;
- Station Area - Application for 169 residential units (including 63 affordable units);
- Land to the Rear of 100 - 108 Shelford Road – Was an application for the erection of 13 dwellings with a site area of 0.33ha, therefore the policy is not applicable;
- Seymour Court – Seymour Street - Residential development comprising 34 units (20 affordable flats for the over 50s and 14 private houses);
- 82 Canterbury Street. - Conversion of detached garage into student 'flat' as part of a student hostel (a sui generis use).

## 5 – Living in Cambridge

In the cases where no monitoring was required or the policy was not applicable, it is most likely that the policy was used by Development Management Officers to discuss or illustrate a related issue.

- 5.32 These results show that the policy is working in relation to meeting housing needs, with all relevant applications providing 40% affordable housing.
- 5.33 *Policy 5/10 Dwelling Mix* - This policy sets out that on sites of 0.5 ha or more or 15 dwellings or more will be expected to provide a mix of dwelling sizes based on the number of bedrooms. The policy does not set any proportions for mix, however, Annex 2 to the Affordable Housing SPD includes key findings from the SHMA, which sets out a guide for new affordable housing provision. It goes on to note that the guidance "...will also be a material consideration in the determination of planning applications for the market housing element..." (Cambridge City Council, 2008, p5).
- 5.34 The guidance sets out the following mix: 50% 1 and 2 bedroom dwellings, but with no more than 10% 1 bed dwellings, 50% 3 bedroom or larger dwellings, but with no less than 20% 3 bed dwellings. Annex 2 of the SPD is caveated by reference to the site size, location and previous decisions.
- 5.35 There were 13 sites that related to Policy 5/10. Of these 13 sites, three were refused permission and so were not monitored, this left sites to evaluate. The sites that have been assessed are listed below:
- 43 Parkside - This was an application for 99 apartments. The dwelling mix was 43 one-bedroom, 35 two-bedroom and 21 three-bedroom;
  - 274 Coldhams Lane – Erection of a two bedroom house;
  - Land At Former Monsanto Site, West Of Hauxton Road – This application is split approximately as follows: 6% one-bedroom flats, 25% two-bedroom flats, 11% two-bedroom houses, 37% three-bedroom houses and 21% four-bedroom houses;
  - Land At Cambridge University Press Off Clarendon Road And Fitzwilliam Road - – application to vary extant consent, therefore already been assessed;
  - Royal Showground, Parcels 10, 11, 12b And 12c Land South Of Clay Farm – The application consists of 1% studio flats, 8% one-bed flats, 30% two-bed flats, 2% three-bed flats, 11% two-bedroom houses, 30% three-bedroom houses, 17% four-bedroom houses and 1% five-bedroom houses;
  - Cambridge Regional College - Former Brunswick Site- Newmarket Road - – redesign of building not applicable;
  - Station Area - Application for 169 residential units comprising 6% studio units, 30% one-bed units, 59% two-bed units and 5% three-bed units.;
  - 109 Glebe Road – Site too small 0.41 ha;
  - Land to the Rear of 100 - 108 Shelford Road – Was an application for the erection of 13 dwellings with a site area of 0.33ha, therefore the policy is not applicable;
  - Seymour Court – Seymour Street - Residential development comprising 34 units which will be split as 2 one-bed units and 32 two-bed units. The application was permitted as it was seen as the

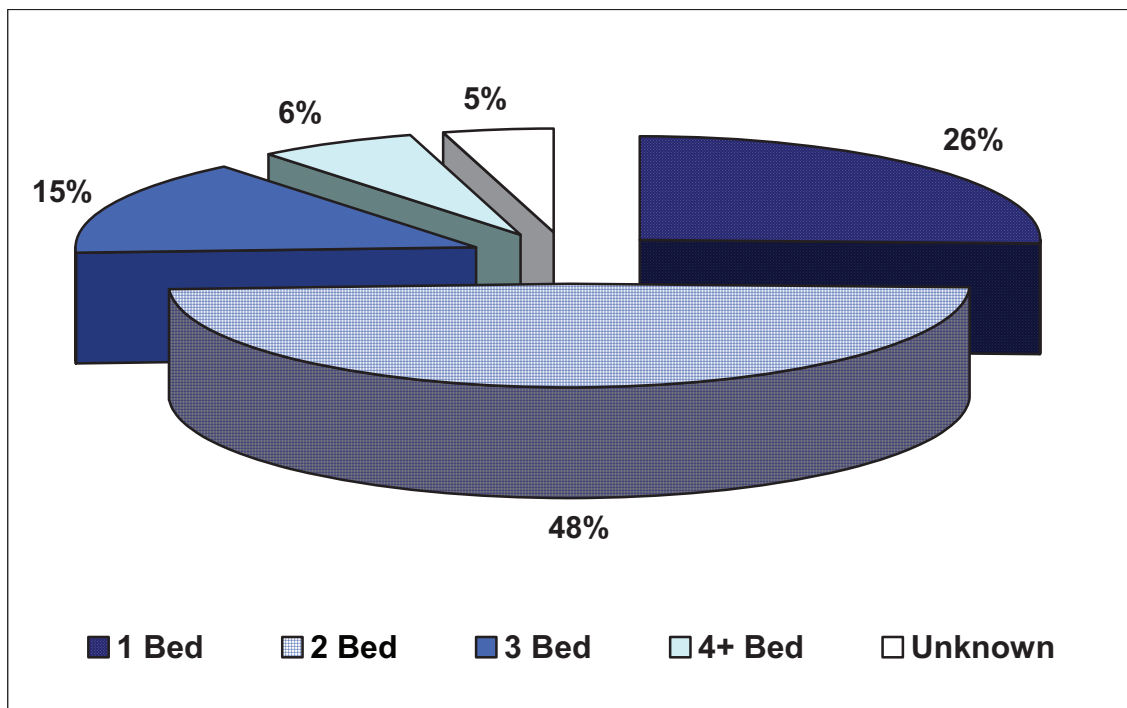
## 5 – Living in Cambridge

existing accommodation at Seymour Court is in poor condition and is not fit for purpose. Although the proposal will not result in an increase in residential accommodation from the original site, it will represent an improvement in the quality of affordable housing for people over 55 years old.

In the cases where no monitoring was required or the policy was not applicable, it is most likely that the policy was used by Development Management Officers to discuss or illustrate a related issue.

- 5.36 These results show that the policy is working in relation to providing for a range of sizes (apart from the specialist housing). Substantive increases in family accommodation (3 and 4 bed plus) are not likely to be noticeable until the Council start to get completions in the urban extensions.
- 5.37 Figure 6 shows the dwelling size mix of completed new dwellings in 2011/12. The total figure used is 372 and represents the GROSS number of new dwelling completions in the 2011/12 financial year as opposed to the NET number of housing completions for this year (331), which has been used in Appendix D for the Housing Trajectory.

**Figure 6: Dwelling Size Mix 2011/12**



(Cambridgeshire County Council, 2012c [online])

### Conclusions and Actions

- 5.38 Housing is a key issue in Cambridge, especially in terms of affordability. The Council is making progress in this area and is using Policy 5/5 Meeting Housing Needs which seeks the provision of at least 40% affordable housing on sites to meet the threshold. However, it takes a number of years for this policy to be fully reflected in the monitoring as affordable housing has to be secured in the legal agreement usually at the outline stage.

## 5 – Living in Cambridge

- 5.39 Some of the policies in the chapter are being reviewed when the *Cambridge Local Plan Towards 2031* is progressed. The Local Plan will also need to confirm the appropriate level of future housing provision to 2031.
- 5.40 The Council currently has a predicted 207% of its five-year supply target (see paragraph 5.10 to 5.14), this equates to 10.33 years' supply when measured against the five-year supply target of 721 dwellings per year (accounting for past completions). New housing allocations will need to be identified to cover the level of provision after 2025/26 (see Figure 4) as part of the Local Plan Review.



# 6 – Enjoying Cambridge

## Introduction

- 6.1 Shopping, leisure and tourist attractions all have an important part to play in serving those who live, work and study in Cambridge and those visiting the world renowned city.
- 6.2 Main sub-regional shopping facilities are located in two distinct areas of the City Centre: the historic centre and Fitzroy/Burleigh Street, which contains The Grafton. The historic centre has undergone considerable redevelopment over recent years with the construction and opening of Christ's Lane and the Grand Arcade. The recession did have some impact on retailers in Cambridge, with a higher number of unit vacancies than usual in 2009/10. However, the situation this year has improved with most previously empty shops reoccupied and fewer vacancies.
- 6.3 Cambridge's retail ranking rose from 22nd place to 16th in the National Retail Index of top places to shop (GCP Quarterly Economic Review Oct-Dec 2009 [online]). The 2012 CACI Retail Footprint, which compares the consumer expenditure of city retail areas, ranked Cambridge as 32<sup>nd</sup> nationally, showing consumer expenditure as £640m.
- 6.4 The city is also a key sub-regional location for indoor and outdoor cultural and entertainment venues, such as concert venues and theatres. Outdoor events such as the Cambridge Folk Festival, Pop in the Park and Summer in the City events are hosted on the open spaces throughout the city.
- 6.5 Tourism plays a key role in the city's economy. However, the Council has a policy of managing rather than promoting tourism. Cambridge has a lot to offer visitors, but as well as bringing economic benefits, they contribute to existing pressures, such as increasing the level of traffic congestion.

## Use of Policies

- 6.6 Policy 6/10 Food and Drink Outlets, was the most used policy (20 times). This policy ensures that new developments for food and drink uses do not cause unacceptable environmental problems or nuisance. In many cases this policy was used where there was a change of use application to an A3 (restaurant and café) or an A5 (hot food take-away) use. Policy 6/2 New Leisure Facilities was used 12 times and Policy 6/7 Shopping Development and Change of Use in District and Local Centres was used 9 times.

## Issues to Consider

- 6.7 Retail diversity has been an issue, particularly in the Mill Road District Centres, which are known for their independent traders. An amendment was proposed to the Localism Bill, known as the 'Cambridge Amendment'. This asked for a requirement to assess the vitality and diversity of shopping areas and potentially include policies within local planning documents setting out the desired retail mix for retail centres in order to promote sustainability and diversity. This amendment was not taken through into the final Localism Act. The same comments were made in relation to the consultation on the National Planning Policy Framework but were not taken through into the final document. Cambridge MP Julian Huppert is attempting to forward the issue through The Local Services (Planning) Bill.

## 6 – Enjoying Cambridge

- 6.8 The shopping survey of the City Centre, District and Local Centres has been updated. This has made it easier to apply Policy 6/7 Shopping Development and Change of Use in District and Local Centres. The District and Local Centre boundaries will be reviewed as part of the Local Plan review. This will include consideration of whether centres are in the correct position within the shopping hierarchy and whether there are any new centres which may need to be added to the list. Views from Development Management Officers are:
- Some Local Centres need to be reviewed to see if they should still be designated as a Local Centre, as they may not be functioning as such e.g. Victoria Road, Cromwell Road, Newnham Road, Akeman Street, Green End Road;
  - The four corners of the Hills Road/Cherry Hinton Road Junction should all be included as a Local Centre catchment, as should the area around the new Station Area Development.
- 6.9 The City Centre boundary will also be reviewed as part of the Local Plan review. This will include identification of the primary shopping area and primary and secondary frontages. Evidence from the shopping survey and the review of the Retail Study will be used. The Cambridge Sub Region Retail Study (2008) is currently being updated by consultants.

### Other Indicators

BD4	Amount of completed floorspace (m <sup>2</sup> ) 2011/12 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	907	776	146	0
	Losses	-922	-578	-627	-95
	Net	-15	198	-481	-95
Local Authority Area	Gains	1,172	1,036	6,193	470
	Losses	-1,152	-578	-8,126	-119
	Net	20	458	-1,935	351

- 6.10 A1 figures are for net tradable floorspace (sales space). Floorspace for the rest of the use classes is gross. The table shows losses of floorspace in A1 and A2 uses, however these are mostly changes of use to other A classes such as food and drink establishments (particularly A3 and A5). These uses are becoming increasingly popular in the City Centre and other centres, and they help to add to vitality and viability. However, there also needs to be a balance with shops and facilities which are useful to local residents, particularly in the District and Local Centres. See Appendix I for a Use Classes Order summary.
- 6.11 The Council undertook a Hotel Study dated April 2012. The study identifies the scale and nature of new hotel development required to meet the city's future business and leisure tourism needs through to 2031 and forms part of the evidence base which will inform the creation of the new Local Plan for Cambridge.
- 6.12 A range of options have been included in Chapter 10 of the Issues and Options report addressing hotel and retail uses within the city.

## 6 – Enjoying Cambridge

### Conclusion and Actions

- 6.13 Work has been completed on updating the shopping survey and collecting data on the condition of the District and Local Centres. This information will be used as an evidence base in developing policies in the Cambridge Local Plan Review. In particular this survey work will highlight the proportion of different uses within the centres and will identify if A1 retail is still the predominant use and whether there are any issues with the level of food and drink uses (A3 and A5).
- 6.14 No other particular issues or problems have been identified, however, consideration should be given to monitoring policies at a more detailed level to better understand policy usage and to feed into the Local Plan Review.

# 7 – Working & Studying in Cambridge

## Introduction

- 7.1 The Working & Studying chapter of the Local Plan relates to the key areas of the city's economy. The policies in this chapter allow the city to develop and be shaped in a way that will provide a sustainable and future-proofed economy.
- 7.2 The city is home to the University of Cambridge, Anglia Ruskin University and hosts a branch of the Open University. Around 30,311 students study at the two universities in Cambridge (See Appendix A).
- 7.3 Language schools also make an important contribution to the city's economy. There are 22 accredited schools in the Cambridge area employing over 300 staff. Fees and accommodation generate around £50 million per annum and spend in the local area is thought to exceed £78 million per annum (SQW, 2010).

## Use of Policies

- 7.4 All policies within the Working and Studying chapter have seen infrequent usage by Development Management during the year. The Selective Management of the Economy - Policy 7/2 was used on 13 occasions. Policy 7/3 Protection of Industrial Storage Space was used 12 times.

## Issues to Consider

- 7.5 Discussions with Development Management indicate that many of the policies in this chapter are key at the pre-application stage.
- 7.6 The application of Policy 7/2 Selective Management of the Economy requires further consideration. With the emergence of the National Planning Policy Framework, consideration should be given as to whether the economy should be restricted in this way. The NPPF states that economic related policies should be more flexible. This makes the determination of planning applications problematic as Development Management Officers have had to refuse applications on the basis of this policy, which Councillors feel is unnecessarily restrictive. When taken to appeal however the Planning Inspector dismissed the appeal suggesting that they do not regard there to be any conflict between the policy and the NPPF.
- 7.7 Policy 7/10 Speculative Student Accommodation refers to purpose built accommodation, yet most student accommodation is achieved through building conversions. The policy restricts accommodation building to the 2 Universities in Cambridge, but it is difficult to demonstrate that other institutions should be treated differently.
- 7.8 Policy options for student accommodation and language schools were further considered and consulted upon in the Council's Issues and Options Report. These issues are being actively considered as part of work on the review of the Local Plan.
- 7.9 In January 2012, Cambridge City Council and South Cambridgeshire District Council commissioned an update to the Councils' Employment Land Review. The aims of the report were to:
- Reconsider and update the findings from the Employment Land Review 2008, to focus on the period 2011-2031; and

## 7 – Working & Studying in Cambridge

- Review – in the light of evidence – existing Selective Management of the Economy policies in the Cambridge area.

The Employment Land Review provides an evidence base for developing policies and allocating sites in the review of the Local Plan and is also a material consideration in the determination of planning applications.

- 7.10 The Development Plan Scrutiny Sub-Committee endorsed the update to the Employment Land Review for use as an evidence base for the review of the Local Plan and as a material consideration in planning decisions in October 2012.

### Target Based Policies

- 7.11 No policies have been identified for target based monitoring at present. The RSS introduced new targets for employment growth in Cambridgeshire with 75,000 new jobs proposed to 2021 in Cambridgeshire and Peterborough. Within Cambridge and South Cambridgeshire, around 49,390 jobs are forecast, of these 31,780 are anticipated in the city. The joint Employment Land Review reviewed the portfolio of sites in both Districts available to meet this target. This Study will form part of the evidence base into the new development plan, which will replace the 2006 Local Plan. When the RSS is revoked, these targets will no longer be applicable for Cambridge.

### Other Indicators

Business Completions						
	Gains		Losses		BD2	% on PDL
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)		
B1 (unspecified)	0	0.00	-224	-0.09	0	N/A
B1a	6193	0.50	-8,128	-4.56	6,193	100%
B1b	11845	2.07	-2666	-2.26	11845	100%
B1c	0	0.00	-4,695	-3.02	0	N/A
B2	348	0.16	-773	-0.15	348	100%
B8	965	0.20	-53	-0.16	965	100%
Total	19,351	2.93	-16,539	-10.24	19,351	100%

Employment land lost to residential B1-B8 (ha)	-8.85
Land lost in Employment/Regeneration areas B1-B8 (ha)	-9.17

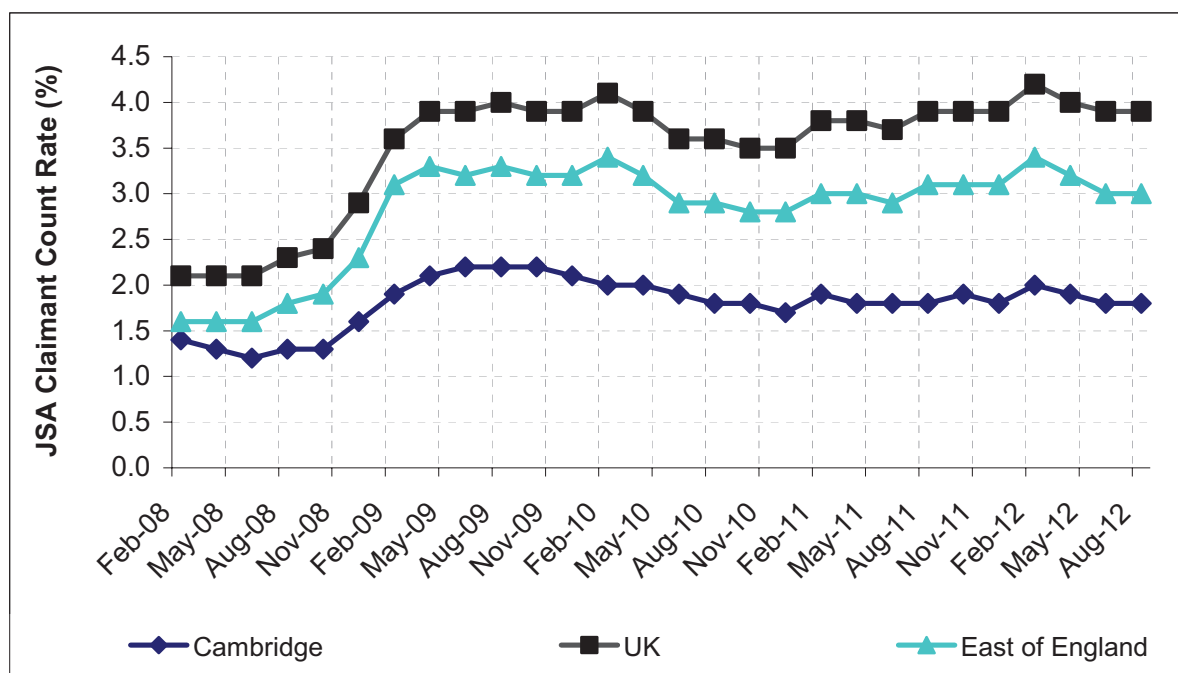
Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total Amount of Additional employment floorspace (Sqm)
BD2 = Additional Employment Floorspace on PDL (Sqm)
<b>Data spans 01/04/2011 to 31/03/2012</b>

(Cambridgeshire County Council – Business completions 2011g[online])

## 7 – Working & Studying in Cambridge

7.12 There has been a net loss of employment floorspace mostly B use classes. Losses in B1a, office use, will be redressed by completions close to the Station in the short-term, however in the medium to long term the evidence points towards a shortage of office floorspace. This is backed up by evidence from the Employment Land Review 2012. There were significant gains of B1b employment space, associated with the development of the a research laboratory and experimental glasshouse at the Botanical Gardens, and the evidence points towards a sufficient supply of such land in Cambridge and South Cambridgeshire. Losses of B1c and B2 , light industrial and industrial are part of a long-term trend of such losses, which have not been prevented by policy despite the evidence of need for such land. The small gains in B8 are a result of changes of use from industrial uses, to storage. The losses of industrial land are primarily down to the great difference in land values between industrial uses and other uses, principally residential. The Employment Land Review 2012, notes that the viability of industrial land is likely to be an ongoing issue for the foreseeable future, alternative provision is necessary, possibly outside the city, the increasing importance of hybrid buildings which enable flexibility of use needs to be recognised. (See Appendix I for a Use Classes Order summary).

**Figure 7: Proportion of Residents aged 16-64 Claiming Job Seekers Allowance**



(Official Labour Market Statistics cited in Nomis [online])

7.13 Important note - Percentages in Figure 7 show claimants as a proportion of the resident population of the same age. Previously it showed claimants as a percentage of all claimants

### Conclusion and Actions

7.14 The saved policies in the Working & Studying chapter remain sound and effective for assessing development proposals in Cambridge. The policies were not used frequently in the monitoring year 2010/12, this is because many are site-specific, or

## 7 – Working & Studying in Cambridge

linked to specific types of development. Furthermore, many of the policies in this chapter are key at the pre-application stage. However, there is the need to review policies 7/7 and 7/10.

- 7.15 Consideration of the need for student accommodation is necessary to ensure that speculative development does not lead to an oversupply. Any revisions to Policy 7/10 (Speculative Student Accommodation) should look to consider the inclusion of a needs clause to address this. Policy 7/7 should also be reconsidered.

# 8 – Connecting & Servicing Cambridge

## Introduction

- 8.1 This section encompasses a number of topic areas including: transport; telecommunications; energy resources; water; sewerage; drainage infrastructure and waste. These issues are key in making development in the city more sustainable.
- 8.2 A Transport Strategy for Cambridge and South Cambridgeshire is currently being prepared by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council. The emphasis is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area. It has recently undergone public consultation with a view to producing a draft plan by Summer 2013.

## Use of Policies

- 8.3 Three policies were identified by Development Management as being key policies: Policy 8/2 Transport Impact (185 uses), Policy 8/6 Cycle Parking (162 uses) and Policy 8/10 Off Street Parking (169 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.
- 8.4 Policy 8/12 Cambridge Airport and Policy 8/13 Cambridge Airport Public Safety Zone were not used during the monitoring year. The use of these policies are highly dependent upon the nature and location of applications submitted within the monitoring year. This policy remains a useful part of the planning policy framework. Policy 8/13 is mostly used at pre-application stage and therefore is still a valuable policy. The Council has recently received new mapping data from Marshall which addresses both the Public Safety Zone and the air safeguarding zones which are referred to in the supporting text to Policy 8/13. This data forms new constraints information which will inform pre-application advice and decision-making.

## Issues to Consider

- 8.5 Policy 8/2 Transport Impact is used to deal with highway safety issues, as there is not an appropriate policy to deal with this. For example, a residential vehicular access route which crosses a cycle and pedestrian footpath is deemed unsafe yet there is no real policy to prevent this. The policy needs to be fit for purpose and updated to help with this issue.
- 8.6 The Cycle Parking Guide for New Residential Developments was adopted in February 2010, to help inform Policy 8/8 Land for Public Transport. The cycle parking standards contained within the guidance are currently being updated through the Local Plan review.
- 8.7 Policy 8/17 Renewable Energy is a policy that may see an increase in usage over the following years. The regulations surrounding permitted development rights mostly cover the issues that deal with this policy, with the exception of works on listed buildings which are dealt with through conservation related policies.



## 8 – Connecting & Servicing Cambridge

- 8.8 The A14 Ellington to Fen Ditton (A14efd) scheme was withdrawn during the 2010 Spending Review. On 8<sup>th</sup> October 2012, it was announced that £22 million package was approved for improvements to the A14 between junctions 31 and 32, Girton to Milton. This would see reductions in congestion by widening the A14 between the junctions and installing three sign gantries across the width of the carriageway. In addition the Highways Agency and the Department for Transport are working with the Local Authorities on a new large-scale improvement project worth £1.5 billion for the A14, which could include innovative proposals such as tolling part of the route. It is hoped that work will start in 2018.
- 8.9 Cambridge Science Park Station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station will be built in the area of Chesterton sidings, close to the Science Park, St John's Innovation Centre and Cambridge Business Park. The railway station will provide a huge boost for the local economy, and will kick start development and the creation of jobs by improving accessibility and journey times. The County Council are consulting on the plans during November 2012.
- 8.10 Cambridgeshire County Council has been successful in securing £1.7 million worth of funding from the Department for Transport's Better Bus Area Fund. The aim of the fund is to increase bus patronage in busy urban areas, to help deliver the Department for Transport's aims of creating growth and cutting carbon emissions.
- 8.11 Cambridgeshire County Council has been awarded £5 million from the Government's Local Sustainable Transport Fund (LSTF) for transport in Cambridgeshire, which will be used to reduce congestion and help improve journey choices. The bid was developed with a wide range of partners from across the public, private and third sectors, and focuses on improving links to transport interchanges and corridors, improving links to employment areas and targeted marketing and information. The full funding bid can be downloaded below. The funding announcement was made in May 2012, and the funding will be spent between 2012 and 2015.

### Target Based Policies

- 8.12 Policy 8/16 Renewable Energy in New Developments dictates that major development proposals will be required to provide at least 10% of the development's total predicted energy requirements on site from renewable energy sources. The policy was used 24 times over the past year in determining planning applications. There is evidence that provision of 10% renewables in line with policy is being secured through conditions to planning permissions. However, there needs to be further provision and recording of information in relation to implementation of schemes and recording of supplementary information to make better use of progress towards wider corporate objectives. At present, it is unclear whether schemes being implemented are generating the levels of renewable energy that were modelled at the planning application stage, and there can be a considerable difference between predicted generation and installed generation.
- 8.13 Given the issues surrounding the monitoring of Policy 8/16 (which is based on a Merton Rule-style policy), South Cambridgeshire District Council, working with the other Cambridgeshire authorities, commissioned consultants to carry out research into the impact of the Merton Rule-style policies in four local planning authorities

## 8 – Connecting & Servicing Cambridge

and makes recommendations in terms of the future role of Merton Rule-style policies in the planning system. An option considering the retention of a Merton Rule approach was included within the carbon reduction policy options of the Local Plan Issues and Options Report. The study recommends that if Merton Rule policies are to continue to have a role in planning policy that they should focus on those technologies with a proven track record of performance and ease of use for building occupants. To this end, the study recommends adopting a ‘solar first’ approach, with either solar thermal or photovoltaic being required for new homes, and photovoltaic being required for all non-residential development. It also recommends that a more flexible approach be adopted for large estates, for example University of Cambridge academic sites, so that a site-wide approach to specifying renewable energy can be considered as opposed to requiring every new building on a site to include 10% renewable energy. The arguments in favour of a ‘solar first’ approach include that they are mature technologies and are relatively simple to monitor and enforce. However, in the past national planning policy has been opposed to the use of policies that are technology specific, and developers tend to be opposed to such an approach. There is no specific wording in the National Planning Policy Framework that would support or object to this approach, and as such it is likely that it would be tested at examination. The recommendations from this study will feed into the Local Plan review and the formulation of renewable energy policies for the draft Local Plan.

### Other Indicators

Environmental Quality	
E3	Renewable energy generation

	Installed Capacity (MW) 2011/12	Potential Sites - Installed capacity (MW) 2011/12
Wind	0.0001	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.8515	0.2748
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group)

- 8.14 The table above provides monitoring information related to the installation of renewable energy technologies in Cambridge. This year’s table uses a combination of County Council monitoring information (which looks at non domestic installations) and the Feed in Tariff (which monitors domestic installations). The Feed in Tariff picks up a lot more sites than the County Council have monitored, including ones that did not need planning permission, but it is only available down to the first half of the postcode level, therefore some sites will have been missed out of the monitoring. While this monitoring represents an improvement to last year’s figures and is helpful in tracking renewable installations in Cambridge, it still does not capture all information about the installed renewable energy capacity of the city. It is also not clear whether this captures information regarding the renewable technologies being installed to meet the requirements of Policy 8/16 of the Local Plan, or those installations that do not require planning consent. For example, many householder installations will not require planning consent, and since the introduction of the Feed in Tariff, installation rates have increased. Data from the

## 8 – Connecting & Servicing Cambridge

Feed in Tariff Statistical Report for 2011/2012 (see Appendix F), shows that between April 2011 and March 2012, there was 3 commercial and 420 domestic installations of photovoltaic panels. The introduction of the Renewable Heat Incentive in April 2012 may have a similar impact on the update of renewable heat generation.

- 8.15 The table below shows the amount of new residential development within 30 and 15 minutes public transport and/or walking distance of key services.

Accessibility of Services		
Amount of completed new residential development (within the 2011/12 year) within 30 minutes and 15 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.		
Key Service	% of population who are within 30 minutes public transport time of Key services	% of population who are within 15 minutes public transport time of Key services
GP Surgery	100%	100%
Hospital with A & E	97%	40.3%
Hospital with Outpatients	97%	40.3%
Primary School	100%	97.3%
Secondary School	100%	69.1%
Area of Employment	100%	100%
Retail Centre	100%	85%

- 8.16 Only a very small proportion of the dwellings completed are situated more than 30 minutes by public transport, these results are unsurprising due to the compact nature of the city. This year sees the introduction of the 15-minute measurement, which shows a more varied set of results. As the growth areas in the city are developed, access to such facilities will need to be assessed to determine what facilities may be needed in the future.

### Conclusion and Actions

- 8.17 The future of a percentage renewable energy policy approach is currently being considered as part of the review of the Local Plan, and any future policy approach will need to be capable of being monitored effectively.

# 9 – Areas of Major Change

## Introduction

- 9.1 A number of urban extensions have been allocated around Cambridge and sites such as the Station Area have been earmarked for redevelopment. These areas will be the focus of substantial development over the next 10–20 years. As well as providing residential accommodation, the development of these communities will need to provide a mix of uses appropriate to their scale to ensure the most sustainable development possible.
- 9.2 The vision for the urban extensions is to provide high quality, sustainable design, housing people can afford, thriving local neighbourhoods with good local facilities, green open spaces and the priority of travel by non-car modes.
- 9.3 There are six Areas of Major Change:
- Cambridge East
  - Southern Fringe
  - Northern Fringe East
  - Madingley Road/Huntingdon Road
  - Huntingdon Road/Histon Road
  - Station Area

Updates on the progress of these areas can be seen below.

## Cambridge East

- 9.4 The 2008 Cambridge East Area Action Plan (AAP) identified this site as a new urban quarter of approximately 10,000 to 12,000 dwellings and associated infrastructure. Last year, the housing trajectory (Appendix D) showed the potential for 406 dwellings on this site. However, most of this site is now unlikely to come forward before 2031. The Issues and Options report includes a number of options (34 – 36) which address Cambridge East, ranging from retaining the current allocation; safeguarding the land for future development; to returning the land to the Cambridge Green Belt. However, some development is possible on the Land at Coldhams Lane – 91 dwellings (see two site entries against site number 9.01 in the Housing Trajectory Appendix D). Appendix G shows indicators that will be monitored once development is underway.

## Southern Fringe

- 9.5 The Southern Fringe is split into the following:

**Figure 8: Southern Fringe**

Site	Description	Progress
Addenbrooke's Hospital	Clinical/biomedical uses/research and development	Applications received for: <ul style="list-style-type: none"><li>• Cambridge Biomedical Campus (06/0796/OUT)</li><li>• Multi-storey Car Park (11/0780/REM): Approved.</li><li>• The Forum (10/1209/EXP)</li><li>• LMB Building (07/0651/FUL) –</li></ul>

## 9 – Areas of Major Change

Site	Description	Progress
		<p>Completed: occupation expected early 2013</p> <ul style="list-style-type: none"> <li>• Helipad (10/0094/FUL)</li> </ul> <p>Applications received</p> <ul style="list-style-type: none"> <li>• Southern Spine Road (12/1304/REM)</li> </ul>
Clay Farm	Up to 2,300 dwellings	<p>Reserved matters applications approved:</p> <ul style="list-style-type: none"> <li>• 10/1296/REM for 306 dwellings</li> <li>• 11/0698/REM for 128 dwellings.</li> <li>• 12/0754/REM for 102 dwellings.</li> </ul> <p>Reserved matters applications submitted:</p> <ul style="list-style-type: none"> <li>• 12/0867/REM for 274 dwellings</li> <li>• 12/0794 for 229 dwellings</li> </ul> <p>Construction is now underway.</p>
Trumpington Meadows (Monsanto)	Approximately 1,200 dwellings (split between Cambridge and South Cambridgeshire District Council)	<p>Two reserved matters applications approved –</p> <p>11/0073/REM is for 164 dwellings that are wholly within Cambridge City Council boundary</p> <p>11/0075/REM is for 189 dwellings, 160 of which are within Cambridge City Council boundary and 29 of which are within South Cambridgeshire District Council boundary. An application.</p> <p>Construction is now underway</p>
Bell School	347 dwellings and 100 Student rooms	<p>06/0795/OUT approved June 2008. Reserved matters access from Babraham Road (12/0890/REM) was refused and is currently at appeal.</p>
Glebe Farm	286 dwellings	<p>09/1140/FUL approved, S106 signed August 2010.</p> <p>Under construction</p>

### Addenbrooke's

- 9.6 A Reserved Matters application (11/0780/REM) for a 1,228 space multi-story car park at the southern corner of the current Addenbrooke's campus off Robinson Way was approved in December 2011. Initially it will be used to replace existing surface car parking to allow the Forum development. Ultimately, the car park it will also serve the new Papworth Hospital. Construction is likely to commence early 2013. A new application for the Forum is likely to be submitted in 2013 to include a private hospital. An application for an Energy Centre has been submitted to the County Council

## 9 – Areas of Major Change

- 9.7 There are two bidders in the running for the development of the proposed Papworth Hospital. Skanska and Bouygues, have developed proposals for a new Papworth Hospital on the Addenbrooke's site under the Private Finance Initiative process. A decision on the successful bidder is likely in Spring 2013.

### Residential

- 9.8 Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, , with the first occupations in Trumpington Meadows in August 2012 and Glebe Farm in September 2012.
- 9.9 Trumpington Meadows Primary School (application number: S/00506/CC) is due to open in 2013. A planning application has been approved for temporary accommodation at Fawcett School to be used prior to the school opening (planning application C/05001/12/CC).
- 9.10 Applications are likely to be submitted in early 2013 for a Secondary School and Community Centre on Clay Farm.

### **Northern Fringe East**

- 9.11 The spatial strategy in the current Local Plan identifies this area for a high density mixed use development around a new railway station and transport interchange at Chesterton Sidings and adjoining land within the city. The Government has made a commitment to the delivery of the new station and transport interchange, to be called Cambridge Science Park Station. The Issues and Options report includes a strategic priority within Option 33 on Northern Fringe East. This option sets out the requirements for a new high density mixed employment-led development of a high quality and sustainability.

### **Madingley Road/Huntingdon Road (North West Cambridge)**

- 9.12 The 2009 North West Cambridge Area Action Plan identifies land to be released from the Cambridge Green Belt to contribute towards meeting the development needs of Cambridge University. It establishes an overall vision and objectives to achieve this. It also sets out policies and proposals to guide the development as a whole.
- 9.13 The outline application (11/1114/OUT) (and sister application for the area in SCDC S/1886/11) was received and validated in September 2011. The applications were approved by the Joint Development Control Committee in August 2012, subject to the completion of a Section 106 agreement which is expected to be completed by the end of December 2012. Discharge of conditions and reserved matters submissions for Phase 1 are expected to be submitted from March 2013.
- 9.14 The application proposes 3,000 dwellings, 2,000 student bedspaces, 100,000sqm of employment floorspace, 5,300 sqm gross retail floorspace, 6,500sqm for a residential institution e.g. a care home, Community Centre, Police; Primary Health Care; Primary School; Nurseries, Indoor Sports Provision and Opens space and a 130 room hotel. Appendix H shows indicators that will be monitored once development is underway.

## 9 – Areas of Major Change

### Land Between Huntingdon Road and Histon Road (NIAB)

- 9.15 *Land between Huntingdon Road & Histon Road (NIAB 1)* – the outline application for 1,593 homes was approved by the Joint Development Control Committee (JDCC) in July 2010, subject to the signing of a Section 106 agreement. It is envisaged that the agreement will be signed and the permission issued by the end of 2012. Officers and the site promoters are now discussing the form of the proposed development. The evolving details were shown at the north west Cambridge drop in event on 11 February 2012 and a Design Code is being prepared to guide the design of development. Further events are being planned.
- 9.16 *NIAB Frontage* – The reserved matters application was approved by the JDCC in May 2008 for 187 dwellings. Construction on the frontage site commenced in 2010 and the initial phase of homes is nearing completion, with some of the dwellings now occupied. See Appendix D – Housing Trajectory for completion figures.

### Station Area

- 9.17 The major redevelopment of Cambridge's station area, reported to be worth £850 million, received outline approval in April 2010. Details of the application (08/0266/OUT) include:
- 331 residential units - inclusive of 40% affordable homes
  - 1250 student units
  - 53560m<sup>2</sup> of Class B1a (office) floorspace
  - 5255m<sup>2</sup> of Class A1/A3/A4 and/or A5 (retail) floorspace
  - a 6658m<sup>2</sup> polyclinic
  - 86m<sup>2</sup> of D1 (art workshop) floorspace
  - 1753m<sup>2</sup> of D1 and/or D2 floorspace - gym, nursery, student/community facilities
  - a 7466m<sup>2</sup> hotel
  - a new transport interchange and station square, including 30 taxi bays and nine bus stops - two of which are double stops providing 11 bays in total - a new multi storey cycle and car park including accommodation for about 2750 cycle spaces, 50 motorcycle space and 652 car parking spaces
  - highway works including improvements to the existing Hills Road/Brooklands Avenue junction and the Hills Road/Station Road junction and other highway improvements, along with an improved pedestrian/cyclist connection with Carter Bridge - and works to create new and improved private and public spaces.
- 9.18 The outline planning permission for the CB1 development establishes the principle of development on the site but before works can commence the Council will need to approve the detailed plans for the buildings and spaces. The appearance, landscaping, layout and scale of buildings and spaces are controlled through the reserved matters applications.
- 9.19 In August 2010 a reserved matters application (10/0810/REM) was submitted. This application sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide 511 student units in four blocks, two facing the bus

## 9 – Areas of Major Change

interchange, two close to Hills Road and two shops fronting Hills Road and the bus only link road. In association with the submission, applications were also made to seek non-material amendments to the parameter plans approved under the outline planning permission. These related to the use of the upper floors of 125 Hills Road and the basements and footprints of the buildings. This was approved at Planning Committee in October 2010. Works have commenced on site and the project is due for completion in 2012.

- 9.20 A reserved matters submission for the erection of an office building at the junction of Station Road with Tenison Road was submitted in August 2010. Application reference number 10/0810/REM This application sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide an office building (9808 square metres), a pocket park and a garden part of which will become part the Station Road Open Space. The office building (The Microsoft Building) is nearing completion.
- 9.21 A reserved matters application (11/0633/REM) was also submitted for four buildings accommodating predominately residential accommodation and the conversion of the former Fosters Mill building to 19 flats submitted in May 2011. Blocks L1 to L4 are on a north/south alignment and will be located between Station Road and Hills Road opposite the Warren Close development. The application includes commercial space at ground floor level in Block L1 and Fosters Mill and a community room in Block L4. A mixture of private and affordable housing units is proposed, including 169 flats of which 63 will be affordable homes. The application also includes part of the local park, which is to be laid out for use as an informal open space for public use. This was agreed at Planning Committee on 21<sup>st</sup> September 2011.
- 9.22 Nine bus stops - two of which are double stops providing 11 bays in total were completed this year.

### Use of Policies

- 9.23 Use of the policies in this chapter are determined by the progress of development on the specific growth areas as they are used in deciding applications for the urban extensions. This year Policy 9/8 Land between Huntingdon Road and Histon Road was not used, yet Policy 9/5 Southern Fringe was used 18 times, which is reflected in the progress made in this area.
- 9.24 As part of the work on Areas of Major Change, the Cambridge East and North West Cambridge AAPs were developed and adopted, superseding Policies 9/4 East Cambridge and 9/7 Land between Madingley Road and Huntingdon Road. Not all policies however, have been developed into AAPs. In the case of the Southern Fringe and Station Area, Area Development Frameworks support the policies for these areas. These frameworks are material considerations.



## 9 – Areas of Major Change

### Conclusion and Actions

- 9.25 A considerable amount of work has been carried out and is continuing in order to ensure that the areas of major change are as sustainable as possible in providing successful new communities in Cambridge.
- 9.26 Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, with the first occupations in Trumpington Meadows in August 2012 and Glebe Farm in September 2012.
- 9.27 Work is underway in the Station Area and Student Accommodation has nearly been completed on Blocks M1, 2, 5 and 6 of the CB1 masterplan and nine bus stops - two of which are double stops providing 11 bays in total were completed this year.
- 9.28 There are two bidders in the running for the development of the proposed Papworth Hospital. Skanska and Bouygues, have developed proposals for a new Papworth Hospital on the Addenbrooke's site under the Private Finance Initiative process. A decision on the successful bidder is likely in Spring 2013.

# 10 - Implementation

## Introduction

- 10.1 This Local Plan chapter sets out how the proposals and policies of the Local Plan will be implemented in order to fulfil the objectives of the Plan. It highlights how these proposals and policies will enable development to occur in a way which will benefit residents, businesses, students and tourists, thus supporting the city's role in the sub-region.
- 10.2 The Local Plan sets out a vision for the continued growth and development of Cambridge until 2016, by creating the opportunities and framework for development to take place. Delivery of the vision relies on partnership working and consultation between the Council and a variety of other stakeholders including other local authorities, agencies, landowners, developers and residents.
- 10.3 This chapter provides an update of the progress on the Community Infrastructure Levy.

## Use of Policies

- 10.4 Policy usage research (see Appendix C for full listing) found that Policy 10/1 Infrastructure Improvements was used 63 times in deciding planning applications. Development Management Officers have, through discussions, noted that it is key throughout the progress of a development proposal from pre-applications to permission.

## Target Based Policies

- 10.5 There are no specific target based policies associated with this topic.

## Community Infrastructure Levy (CIL)

- 10.6 The 2008 Planning Act established powers to create a Community Infrastructure Levy (CIL) in England and Wales. This came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011). Essentially it allows local authorities to levy a charge on new development in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of the development. This includes new or safer road schemes, flood defences, schools, hospitals and other health facilities, park improvements, green spaces, etc.
- 10.7 It was agreed at Development Plan Scrutiny Sub Committee on 22/03/2011, that the Council's CIL approach would be prepared and taken forward in parallel with the Local Plan review, with the intention of adopting a CIL Charging Schedule by April 2014.
- 10.8 In order to mitigate the impact of new development the Council collects contributions towards infrastructure provision from new developments in the form of planning obligations, sometimes referred to as Section 106 Agreements. CIL is intended to supplement (not replace) other funding streams. A number of contributions will still be acquired through S106 Planning Obligations. These include affordable housing requirements (although a Government CIL consultation includes

## 10 - Implementation

the possibility of including affordable housing within the scope of CIL)(both on-site and off-site) and site-specific on-site infrastructure. However, the Government considers that the CIL is a more transparent and simple method of collecting funds for infrastructure to support development than the current system of planning obligations (S106).

- 10.9 CIL allows local authorities to raise funds from developers, via a charging schedule, for a wide range of infrastructure. The levy takes the form of a standardised charge (which is set locally) applied per square metre of new development. CIL breaks the direct link between development and infrastructure provision, which gives the Council and beneficiaries of CIL monies more flexibility over what infrastructure funding may be spent on. CIL monies can be spent on any identified infrastructure need (unlike S106 Agreements which require a direct link between the development and any infrastructure project).
- 10.10 The levy is based on economic viability and is intended to encourage development by creating a balance between collecting revenue to fund infrastructure and ensuring the rates are not so high that they discourage development. It will be important to demonstrate that any potential charging levels are reasonable and justified in terms of viability. The recent CIL examination at Huntingdonshire District Council and other examinations have highlighted the importance of having viability consultants with extensive knowledge of the financial workings of the development industry.
- 10.11 Exceptions to the levy include:
- Charities that own part of the land and the development will be used wholly or mainly for charitable purposes;
  - Social housing; and,
  - The option of a levy waiver in exceptional circumstances that would have an unacceptable impact on the economic viability of a development.
- 10.12 The Cambridge City & South Cambridgeshire District Council Joint Infrastructure Study 2012 was adopted at Development Plan Scrutiny Sun Committee on 11<sup>th</sup> September 2012. Peter Brett Associates and Transport Planning International completed the study which sets out when and where infrastructure will need to be provided, the scale of funding needed to achieve this and potential sources of funding. The study was been produced in collaboration with infrastructure and community service providers in order to obtain first hand views on requirements. The output is a study that provides the Council with an evidence base to support its planning policies on infrastructure and developer contributions. This document will form a key part of the evidence base at both Local Plan and Community Infrastructure Levy examinations.
- 10.13 In order to introduce CIL, the Council needs to have an up to date development plan in place. As a result it has been agreed to take CIL forward in tandem with the Local Plan Review. This should help to ensure complementarity and effective use of resources. There are three main strands of work that need to be progressed in order to adopt CIL:
- Publication of a charging schedule;
  - Development of new administrative and accountancy processes;
  - Governance.

# 10 - Implementation

## Conclusion and Actions

10.14 The implementation of the Community Infrastructure Levy is being progressed in-line with the production of the new Cambridge Local Plan, which is detailed in Chapter 12 – Local Development Framework.

# 11 – Local Development Scheme

## Introduction

- 11.1 This chapter is split into 5 parts and predominantly focuses on the progress of the Local Plan Review (development of the *Cambridge Local Plan - Towards 2031*).
- 11.2 This year's AMR updates the progress and timescales for production of the Local Plan – Towards 2031.

## Government Changes

### The National Planning Policy Framework

- 11.3 The National Planning Policy Framework was published on 27<sup>th</sup> March 2012. The document replaces 44 National Planning Policy Statements, Guidance, Government Circulars and Notes to Chief Planning Officers. Since the NPPF was produced, the Council has analysed the level of conformity of the current Local Plan with the NPPF. Analysis has shown that the Local Plan is strongly compliant with the NPPF. This analysis was reported to Environment Scrutiny Committee in June 2012.

### Joint working and Duty to Co-operate

- 11.4 The Council has a long history of joint working with South Cambridgeshire District Council on a variety of planning matters over many years reflecting the close functional relationship between the tightly drawn city boundary and its rural surroundings. This includes working together on key strategic and joint issues at both officer and Member level through the preparation of Structure Plans, input to Regional Plans, the preparation of existing development plans, joint Area Action Plans for major developments, the preparation of joint evidence base documents on a wide variety of topics, and other planning matters including various transport strategy documents.
- 11.5 The Localism Act and the National Planning Policy Framework (NPPF) have introduced a requirement for Councils to work together on planning issues that cross administrative boundaries. This requirement is known as the 'Duty to Cooperate' and also involves a number of other public bodies such as Local Enterprise Partnerships (LEPs), Highways Agency, Environment Agency, English Heritage, Natural England and Primary Care Trusts. The duty requires Councils to engage constructively, actively and on an ongoing basis on 'strategic matters' regarding sustainable development or use of land that has or would have a significant impact on at least two planning areas. The NPPF says that Councils should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans. It says that Councils should consider producing joint planning policies on strategic matters, but there is no requirement to do so.
- 11.6 The Councils have decided to prepare separate Local Plans for Cambridge and South Cambridgeshire, but are fully aware of the need to work effectively together and that they will need to demonstrate how they have cooperated effectively, both with each other and other key public bodies including the County Council, on the preparation of their respective new Local Plans. The Councils' ongoing approach

# 11 – Local Development Scheme

to joint working is therefore now a specific legal requirement and it will be necessary to provide formal evidence of the cooperation as part of the plan making process.

- 11.7 Some respondents to both Issues and Options (Summer 2012) consultations questioned why the Councils were not preparing a single joint strategic plan covering the Cambridge area as a whole and whether anything less than this satisfied the duty to co-operate.
- 11.8 The Councils believe that cooperation while preparing separate plans allows a comprehensive approach to the planning of the wider area to be developed and sound arrangements have been put in place in order to ensure this. Given the close functional relationship between Cambridge and South Cambridgeshire, the Councils are working jointly to ensure that cross boundary issues and relevant wider matters are addressed in a consistent and joined up manner. It is not a requirement of the NPPF that a single plan is produced in these circumstances, rather that the Duty to Co-operate is effectively discharged.
- 11.9 Joint working arrangements have already been established. At a member level, previous joint working groups have been replaced by two new member groups: the Cambridgeshire and Peterborough Joint Strategic Planning and Transport Member Group which is a County wide group and the Joint Strategic Transport and Spatial Planning Group specifically to address issues affecting Cambridge and South Cambridgeshire. Work is ongoing at an officer level, steered by regular meetings of senior officers: Chief Planning Officers group for county-wide issues and officers from the three Councils for more Cambridge-focused issues.
- 11.10 Councils have already established and then commissioned the Joint Strategic Planning Unit to prepare a strategic spatial framework for Cambridgeshire and Peterborough, which will also help demonstrate the coordinated approach to planning for the long term needs of the wider area and the Unit has also assisted with the preparation of the evidence base for this consultation.
- 11.11 The Councils have been working together throughout the preparation of the Issues and Options consultations on the Cambridge Local Plan and the South Cambridgeshire Local Plan, and also the parallel consultation on issues for a new Transport Strategy for Cambridge and South Cambridgeshire. The Councils took the same approach to joint issues in the recent Issues and Options consultation. Each of the Issues and Options consultation documents took a common approach to the Green Belt on the edge of Cambridge, the future planning of Cambridge East and Northern Fringe East and sub-regional sporting, cultural and community facilities. Each document also highlighted the corresponding consultation by the other Council.
- 11.12 The Councils have agreed to continue to work jointly as plan preparation continues. In terms of timetables, the Councils' Local Plan programmes have been very similar, although it did not prove possible to align them completely for the Issues and Options (Summer 2012) consultation. The consultations did however overlap in July 2012.

# 11 – Local Development Scheme

## Local Development Scheme

- 11.13 The Council has prepared a Local Development Scheme (LDS), which sets out a planning work programme over a three-year period detailing the timetable required to produce the Development Plan documents.
- 11.14 The main documents of the current Development Plan for Cambridge are the East of England Plan 2008 (note this will be deleted from the development plan hierarchy through the Localism Act), saved policies from the Cambridgeshire & Peterborough Structure Plan 2003, the saved Cambridgeshire & Peterborough Waste Local Plan 2003, the saved Cambridgeshire Aggregates (Minerals) Local Plan 1991, the Cambridge Local Plan 2006, the Cambridge East Area Action Plan (2008) and the North West Cambridge Action Area Plan October 2009.
- 11.15 The LDS sets out the timetable for the review of the Cambridge Local Plan 2006. It lists current planning policy and guidance documents applicable to development in Cambridge, and what new local development documents are to be produced and when. The intention is that it will be clear to the reader what policy documents are in force at any particular time. The LDS also sets out the evidence base that either has been or will be produced to support the development of the Cambridge Local Plan - Towards 2031.
- 11.16 On completion of the review of the current Local Plan, the development plan for Cambridge will comprise the following documents:
- The *Cambridge Local Plan - Towards 2031* – which will combine the Core Strategy, Site Specific Allocations and Generic Development Control Policies;
  - The Cambridgeshire and Peterborough Minerals and Waste Plan (The Core Strategy was adopted in July 2011 and the Sites Specific Plan in February 2012);
  - The North West Cambridge Area Action Plan (2009); and
  - The Cambridge East Area Action Plan (2008).

## Local Plan Review

- 11.17 The development of the *Cambridge Local Plan - Towards 2031* (otherwise known as the Local Plan Review) was agreed at DPSSC in March 2011 and an updated time schedule was agreed at DPSSC in October 2012.
- 11.18 The preparation of a Local Plan involves a number of stages including public consultation. This is to ensure that it is robust and comprehensive. Key stages in the process are:
- *Preparation of Evidence Base* – preparation and completion of various studies which will be used to inform issues and options and policy development;
  - *Consultation on Issues and Options* – Identification of relevant Issues and Options for the future development and protection of the city. Consultation with relevant stakeholder groups and with the wider public;

# 11 – Local Development Scheme

- *Consultation on Site Options* – This includes consultation on joint sites with South Cambridgeshire District Council for housing and employment development, sites within the city’s urban area for a ranges of uses, residential space standards, car and cycle parking standards, and designation of land for protection of particular uses, e.g. Protected Open Space;
- *Submission Draft Consultation* - Consultation on the draft Plan;
- *Submission* - Submission of the new Local Plan document to the Secretary of State;
- *Examination* - An independent Government Inspector considers the ‘soundness’ of the document in a public examination and produces a report; and;
- *Adoption* - Formally adopted by the Council.

11.19 The main schedule for these stages are as follows:

**Figure 19: Local Development Scheme Timetable**

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 <sup>th</sup> June 2012 – 27 <sup>th</sup> July 2012
Sites Options Consultation	7 <sup>th</sup> January – 18 <sup>th</sup> February 2013
Draft Submission Plan Consultation	Summer 2013
Submission	Winter 2013
Examination	Winter 2013/2014
Adoption	2014

11.20 The Issues and Option 1 stage has recently been completed with consultation on the Issues and Options Report taking place for six weeks between 15<sup>th</sup> June and 27<sup>th</sup> July 2012. The Issues and Options Report set out a series of issues and options relating to the future planning and development of the city over the 20 years and asked for people’s views including local residents and other key stakeholders. All documents were available on the Council’s website and at libraries for people to view. A series of exhibitions were also held across the city and over 11,000 comments have been received from 858 respondents.

11.21 The next stage is the Issues and Options 2 consultation which will run from 7<sup>th</sup> January to 18<sup>th</sup> February 2013. This is split into two parts. Part 1 of this second stage of Issues and Options consultation is a joint consultation (with South Cambridgeshire District Council) on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also includes options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It builds on the Issues and Options consultations that took place in Summer 2012 and provides background information on the housing and employment needs of the area as a whole, as well as outlining what that means for the future development strategy. In Part 2, the City Council will be consulting on site options for the urban area of Cambridge, including a range of uses for possible site allocations, as well as



# 11 – Local Development Scheme

picking up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document will also include designations of land for a range of purposes, e.g. Protected Open Space.

## Evidence Base

- 11.22 It is at the pre-production stage that the Council begins to prepare the evidence base that will underpin each component of the *Cambridge Local Plan - Towards 2031*. The evidence base will consist of existing social, environmental and economic conditions within the city and draw upon existing and new survey data. The survey data utilised will be dependent on the type of document being prepared, but could include surveys of land availability, development densities, need studies, and other environmental factors such as contamination and flood risk.
- 11.23 The evidence base is then used to identify issues and options for future development and leads on to the creation of spatial objectives and a vision for the future development of the city. Feedback from a public consultation and findings from the first stage of a sustainability appraisal will allow for the continued development of the evidence base.
- 11.24 The evidence base will also be used in order to set out and appraise the spatial vision, spatial strategy and draft policies. It is at this stage that the proposed monitoring strategy will be developed. Indicators identified at the policy formulation stage will be used in future AMRs to show whether policies are being implemented and what effects these policies are having – whether expected or unexpected.
- 11.25 Cambridge City Council is currently at evidence base preparation stage. Evidence base work includes:

### **Figure 10: Evidence Based Work**

<p><b>Completed Evidence Base (main documents):</b> Cambridge Sub Region Study 2001 Cambridgeshire Development Study 2009 Inner Green Belt Boundary Study 2001 Green Belt Study 2002 Strategic Housing Market Assessment 2008, with annual updates Retail Study 2008 Employment Land Review 2008 Strategic Flood Risk Assessment 2010 Decarbonising Cambridge Study 2010 North West Cambridge Supplementary Retail Study 2010 Water Cycle Strategy Phase 1 &amp; 2 2011 Local Economic Assessment 2011 Local Transport Plan 3 2011 Cambridge Cluster Study 2011 Open Space &amp; Recreation Assessment 2011 Green Infrastructure Strategy 2011 Cambridgeshire Gypsy &amp; Traveller Needs Assessment 2011 Strategic Housing Land Availability Assessment 2011 (to be updated annually) Cambridge and Milton Surface Water Management Plan 2011 Housing and Employment Provision Technical Background Paper 2012 Inner Green Belt Boundary Appraisal 2012</p>
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# 11 – Local Development Scheme

Cambridge Hotel Futures: Headline Findings Issues and Options 2012  
Cambridge Public House Study 2012  
Cambridge City & South Cambridgeshire District Council Joint Infrastructure Study 2012  
Update to the Employment Land Review 2012  
Cambridgeshire Renewable Infrastructure Framework 2012  
Carbon Offset Mechanism for Cambridgeshire, Stage 1 Report (2010)  
Cambridgeshire Community Energy Fund, Stage 2 Final Report, 2012  
A review of 'Merton Rule' policies in four local planning authorities in Cambridgeshire.  
Final Report 2012  
Economic & Population Forecasts Update – run of the East of England Forecasting  
Model  
Local & District Centre Surveys

**Evidence base to be completed:**

Transport Strategy for Cambridge and South Cambridgeshire  
Language Schools Survey  
Viability Work for the Local Plan and Community Infrastructure Levy  
Faith Survey

## Sustainability Appraisal

- 11.26 A Sustainability Appraisal (SA) of the Cambridge Local Plan Review is being carried out in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive. SA is integral to plan making and ensures that the environmental, economic and social effects of a plan are assessed, and that reasonable alternatives are considered. As a result the SA guides the development of plans in order that they are developed in the most sustainable way, avoiding and mitigating adverse effects and maximising positive effects.
- 11.27 The SA has informed the preparation of the review of the Cambridge Local Plan from the outset. Consultants URS are employed to undertake the SA. This will provide an independent view on the development of the Local Plan.
- 11.28 The first stage in the SA process is to establish the scope. A Scoping Report was produced which identifies the sustainability 'baseline', future changes to the 'baseline' and the key issues that should be the focus of the SA. This sets the framework for undertaking the appraisal of subsequent stages of the plan. The Scoping Report was subject to consultation with the relevant consultation bodies (English Heritage, Natural England and the Environment Agency) and also Cambridgeshire County Council for a five week period in February / March 2012 before it was finalised in June 2012.
- 11.29 The Issues and Options Report was subject to SA and an Interim Sustainability Appraisal was consulted upon alongside the Issues and Options Report between the 15 June and 27 July 2012. The comments on the policy options in the Interim SA will be used by Officers in the development of policies in the Draft Local Plan.

# 11 – Local Development Scheme

## Habitats Regulations Assessment

- 11.30 The Local Plan will also be subject to a Habitats Regulations Assessment (HRA) in order to meet the requirements of the Habitats Directive (92/43/EEC), which has been transposed into UK law as the Conservation (Natural Habitats, &c.) Regulations 1994. This Directive provides the legal protection for habitats and species of European importance, and established a European-wide network of sites of international importance for nature conservation, referred to as Natura 2000 sites. The purpose of the Habitats Regulations Assessment is to assess the potential effects of the proposed Local Plan in combination with other plans and projects on one or more Natura 2000 sites.
- 11.31 Natural England is the statutory nature conservation body for HRA. Discussions with Natural England resulted in agreement that a formal assessment will be undertaken when a Draft Local Plan has been developed, before pre-submission consultation, as it will not be until this time that the potential impacts can be properly assessed.

## Planning Policy Documents

- 11.32 Progress against evidence base documents can be found in Figure 12. A list of other completed planning documents associated with the Local Development Scheme (including Supplementary Planning Documents (SPD) can be found below.

**Figure 11: Local Development Framework Documents**

<b>Completed Development Plan Documents</b>	
<b>Document Title</b>	<b>Adoption Date</b>
Local Plan 2006	Adopted 2006
Cambridge East Area Action Plan	February 2008
North West Cambridge Area Action Plan	October 2009
<b>Completed Supplementary Planning Documents</b>	
Sustainable Design and Construction SPD	June 2007
Affordable Housing SPD	January 2008
Old Press/Mill Lane Site SPD	January 2010
Public Art SPD	January 2010
Planning Obligations Strategy	March 2010
Eastern Gate Development Framework SPD	October 2011
<b>Guidance Documents</b>	
Informal Planning Policy Guidance on Foodstore Provision in North West Cambridge	March 2011
Cambridge Skyline Guidance	March 2012
Interim Planning Policy Guidance (IPPG) on the Protection of Public Houses in the City of Cambridge	October 2012

- 11.33 The Council has also produced a Statement of Community Involvement that was adopted in September 2007. The Consultation and Community Engagement Strategy for the Local Plan Review was produced by the Council and approved at Development Plan Scrutiny Sub Committee in November 2011.

# 11 – Local Development Scheme

## **Saving Local Plan Policies**

11.34 In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council submitted a list of all policies within the Local Plan to the Government Office for the East of England six months before 20<sup>th</sup> July 2009. This list defined policies to be saved and policies to be deleted. The Secretary of State issued a formal direction on 2<sup>nd</sup> July 2009 saving the majority of policies in the Local Plan. Eight policies were deleted from the plan. Further details can be found in Appendix J.

11.35 These policies will remain in place until superseded by the adoption of the *Cambridge Local Plan - Towards 2031* Whilst the review of the Local Plan is well underway, the Cambridge Local Plan 2006, two Area Action Plans and six Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the NPPF. The results of analysis show that there is significant overall compliance with the NPPF.

## **Conclusion and Actions**

11.36 The Council will follow the Local Development Scheme and an update on progress will be recorded in next year's AMR.

# 12 – Development Monitoring Framework

## Introduction

- 12.1 The previous chapter explained the Council's revised Local Development Scheme, new Government regulations surrounding the planning policy process and the timescale for the development of the *Cambridge Local Plan - Towards 2031*. This chapter explains the process associated with monitoring and evidence gathering, which is used to inform the development of the Local Plan and monitor its effectiveness.
- 12.2 The role and importance of monitoring has long been recognised by the Council as a vital part of the plan-making and review process. It enables feedback on the performance of policies and the physical effects they have on the city.
- 12.3 Monitoring will be crucial to the successful delivery and implementation of the *Cambridge Local Plan – Towards 2031*, enabling the development of a comprehensive evidence base, which will in turn inform the preparation of policy documents. Monitoring will also provide a feedback loop mechanism, giving information about policy performance and highlighting policies that need to be replaced/amended.
- 12.4 Monitoring is a key feature of the planning system and as such is central to the plan-making process. There are five stages that contribute towards the creation of monitoring information, these are:
- Evidence Base
  - Sustainability Appraisal
  - Habitats Regulations Assessment
  - Policy Usage
  - Policy Monitoring

## Policy Usage

- 12.5 The use of policies by Development Management is monitored each year through the Annual Monitoring Report. All information gathered over the years will help to inform the creation of new policies in the *Cambridge Local Plan - Towards 2031*.
- 12.6 Policy usage monitoring for the *Cambridge Local Plan - Towards 2031* (once adopted) will also be monitored to analyse the effectiveness of the new policies.

## Policy Monitoring

- 12.7 Policy targets linked to output indicators will be developed to provide a benchmark for measuring policy implementation. These targets must reflect real world developments that can be directly influenced by the development plan, for example housing completions and provision of open space.
- 12.8 These targets are reported back through the Council's Annual Monitoring Report.
- 12.9 The Good Practice Guide developed by CLG<sup>6</sup> recommends that local authorities apply the objectives-policies-targets-indicators approach in order to facilitate implementation, monitoring and review of the development plan.

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<sup>6</sup> Local Development Framework Monitoring: A Good Practice Guide: ODPM (March 2005)

# 12 – Development Monitoring Framework

12.10 Targets must be realistic and achievable within the specified timeframe. In developing targets, CLG recommend that authorities adopt the ‘SMART’ approach of Specific, Measurable, Achievable, Realistic and Time-bound targets wherever possible.

## Final Stage

12.11 Responses to the consultations on the Local Plan Review, along with the full Sustainability Appraisal, will continue to inform all aspects of the development plan. It will also enable the development of clear links between spatial objectives, policy targets and proposed output, significant effects and contextual indicators.

12.12 The final stage in integrating the monitoring and review process with the development of the *Cambridge Local Plan - Towards 2031* arises as a result of the examination and publication of the Inspector’s Report. The examination looks at the soundness of the document, and this includes an assessment of the evidence base and the appropriateness of the monitoring framework. Modifications may need to be made to the proposed monitoring strategy in light of the Inspector’s Report; this may include changes to the output, significant effects and indicators. Once agreed, the monitoring strategy; policy targets; output and contextual indicators; sustainability appraisal targets and significant effects indicators will need to be reported in the AMR.

## Linkages with other Authorities

12.13 The Council continues to work with South Cambridgeshire District Council when dealing with policy development for urban extensions, and evidence based work which spans the boundary between the two districts, for example the Employment Land Review and work on both districts’ Strategic Housing Land Availability Assessments. The two Councils produce separate AMRs which deal with their own districts.

12.14 In addition to the need to monitor individual districts, it will be important to monitor developments that span the administrative boundary. To this end, indicators have been developed for the joint AAPs for Cambridge East and North West Cambridge, drawing together the monitoring of the developments across both districts. This will allow for the monitoring of housing completions against the policy requirements for the development as a whole. A number of specific local indicators have also been developed to enable the monitoring of policies that set specific requirements for development, for example, housing density and access to public transport (see Appendices H and I).

12.15 Policy development for other cross-boundary developments such as the Northern Fringe East also requires partnership working with South Cambridgeshire District Council in a similar way. This work will come forward in line with the Council’s LDS.

# 12 – Development Monitoring Framework

## Conclusion and Actions

- 12.16 Government guidance notes that monitoring the development plan should be a continuation and development of existing good practice and that authorities should build upon their existing monitoring systems.
- 12.17 As work progresses on the development plan, it will be necessary to develop new indicators to monitor the effectiveness of planning policies and report results in subsequent AMRs. As policies are developed, consideration will need to be given as to how they will be monitored and reported in terms of appropriate targets and indicators and whether these are based on information that the Council already has access to or whether new sources need to be identified.
- 12.18 Significant Effects Indicators will also be developed as part of the development plan process, linked to Sustainability Appraisals. As development plan documents come forward, Significant Effects Indicators will be developed, with similar consideration given to the monitoring of policies and subsequent reporting in the AMR.
- 12.19 Future housing provision will need reviewing as part of the Local Plan Review and any necessary changes confirmed through the review of the Local Plan. This will be highlighted in next year's AMR.
- 12.20 The Council is working in partnership with the neighbouring authority of South Cambridgeshire District Council on a number of urban extensions. Work has been and will continue to be carried out to identify and monitor appropriate indicators in both districts.

## Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
<b>Population Characteristics</b>					
Population	Total Population	120,900	Count	Mid -2011	Research Group Cambridgeshire County Council mid-2011 Population Estimate
	Annual Change	+1,100	Count	2010-2011	Population Estimate
Population	Total Population	123,900	Count	2011	Census 2011
	Average Change Since 2001	13.8%	Count	2001-2011	
Students	Cambridge University	20,395	Count	2010/11	University of Cambridge
	Anglia Ruskin University	8,692	Count	2010/11	Anglia Ruskin University
Ethnicity	White	89.4	%		
	Mixed	2.0	%		
	Asian or Asian British	3.8	%		
	Black or Black British	1.3	%	2001	Census 2001
	Chinese	2.1	%		
	Other Ethnic Group	1.4	%		
	Total	108,861	Count		
<b>Household Characteristics</b>					
	Total Households	46,700	Count		
	Average Household Size	2.3	Count		
	Communal Establishment Residents	16,500	Count		
	Short-term Non-UK Residents	3,300	Count	2011	Census 2011
	Working Age Population	92,700 (74.8%)	Count (% of Total Population)		



## Appendix A – Contextual Indicators

Indicator	Output	Unit	Time Frame	Source
Single Adult Households Non Pensioner	21.7	%		
Single Adult Households Pensioner	14.1	%		
Couple Households No Children	16.9	%		
Couple Households With Dependant Children	16.4	%	2001	Census 2001
Lone Parents With Dependant Children	4.8	%		
Other Households	26.1	%		
Dwelling Stock	7,202	Count	1 <sup>st</sup> April 2012	ELASH (English Local Authority Statistics on Housing)
Social Rented Register Social Landlords (RSL) & Other Public Sector	104 Other Public Sector only reported on new form	Count	1 <sup>st</sup> April 2012	ELASH (English Local Authority Statistics on Housing)
Private Sector Non RSL		Count	1 <sup>st</sup> April 2012	No longer reported on
Total Dwellings,	49,415	Count	1 <sup>st</sup> April 2011	HSSA 2011 & Council Tax
Tenure				
Private Sector Rented	8,774	Count		
Local Authority Rented	7,571	Count		
Housing Association/RSL Rented	2,516	Count	2001	Census
Owner Occupied	22,802	Count		
Others	991	Count		
Number of Affordable Dwellings		Count	31 <sup>st</sup> March 2012	No longer reported on new

## Appendix A – Contextual Indicators

Indicator	Output	Unit	Time Frame	Source
Average House Price	334,801	Price £	March – August 2012	ELASH English Local Authority Statistics on Housing)
	338,348	Price £		Cambridgeshire Research Group/ Hometrack sales & Valuation
	229,139	Price £		
	618,414	Price £		
Homelessness	141	Count	2009/10	HSSA 2009/10
Number of Homeless Households in Priority Need				
Rough Sleepers	6	Count	November 2010	Street Count Results – Cambridge City Council
Gypsy & Travellers Housing	55	Count Households	2006	CSR Travellers Needs Assessment -May 2006
Estimated Number of Gypsy/Traveller Households in District				
No of licensed permanent sites within LA	2	Licences	2009	Environment & Planning CCC Both private sites. Not specific for travellers/gypsies.
Number of Transit Sites	0	Count	2011	Need identified in Local Plan for a transit site.

<sup>7</sup> “The evidence from recorded short-term unauthorised encampments and other sources, whilst patchy, demonstrates some demand for transit or emergency stopping places. However, it is not possible to determine a precise amount of demand in any one local authority area. This is because of travel routes through the Cambridge area, where the same caravans may stop in different local authority areas at different times. Therefore, a well-placed transit site within one local authority may serve the needs of two or more local authorities. Travellers Liaison Officers advise that current thinking is towards providing more emergency stopping places rather than transit pitches.” - Cambridge Sub-Regional Gypsy and Traveller Accommodation Needs Assessment 2011.

## Appendix A – Contextual Indicators

Indicator	Output	Unit	Time Frame	Source
No of permanent licensed pitches in District	5	Count Licences	July 2011	ODPM calculation of need 15 pitches An estimated 5 pitches on the 2 licensed caravan sites (not specifically designated as G&T sites) are occupied by Gypsies and Travellers
Average Number of Unauthorised Caravans	0	Count	2008/09	ODPM Jan and July Counts
Households Living in Local Authority Housing	37	Count	2006	ODPM (Now CLG) Count/CSR Travellers Needs Assessment -May 2006

**Building For Life**

## Appendix A – Contextual Indicators

Indicator	Output	Unit	Time Frame	Source
Ratings		Count		
Rated as Very Good	0			
Rated as Good	0		2011/12	2010/11 BfL Assessment – Cambridge City Council
Rated as Average	0			
Rated as Poor	0			
Sites Assessed		Score	2011/12	2011/12 BfL Assessment – Cambridge City Council
Land Adjacent to 5 Wellington Court [09/0819/FUL]	15.5			
Simons House [09/0494/FUL]	17.0			
Land to the rear of 99-105 Shelford Road [08/0016/FUL]	14.0			
George Nuttall Close [06/1257/FUL]	15.5			
13 Chesterton Road [09/0967/FUL]	16.0			
<b>Economic Characteristics</b>				
Economic Activity Rate – Aged 16-64 yrs	75	%	April 2011 – March 2012	Annual Population Survey/NOMIS
Unemployed (Aged 16-64 yrs)	1,779	Count		Job Seekers Allowance: Claimant Count/NOMIS
Unemployed Rate (as % of resident population aged 16-64 years)	1.9	%	April 2012	
Number of active VAT and/or PAYE based enterprises	4,655	Count	2009	Business Demography/ONS
Net Change 2004-2009	315	Count		
Business Births	450	Count		
Business Deaths	495	Count		
Count of Active Enterprises	4,540	Count	2010	Business Demography/ONS

## Appendix A – Contextual Indicators

Indicator	Output	Unit	Time Frame	Source
Business Premises Availability Rates	B1a/b Availability (Offices)	19	%	Bidwells Business Space No. 23 - 2012
	Laboratories Availability	12	%	
	B1c, B2, B8 Availability (Industrial)	7	%	
Earnings	Gross Household Income Median	29,800	£	CACI Ltd./Research Group Cambridgeshire County Council
	Deprivation	Local Authority Average Score Local Authority Rank Of Average Score	Rank Rank	The English Indices of Deprivation 2010 – Department of Communities and Local Government
Crime Rates	SOAs in 40% Most Deprived in England	20	Count	2010
	Crime Rate Per 1,000 Population	114.3	Count	2010/11
<b>Commuting Characteristics</b>				
Total Workforce Population	Employed Residents 2001	78,667	Count	Census
	Live and Work in Cambridge 2001	49,221	Count	
	Percent Living & Working in Cambridge	35,360	Count	
Percent Living & Working in Cambridge 1991	Percent Living & Working in Cambridge	71.8	%	2001
	Percent Living & Working in Cambridge 1991	79.0	%	
Live in South Cambs and work in Cambridge 2001	20,727	Count	2001	

# Appendix A – Contextual Indicators

Indicator	Output	Unit	Time Frame	Source
Live in East Cams and work in Cambridge 2001	6,227	Count		
Live in Hunts and work in Cambridge 2001	4,248	Count		
Live in Suffolk and work in Cambridge 2001	4,067	Count		
Live rest of UK and work in Cambridge	8,048	Count		
Mode of Travel to work				
Work From Home	5.4	%		
Public Transport	9.5	%		
Car	57.4	%		
Cycle/Motorcycle/Walk	27.3	%		
Other	0.5	%		
<b>Environmental Characteristics</b>				
Annual Average Concentration Nitrogen Dioxide (NO2)	40 (0)	ug/m <sup>3</sup>	1 <sup>st</sup> April 2010 to 31 <sup>st</sup> March -2011	CCC & Netcen
Regent St (exceedences hourly average)				
Montague Road (exceedences hourly average)	36(0)			
Gonville Place (exceedences hourly average)	39 (0)			
Parker St (exceedences hourly average)	50 (1)			
Newmarket Road (exceedences hourly average)	28 (0)			
Annual Average Fine Particles (PM10)	23 (6)			
Montague Road (exceedences daily average)				
Gonville Place (exceedences daily average)	22 (7)			
Parker St (exceedences daily average)	50 (1)			

## Appendix A – Contextual Indicators

Indicator	Output	Unit	Time Frame	Source
Annual Average Fine Particles (PM2.5)	12			
Total Area of Cambridge Local Authority	4070	ha		Cambridge City Council
Open Space	6.2	ha	2011	Open Space & Recreation Strategy 2011
Area of Public Open Space per 1,000 Population (743.59 ha/119.8)	2.9	ha		
Area of total Public Open Space Accessible to the Public per 1,000 population	88.89	ha		
Area of Semi-Natural Green Spaces Accessible to The Public	0.36	ha	2009	Recalculated from information from Sustainability Appraisal Scoping Report March 07.

2001 Census figures have been updated to display 2011 Census data where information is available. More data will come forward in time and be updated in next years AMR

## Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (m <sup>2</sup> )
BD2	Total amount of employment floorspace on previously developed land - by type (m <sup>2</sup> )
BD3	Employment land available - by type (ha)
BD4	Total amount of floorspace for 'town centre uses' (m <sup>2</sup> )
Housing	
H1	Plan period and housing targets
H2 (a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – for the reporting year
H2(c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land
H4	Net additional pitches (Gypsy and Traveller)
H5	Gross affordable housing completions
H6	Housing Quality – Building for Life Assessments
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds – No Current information this year
E2	Change in areas of biodiversity importance
E3	Renewable energy generation (MW)



## Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (m <sup>2</sup> )
BD2	Total amount of employment floorspace on previously developed land - by type (m <sup>2</sup> )
BD3	Employment land available - by type (ha)

(Source: Cambridgeshire County Council Research Group)

Business Completions						
	Gains		Losses		BD2	% on PDL
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)		
B1 (unspecified)	0	0.00	-224	-0.09	0	N/A
B1a	6193	0.50	-8,128	-4.56	6,193	100%
B1b	11845	2.07	-2666	-2.26	11845	100%
B1c	0	0.00	-4,695	-3.02	0	N/A
B2	348	0.16	-773	-0.15	348	100%
B8	965	0.20	-53	-0.16	965	100%
Total	19,351	2.93	-16,539	-10.24	19,351	100%

Employment land lost to residential B1-B8 (ha)	-8.85
Land lost in Employment/Regeneration areas B1-B8 (ha)	-9.17

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total Amount of Additional employment floorspace (sqm)
BD2 = Additional Employment Floorspace on PDL (Sqm)
<b>Data spans 01/04/2010 to 31/03/2011</b>

(Cambridgeshire County Council – Business completions 2011g [online])

BD4	Amount of completed floorspace (m <sup>2</sup> ) 2011/12 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	907	776	146	0
	Losses	-922	-578	-627	-95
	Net	-15	198	-481	-95
Local Authority Area	Gains	1,172	1,036	6,193	470
	Losses	-1,152	-578	-8,126	-119
	Net	20	458	-1,935	351

(Cambridgeshire County Council – Business completions 2012g [online])

# Appendix B – Local Indicators

Housing	
H1	<b>Plan period and housing targets</b>
	<ul style="list-style-type: none"> <li>Revised RSS target from 2011 to 2031 – 14,000 dwellings.</li> <li>Local Plan 2006 Target 1999-2016 – 12,500</li> </ul> <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	<b>Net additional dwellings – in previous years</b>
	See Appendix D
H2 (b)	<b>Net additional dwellings – for the reporting year</b>
	331 dwellings
H2(c)	<b>Net additional dwellings – in future years</b>
	See Appendix D
H2 (d)	<b>Managed delivery target</b>
	See Appendix D
H3	<b>New and converted dwellings – on previously developed land</b>
	93.8%
H4	<b>Net additional pitches (Gypsy and Traveller)</b>
	0
H5	<b>Gross affordable housing completions</b>
	67
H6	<b>Housing Quality – Building for Life Assessments</b>
	2 - Very Good 3 – Good 0 – Poor 0 – Very Poor Source: Cambridge City Council

## Environmental Quality

E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds – No Current information this year
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E2	<b>Change in areas of biodiversity importance</b>
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller's Rest Pit., totalling 15.03 hectares, In 2009/10 this was recorded as 14.97 hectares. In 2010/11, the boundary of Traveller's Rest Pit SSSI was changed after re-survey, which led to a small increase in its area and the addition of one unit. Traveller's Rest Pit site is a SSSI designated for geological reasons. It was re-surveyed due to forthcoming development in the north-western area of Cambridge within which it is located.</p> <p>36.1% of SSSI land area in the city remains in favourable condition; this figure has remained stable from the previous year.</p> <p>57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. Last year (10/11) these figures were the same.</p>

## Appendix B – Local Indicators

Cambridge has 12 Local Nature Reserves (LNR) totalling 77.1 hectares. In 2011/12 Stourbridge Common and Sheeps Green and Coe Fen were designated as LNRs, increasing the LNR area by 36.2ha.

<b>LNR Name</b>	<b>Total area (ha)</b>	<b>Area in authority (ha)</b>
Barnwell East	3.26	3.26
Barnwell West	4.02	4.02
Bramblefields	2.06	2.06
Byrons Pool	4.36	2.82
Coldhams Common	10.37	10.37
East Pit	8.11	8.11
Limekiln Close	2.87	2.87
Logans Meadow	2.13	2.13
Paradise	2.17	2.17
Sheeps Green and Coe Fen	16.85	16.85
Stourbridge Common	19.38	19.38
West Pit	3.03	3.03

There is no change in the number of County Wildlife Sites and City Wildlife Sites (CiWS) which remain as 15 and 51 respectively. No new sites have been selected or deleted in the period 2011/12. The boundary of one CiWS site has been amended in the 2011/12 year and therefore 0.41 hectares have been lost from this site. In total Cambridge has 92.54 hectares of County wildlife sites and 168.61 hectares of City Wildlife Sites

National Indicator 197: Improved Local Biodiversity, looks at the proportion of local sites where positive conservation management has been or is being implemented and shows that 44 out of 66 sites (66.7%) have shown positive conservation management. This demonstrates a 4.6% increase on last year's figures and illustrates the Council's positive approach towards conservation management.

One City Wildlife Site, Long Road Plantation has been significantly affected by development in Cambridge City in the year 2011/12. Some of the plantation has been removed as part of the on-going Trumpington Meadows and Clay Farm development. The boundary of the site has not yet been amended to reflect this change.

Source: CPERC 2012

## Appendix B – Local Indicators

Environmental Quality	
E3	Renewable energy generation

	Installed Capacity (MW) 2011/12	Potential Sites - Installed capacity (MW) 2011/12
Wind	0.0001	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.8515	0.2748
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group)

Other Indicators
Density range of completed dwellings on sites greater than nine dwellings

Density	Percentage
<30DPH	3.5%
30 – 50DPH	4.9%
>50DPH	91.5%

(Cambridgeshire County Council, 2012e [online])

Other Indicators		
Accessibility of Services - Amount of completed new residential development (within the 2011/12 year) within 30 minutes and 15 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.		
Key Service	% of population who are within 30 minutes public transport time of Key services	% of population who are within 15 minutes public transport time of Key services
GP Surgery	100%	100%
Hospital with A & E	97%	40.3%
Hospital with Outpatients	97%	40.3%
Primary School	100%	97.3%
Secondary School	100%	69.1%
Area of Employment	100%	100%
Retail Centre	100%	85%

(Source: Cambridgeshire County Council Research Group)

## Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2011/12
<b>Designing Cambridge</b>		
3/1	Sustainable Development	790
3/2	Setting of the City	6
3/3	Safeguarding Environmental Character	7
3/4	Responding to Context	1116
3/6	Ensuring Coordinated Development	22
3/7	Creating Successful Places	589
3/8	Open Space and Recreation Provision through New Development	66
3/9	Watercourses and Other bodies of Water	7
3/10	Sub-division of Existing Plots	55
3/11	The Design of External Spaces	198
3/12	The Design of New Buildings	182
3/13	Tall Buildings and the Sky Line	10
3/14	Extending Buildings	577
3/15	Shop fronts and Signage	95
<b>Conserving Cambridge</b>		
4/1	Green Belt	13
4/2	Protection of Open Space	38
4/3	Safeguarding Features of Amenity or Nature Conservation Value	13
4/4	Trees	153
4/6	Protection of Sites of Local Nature Conservation Importance	8
4/8	Local Biodiversity Action Plans	2
4/9	Scheduled Ancient Monuments/Archaeological Areas	9
4/10	Listed Buildings	168
4/11	Conservation Areas	550
4/12	Buildings of Local Interest	34
4/13	Pollution and Amenity	234
4/14	Air Quality Management Areas	16
4/15	Lighting	24
<b>Living in Cambridge</b>		
5/1	Housing Provision	89
5/2	Conversion of Large Properties	29
5/3	Housing Lost to Other Uses	4
5/4	Loss of Housing	14
5/5	Meeting Housing Needs	13

## Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2011/12
5/7	Supported Housing/Housing in Multiple Occupation	16
5/8	Travellers	0
5/9	Housing for People with Disabilities	5
5/10	Dwelling Mix	13
5/11	Protection of Existing Facilities	10
5/12	New Community Facilities	13
5/13	Community Facilities in the Areas of Major Change	2
5/14	Provision of Community Facilities through New Development	59
5/15	Addenbrooke's	3
<b>Enjoying Cambridge</b>		
6/1	Protection of leisure Facilities	2
6/2	New Leisure Facilities	12
6/3	Tourist Accommodation	8
6/4	Visitor Attractions	0
6/6	Change of Use in the City Centre	5
6/7	Shopping Development and Change of Use in District and Local Centres	9
6/8	Convenience Shopping	5
6/9	Retail Warehouses	2
6/10	Food and Drink Outlets	20
<b>Working and Studying in Cambridge</b>		
7/1	Employment Provision	7
7/2	Selective Management of the Economy	13
7/3	Protection of Industrial and Storage Space	12
7/4	Promotion of Cluster Development	4
7/5	Faculty development in the Central Area, University of Cambridge	4
7/6	West Cambridge, South of Madingley Road	3
7/7	College and University of Cambridge Staff and Student Housing	5
7/8	Anglia Ruskin University East Road Campus	2
7/9	Student Hostels for Anglia Ruskin University	6
7/10	Speculative Student Hostel Accommodation	4
7/11	Language Schools	4
<b>Connecting and Servicing Cambridge</b>		
8/1	Spatial Location of Development	3
8/2	Transport Impact	185

## Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2011/12
8/3	Mitigating Measures	30
8/4	Walking and Cycling Accessibility	34
8/5	Pedestrian and Cycle Network	11
8/6	Cycle Parking	162
8/7	Public Transport Accessibility	9
8/8	Land for Public Transport	3
8/9	Commercial Vehicles and Servicing	9
8/10	Off-Street Car Parking	169
8/11	New Roads	3
8/12	Cambridge Airport	0
8/13	Cambridge Airport Public Safety Zone	0
8/14	Telecommunications Development	60
8/15	Mullards Radio Astronomy Observatory, Lord's Bridge	0
8/16	Renewable Energy in Major New Developments	24
8/17	Renewable Energy	25
8/18	Water, Sewerage and Drainage Infrastructure	32
<b>Areas of Major Change</b>		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	2
9/2	Phasing of Areas of Major Change	0
9/3	Development in the Urban extensions	3
9/5	Southern Fringe	18
9/6	Northern Fringe	2
9/8	Land between Huntingdon Road and Histon Road	0
9/9	Station Area	1
<b>Implementation</b>		
10/1	Infrastructure Improvements	63

# Appendix D – Housing Trajectory

## What is a Housing Trajectory?

Appendix D contains the following:

- The Housing Trajectory (with a five year land supply total summary) split into the following categories:
- Urban Extensions
- Local Plan Allocations
- Large Sites Over 50
- Small Sites 10-49 Dwellings
- Housing Trajectory Summary Tables which include:
- A summary of the Housing Trajectory, including the five-year land supply total summary.
- Previous years completions and predicted totals table. This tracks the Council's progress against the revised RSS housing delivery target (see Chapter 5 for more detailed information) and includes actual completion figures.
- All documents cover the Cambridge City Council Local Authority Area. The documents estimate housing completions and developments over a predetermined time period. The Housing Trajectory covers the time period from 2011/12 to 2030/31.

## Method

The Five Year Land Supply Totals and Housing Trajectory take into account all planning applications for 10 dwellings and above and also housing allocations set out in the Council's Local Plan such as Cambridge East and the North West Cambridge.

The information is gathered by the following means:

- questionnaires to developers, landowners and agents, which includes a survey and a 'best estimate' table of completions.
- talking to the Council's Development Management and Building Control teams to identify progress on sites and completions.
- referencing applications against the County Council's completions data.
- talking to the City Council's New Neighbourhoods Team concerning major sites.
- in cases where no information was returned, estimates were made though information obtained from the Development Management and New Neighbourhoods teams.
- through information from the SHLAA.

In some cases, a site may indicate no development across the whole of the trajectory period. This denotes that the site is no longer available for development, but is still allocated for housing in the Local Plan.



# Appendix D – Housing Trajectory

## Definitions

- Availability – Identifies the site as being available for development and indicates that there are no legal or ownership problems or that there is current planning permission granted.
- Suitability – Indicates that the site is a suitable location for development and would contribute to the creation of sustainable communities. This includes assessing any policy restrictions, physical limitations and potential impacts and environmental conditions that could be experienced by prospective residents
- Achievability – Indicates that the housing will be delivered on site within 5 years
- Market and Affordable housing – In some cases a site has been split in two with the initials **M, A** after the site name. This indicates whether the figures are referring to market or affordable housing provision. **U/K** denotes that the type of housing (Market or Affordable) is unknown.
- Built to date column – identifies how many houses have been built on that site by 31/03/12.

## Small Print

The Five Year Land Supply Totals and Housing Trajectory are based on replies from developers, agents and planning professionals. This information is, however, influenced by market conditions and economic circumstances and therefore may change significantly over time.

## The Future of the Housing Trajectory

Next year's housing trajectory will take into account information gleaned from the Strategic Housing Land Availability Assessment (SHLAA) which is due to be completed in 2012. In future, the Housing Trajectory will coincide with the update of SHLAA data.

The Localism Act 2011 will revoke the RSSs. Until this has been undertaken the revised Local Authority housing targets will remain applicable. The Council will be reviewing its housing targets through the Local Plan Review, which is scheduled for adoption in 2014.

## Changes to Site 9.01 – Cambridge East

The 2008 Cambridge East Area Action Plan (AAP) identified this site as a new urban quarter of approximately 10,000 to 12,000 dwellings and associated infrastructure. Last year the housing trajectory (Appendix D) showed the potential for 406 dwellings on this site, however most of this site is now unlikely to come forward before 2031 as the airport operators have decided not to relocate the airfield in the immediate future. However, some development is possible on the Land at Coldhams Lane – 91 dwellings (see two site entries against site number 9.01 in the Housing Trajectory Appendix D).





Large Sites Over 50																																
Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date	Outstanding dwellings (12/13-30/31)	Reporting Year 12/13	13/14 year 1	14/15 year 2	15/16 year 3	16/17 year 4	17/18 year 5	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total (13/14-30/31)	Availability	Suitability	Achievability	Comments	
	07/1223/REM & 05/1336/OUT	Cambridge Water Company, Rustat Road	1.2	M	100	0	100	0	20	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	Y	Y	Y		
	06/1257	George Nuball Close	2	U/K	143	0	143	0	43	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143	Y	Y	Y		
	02/0998, 06/627, 06/624	Government Offices, Brooklands Avenue	6.35	U/K	390	357	33	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Y	Y	Y	Completed 2011/12	
	07/1093	Homerton College, Hills Road	1.4	U/K	85	0	85	0	0	0	25	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Y	Y	Y		
													Five Year Supply Total															242				
					800	539	261	19	77	40	65	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Y	Y	Y	

Small Sites: 10-49 Dwellings

Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date	Outstanding dwellings (12/13-30/31)	Reporting Year 12/13	13/14 year 1	14/15 year 2	15/16 year 3	16/17 year 4	17/18 year 5	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total (13/14-30/31)	Availability	Suitability	Achievability	Comments							
	100097/FUL	88a Cherry Hillon Road		UK	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	X	Y	Y								
	090403	Neath Farm Business Park, Church End	0.9	A	28	28	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	Y	Y	Y								
	090382	35 Pineside	0.1	UK	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y								
	090016	Land to the Rear of 89-105 Shefford Road		UK	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	090967	13 Chesterton Road		UK	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	090819	Land Adjacent to 5 Wellington Court		UK	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	090494	Simons House, Rackham House		UK	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	110345	The Old Mallings, Prospect Row		UK	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	091329	Soremb Hotel, 190-196 Cherry Hillon Road	0.2	UK	16	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	110956	141 Dorton Walk, Cambridge	0.34	UK	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	110970	141 Dorton Walk, Cambridge		UK	34	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	Y	Y	Y	Y	Application permitted					
	110955	100-108 Shefford Road		UK	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	120321	190-192 Hilton Road		UK	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		<b>Total - Small Sites 10-49 dwellings</b>			<b>247</b>	<b>84</b>	<b>163</b>	<b>10</b>	<b>101</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>										

Five Year Supply Total

### Housing Trajectory Summary Tables

Housing Trajectory Summary 2011/12 to 2030/31																							
Engg number of dwellings on site	Built to date	Outstanding dwellings (12/13-30/31)	Reporting Year	13/14 year 1	14/15 year 2	15/16 year 3	16/17 year 4	17/18 year 5	18/19 year 6	19/20 year 7	20/21 year 8	21/22 year 9	22/23 year 10	23/24 year 11	24/25 year 12	25/26 year 13	26/27 year 14	27/28 year 15	28/29 year 16	29/30 year 17	30/31 year 18	Total (13/14-30/31)	
Urban Extensions	7175	84	7091	359	707	1431	1347	1249	818	650	321	160	40	0	0	0	0	0	0	0	0	0	6733
Sites Allocated in the Local Plan	2725	317	2408	304	400	371	261	259	240	254	80	18	33	116	62	0	0	0	0	0	0	0	2091
Large Sites Over 50	800	539	261	19	77	40	65	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	242
Small Sites (0-49 Dwellings)	247	94	153	10	101	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28
<b>Total</b>	<b>10947</b>	<b>1034</b>	<b>9913</b>	<b>691</b>	<b>1285</b>	<b>1842</b>	<b>1687</b>	<b>1548</b>	<b>1088</b>	<b>914</b>	<b>401</b>	<b>178</b>	<b>73</b>	<b>116</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9084</b>
<b>Housing Trajectory Five Year Supply Total</b>																							
Revised RSS Housing Target - Year on Year from April 2011 to March 2031 (14,000 divided by 20 years = 700pa) Draft East of England Plan 2010				700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	7450
Revised RSS Housing Target - Year on Year from April 2011 to March 2031 (14,000 divided by 20 years = 700pa) Draft East of England Plan 2010				589	1142	891	849	809	769	729	689	649	609	569	529	489	449	409	369	329	289	249	3845
Revised RSS Housing Target - Year on Year from April 2011 to March 2031 (14,000 divided by 20 years = 700pa) Draft East of England Plan 2010, taking it into account past completions				721	721	721	721	721	721	721	721	721	721	721	721	721	721	721	721	721	721	721	721
Housing Trajectory Under/Over Supply in relation to RSS target taking into account past completions				564	1121	966	827	667	508	349	190	31	-28	-107	-214	-321	-428	-535	-642	-749	-856	-963	-1070
<b>Total Five Year Under/Over Supply 2012/13 - 16/17</b>																							

### Previous years completions and predicted totals

Engg number of dwellings on site	Built to date	Outstanding dwellings (12/13-30/31)	Reporting Year	13/14 year 1	14/15 year 2	15/16 year 3	16/17 year 4	17/18 year 5	18/19 year 6	19/20 year 7	20/21 year 8	21/22 year 9	22/23 year 10	23/24 year 11	24/25 year 12	25/26 year 13	26/27 year 14	27/28 year 15	28/29 year 16	29/30 year 17	30/31 year 18	Total (13/14-30/31)						
Urban Extensions	7175	84	7091	359	707	1431	1347	1249	818	650	321	160	40	0	0	0	0	0	0	0	0	0	6733					
Sites Allocated in the Local Plan	2725	317	2408	304	400	371	261	259	240	254	80	18	33	116	62	0	0	0	0	0	0	0	2091					
Large Sites Over 50	800	539	261	19	77	40	65	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	242					
Small Sites (0-49 Dwellings)	247	94	153	10	101	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28					
<b>Total</b>	<b>10947</b>	<b>1034</b>	<b>9913</b>	<b>691</b>	<b>1285</b>	<b>1842</b>	<b>1687</b>	<b>1548</b>	<b>1088</b>	<b>914</b>	<b>401</b>	<b>178</b>	<b>73</b>	<b>116</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9084</b>					
<b>Previous years completions and predicted totals</b>																												
Cumulative Future Completions (a & b)	159	287	505	601	731	629	524	588	288	300	331												5030					
Projected Completions - Indicator H2c	159	446	951	1552	2283	2912	3433	4021	4309	4899	5030												8855					
Cumulative Future Completions (a & b) + (H2c)	159	446	951	1552	2283	2912	3433	4021	4309	4899	5030	691	1285	1842	1687	1548	1088	914	401	178	73	116	62	0	0	0	0	8855
Cumulative Future Completions (a & b) + (H2c) + (H2d)	159	446	951	1552	2283	2912	3433	4021	4309	4899	5030	691	1285	1842	1687	1548	1088	914	401	178	73	116	62	0	0	0	0	8855
Regional Spatial Strategy																												
Revised RSS Housing Target Year on Year from April 2011 to March 2031 (14,000 divided by 20 years = 700pa) Draft East of England Plan 2010				700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	7450				
Cumulative RSS Residual Completions (H2c) - Annual Completions (H2c)				-369	-9	595	1142	897	848	388	214	-299	-522	-627	-584	-638	-700	-700	-700	-700	-700	-700	-700	-3784				
Managed Delivery Target in relation to draft RSS target (H2d)																												
1) Cumulative completions actual and projected				331	1022	2307	4149	5596	7394	9472	9965	10038	10154	10216	10216	10216	10216	10216	10216	10216	10216	10216	10216					
2) Residual required completions based on predicted completions actual and predicted				136689	129778	116933	9951	8164	6616	5528	4614	4035	3962	3846	3784	3784	3784	3784	3784	3784	3784	3784	3784					
3) Cumulative required completions				700	1400	2100	2800	3500	4200	4900	5600	6300	7000	7700	8400	9100	9800	10500	11200	11900	12600	13300	14000					
4) Residual required annual completions based on past completions actual and predicted				700	719	721	693	616	544	473	425	385	353	404	440	481	541	631	757	946	1261	1692	3784					
5) Cumulative under/oversupply				-369	-9	595	1142	897	848	388	214	-299	-522	-627	-584	-638	-700	-700	-700	-700	-700	-700	-3784					

Work Undertaken in 2010 in connection with updating the RSS housing targets concluded that a lower forecast was more achievable with 14,000 new homes being provided in Cambridge between April 2011 and March 2031. This level of provision was agreed by the Cambridgeshire Local Authorities in a joint statement which was reported to members in October 2010. This figure has been adopted in this years trajectory as being a more realistic estimate of the likely level of future housing delivery.

As demonstrated through the Housing Trajectory Summary table no new development has been identified after 2024/25. The emergence of new planning applications over future years and work undertaken as part of the Local Plan review to identify new housing allocation sites enable the Council to cover this future under supply. The Housing Trajectory only identifies potential new developments over 10 dwellings and therefore it is also expected that smaller developments will also help to meet future housing completions.

Note that the difference between this housing trajectory and the County Council monitoring data, which shows commitments of 10,366 at March 2012, is due this housing trajectory not including data for sites of under 10 dwellings.

# Appendix E – Housing Summary

## Introduction

### 1. *How many houses were proposed in the Adopted 2008 East Of England Plan (Regional Spatial Strategy)?*

The adopted 2008 Regional Spatial Strategy for the East of England proposed to continue the approach to housing apportionment set out in the Structure Plan. It proposed 19,000 dwellings minimum in Cambridge between 2001-2021. The Council has always objected to this level of provision, as it was unachievable by 2021.

### 2. *What did preparatory work on the RSS Review 2009 reveal?*

At the start of the RSS review process, EERA asked all the County Councils to test higher levels of growth than in the existing RSS for the period 2011 to 2031 as part of their input to the early stages of the review.

Cambridgeshire County Council invited all the Districts to join with it in preparing its advice to EERA and formed a member group CReSSP to oversee its work.

The Cambridgeshire authorities responded to EERA's request by commissioning consultants to prepare a new Cambridgeshire Development Study. That study, which was completed in the spring of 2009, looked at how well the existing strategy was working and how the strategy could be developed if further growth was needed.

EERA consulted on the RSS Review "East of England Plan > 2031" between 2nd September and 24th November 2009.

Cambridgeshire County Council through CReSSP made a joint response to the EERA consultation.

This response was agreed in a report to a DPSG on 17<sup>th</sup> November 2009. This proposed a figure of 14,000 dwellings to be built in Cambridge (700 dwellings per year) between 2011 and 2031.

This level of provision is one which is much more realistic than the adopted RSS target of 19,000 to 2021. It is also supported by the findings of the 2009 Cambridgeshire Development Study.

### 3. *What is the Cambridgeshire Local Authorities Agreement?*

In May and June 2010, the Government issued statements saying that Regional Spatial Strategies (RSSs) are to be revoked. This is to be implemented through the adoption of the Localism Bill.

In the light of this Cambridgeshire Local Authorities agreed a joint position statement setting out the development Strategy for Cambridgeshire.

For Cambridge this agreement suggested replacing the 19,000 dwelling target in the 2008 adopted RSS for the period 2001-2021 with one of 14,000 dwellings for the period 2011-2031. The RSS is technically still in place but our 2010 & 2011 Annual

# Appendix E – Housing Summary

Monitoring Report uses the 14,000 figure as a more realistic assumption of future provision by 2031.

The above figures are a starting point for the Local Plan Review process, which also consider a wide range of other evidence. Evidence from the SHLAA will also inform this.

#### **4. How many homes does the current Draft Strategic Housing Land Availability Assessment provide?**

The Draft Strategic Housing Land Availability Assessment (SHLAA) for Cambridge is at an early stage and is currently out to public consultation. This will form our key evidence for the amount of housing that can be accommodated in Cambridge.

Initial indications are that these sites could provide potential for around 1,770 dwellings by 2031.

The consultation ran for six weeks from 30<sup>th</sup> September to 11<sup>th</sup> November and sought information on any additional provision land owners may wish to draw to our attention and we will rigorously assess any sites put forward as part of finalising the SHLAA which will come back to Councillors in 2012 for final approval.



## FIT Installations Statistical Report

This report provides details of the following with regard to the Feed in Tariff (FIT) scheme:-

- Total FIT installations by technology and installation type
- Total installed capacity by technology and installation type

The report details installations on the Register at the time the report was requested and run.

Confirmation dates between 01/04/2011 and 31/03/2012

Tariff Codes Selected : All

Geographical Locations Selected :

Country/s Selected : England  
 Government Office Region/s Selected : East of England  
 Local Authority/s Selected : Cambridge

Page 107

Technology Types Selected : All

Technology	Domestic Installations	Domestic Installations Installed Capacity (MW)	Commercial Installations	Commercial Installations Installed Capacity (MW)	Industrial Installations	Industrial Installations Installed Capacity (MW)	Community Installations	Community Installations Installed Capacity (MW)	Total Installations	Total Installed Capacity (MW)
Photovoltaic	420	1.259	3	0.011	0	0.000	1	0.010	424	1.280
Total Installed Capacity (MW)		1.259		0.011		0.000		0.010		1.280
Total Installations	420		3		0		1		424	

SOURCE: <https://www.renewablesandchp.ofgem.gov.uk/>

## Appendix G – Cambridge East Indicators (extract from Cambridge East Area Action Plan)

**Objective B/a:** To create a new and distinctive sustainable community on the eastern edge of Cambridge which will enhance the special character of the City and its setting and is connected to the rest of the City by high quality public transport and non-motorised modes of transport.

Indicator Number	Indicator	Type of Indicator	Related Chapter Objectives	Related Policies	Targets
CE01	Total Housing Completions / Annual Rate	Core	D3/a	CE/7	To provide an adequate and continuous supply of land for housing development for (1) approximately 10,000-12,000 dwellings at the Cambridge East site as a whole before 2016, and (2) approximately 1,500-2,000 dwellings by 2016. The total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE02	Housing Density	Core	D3/b	CE/7	At least 50 dwellings per hectare
CE03	Housing Mix	Core	D3/c	CE/7	No specific target - Cambridge East should provide a mix of housing sizes that address the level of need for smaller 1 and 2 bedroom homes in the Cambridge area whilst at the same time creating a balanced community for the long term.
CE04	Employment Land Supply by type	Core	D4/a, D4/b	CE/8	Equivalent of 20-25 hectares of employment land.
CE05	Distance to Public Transport	Local	D6/d, D7/1	CE/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The Total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE06	Distance to public Open Space	Local	D10/b	CE/20	Formal sports pitches within 15 minutes walk; No home more than one minute's walk (i.e. 100m actual walk distance) from a LAP; no home more than five minutes walk (i.e. 400m actual walk distance) from a LEAP; no home more than 15 minutes walk (i.e. 1,000m actual walk distance) from a NEAP or SIP.
CE07	Renewable energy installed by type	Core	D13/e	CE/24	Renewable energy to provide at least 10% of predicted energy requirements
CE08	Investment secured for infrastructure and community facilities through developer contributions.	Core	E2/a, D5/c	CE/35, CE/9	Targets to be detailed through s.46 agreement or planning obligations.

## Appendix H – North West Cambridge Indicators (extract from North West Cambridge AAP)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC01	Total no. of: (1) Units of student accommodation completed (2) Housing Completions / Annual Rate	Core	NW5	To provide an adequate supply of land for housing for development (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings. <i>The total housing completions and annual rate of completions for North West Cambridge will be monitored against the North West Cambridge AAP housing trajectory in each Council's Annual Monitoring Report.</i>
NWC02	Housing Density	Core	NW5	At least 50 dwellings per hectare average net density.
NWC03	Percentage of Housing which is Affordable	Core	NW6	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College key workers.
NWC04	Employment Land Supply by type	Core	NW8, NW10	(1) 100,000m <sup>2</sup> of employment and academic development; (2) Approximately 60,000m <sup>2</sup> of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.
NWC05	Employment Uses in the Local Centre	Core	NW9	100% of completed development for B1 uses in the local centre in units not exceeding 300m <sup>2</sup> .
NWC06	Distance to Public Transport	Local	NW16	Majority of development within 400m of a bus stop.
NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	Core	NW19	Car parking standards are set out in Appendices 1 and 2 of the North West Cambridge AAP.
NWC08	Public Open Space and Recreation Facilities	Local	NW23	Standards for provision of public open space and recreation facilities are set out in Appendix 3 of the North West Cambridge AAP Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.

# Appendix H – North West Cambridge Indicators (extract from North West Cambridge AAP)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC09	Sustainable Development	Local	NW24	<p>Amount of Residential development designed in line with the Code for Sustainable Homes:</p> <p>(1) Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings;</p> <p>(2) Percentage approved after 1 April 2013, designed to Code level 5 or higher.</p> <p>Amount of Non-residential developed designed in line with BREEAM:</p> <p>(1) Percentage approved designed to “Excellent” standards.</p>
NWC10	Renewable energy installed by type	Core	NW24	<p>(1) Percentage of the non-residential development and student accommodation energy requirements provided by renewable energy (at least 20% required if renewable CHP is not viable);</p> <p>(2) Percentage of the development served by a Combined Heat and Power (CHP) plant or a District Heating Scheme fuelled by renewable energy sources.</p>
NWC11	Water Conservation	Local	NW24	<p>(1) Percentage of residential development approved prior to 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and</p> <p>(2) Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.</p>
NWC12	Investment secured for infrastructure and community facilities through developer contributions.	Core	NW31	Targets points set out in S106 agreements or planning obligations.

# Appendix I – Use Classes Order

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 came into force on 6th April 2010 and puts uses of land and buildings into various categories known as 'Use Classes'.

<b>Use Class</b>	<b>Description</b>
<b>A1 Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
<b>A2 Financial and professional services</b>	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
<b>A3 Restaurants and cafés</b>	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
<b>A4 Drinking establishments</b>	Public houses, wine bars or other drinking establishments (but not night clubs).
<b>A5 Hot food takeaways</b>	For the sale of hot food for consumption off the premises.
<b>B1 Business</b>	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
<b>B2 General Industrial</b>	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
<b>B8 Storage or distribution</b>	This class includes open air storage.
<b>C1 Hotels</b>	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
<b>C2 Residential institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A Secure residential institution</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3 Dwellinghouses</b>	This class is formed of 3 parts:
<b>C3(a)</b>	covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
<b>C3(b)</b>	up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

## Appendix I – Use Classes Order

Use Class	Description
<b>C3(c)</b>	allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
<b>C4 Houses in multiple occupation</b>	small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1 Non-residential institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
<b>D2 Assembly and leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

# Appendix J – Advice Note – Deleted Local Plan Policies

## Advice Note - Deleted Local Plan Policies

Whilst we are preparing Cambridge's Local Development Framework, which will incrementally replace the Cambridge Local Plan 2006 in due course, the Planning and Compulsory Purchase Act 2004 makes provision for Councils to retain their Local Plan policies by application to the Secretary of State. In the light of this, the City Council made an application to the Secretary of State in January 2009.

We have received the Secretary of State's direction, which confirms that the vast majority of the Cambridge Local Plan's policies will remain in force from 20<sup>th</sup> July 2009. However, eight policies will expire on 20<sup>th</sup> July 2009. The table below sets out the reason for their deletion and policy alternatives, where relevant. Please note that the Local Plan Appendices and Proposals Map (February 2008) remain unchanged.

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
3/5 Mixed Use Development	<p>This policy expected mixed-use development to be sustainable via the inclusion of appropriate community and retail facilities within residential schemes and elements of residential development within larger non-residential sites.</p> <p>This policy was deleted as it simply repeated national and regional policy. It was redundant given the references to the mix of development that supports the creation of sustainable and accessible communities in Planning Policy Statement 1 Delivering Sustainable Development (paragraph 27).</p>
4/5 Protection of Sites of National Nature Conservation Importance	<p>This policy stated that development will not be allowed which has a detrimental effect on a Site of Special Scientific Interest (SSSI)</p> <p>This policy was deleted as it simply repeated national and regional policy. SSSIs are protected by Planning Policy Statement 9: Biodiversity and Geological Conservation (paragraphs 7 and 8) and are defined and designated by Natural England in accordance with the Wildlife and Countryside Act 1981 (as amended).</p>
4/7 Species Protection	<p>This policy precluded development affecting protected species unless the need for the development outweighs nature conservation importance.</p> <p>This policy was deleted as it simply repeated national and regional policy contained in Policy ENV3 of the RSS for the East of England, paragraphs 1, 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation, Department for Communities and Local Government Circular 06/2005, the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.</p>

# Appendix J – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
4/16 Development and Flooding	<p>This policy prevented development from taking place in areas with an unacceptable risk of flooding. It also prevents development, which would increase the risk of flooding elsewhere or have a detrimental effect on flood management including flood defences. The supporting text to the policy refers to the City Council's support of sustainable drainage systems.</p> <p>This policy was deleted because it was covered by existing national and regional policy. Policy WAT4 in the RSS for the East of England directs development away from areas at high risk of flooding and areas where development would increase the risk of flooding elsewhere and Planning Policy Statement 25: Development and Flood Risk (December 2006) also covers the policy.</p> <p>In relation to Criterion (a) of Policy 4/16, paragraph 9 of Planning Policy Statement 25 sets out the risk based approach that should be adopted. Paragraphs 16 and 17 deal with the sequential test, directing development to the zones of least risk from flooding (Zone 1 low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b the functional floodplain). Paragraphs 18-20 set out the exception test.</p> <p>In relation to Criterion (b) of Policy 4/16, the first bullet point of paragraph 9 of Planning Policy Statement 25 deals with minimising run-off from new development onto adjacent and other downstream property, and into the river systems.</p> <p>In relation to criterion (c) of Policy 4/16, the first bullet point of paragraph 6 (Planning Policy Statement 25) deals with safeguarding land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences.</p> <p>The policy's supporting text sets out support for Sustainable Drainage Systems (SuDS). This is covered by the second and third bullet points of paragraph 6 and second bullet point of paragraph 9 (Planning Policy Statement 25).</p>
5/6 Meeting Housing Needs From Employment Development	<p>This policy set out the requirement for proposals for employment development, which impact on the demand for affordable housing, to provide affordable housing on-site; contributions towards off-site housing or by means of key worker housing provision.</p> <p>This policy was deleted because it was recognised at the Examination in Public for the RSS for the East of England that there was an absence of convincing evidence that specific local</p>



# Appendix J – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	<p>circumstances existed to justify the imposition of the requirement as referred to in the Council's Affordable Housing Supplementary Planning Document (SPD). The Affordable Housing SPD does not provide any further detail in taking this policy forward. The RSS for the East of England does not make specific reference to the need for employment development to provide for affordable housing and Policy P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003 was not saved.</p>
<p>6/5 Shopping Development in the City Centre</p>	<p>This policy stated that retail proposals in the City Centre would only be permitted where they maintained and enhanced the vitality and viability of the City Centre and which were of an appropriate nature and scale.</p> <p>This policy was deleted because it reiterated national guidance in paragraphs 3.13 – 3.19 of Planning Policy Statement 6: Planning for Town Centres that require the application of sequential testing and proof that the development is of appropriate nature and scale. Additionally, paragraphs 3.20 - 3.23 of Planning Policy Statement 6 cover the need to consider the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development, including the likely cumulative effect of recent permissions, developments under construction and completed developments. It clarifies that the identification of need does not necessarily indicate that there will be no negative impact.</p>
<p>9/4 East Cambridge</p>	<p>This policy set out the criteria for development at East Cambridge.</p> <p>This policy was deleted because it has been superseded by the Cambridge East, which was adopted by both Cambridge City Council and South Cambridgeshire District Council in February 2008.</p>
<p>10/2 Monitoring and Review</p>	<p>This policy set out the monitoring process for the Local Plan and identified review work and actions, which would be brought into play in the event that the Local Plan policies and development plan allocations were not being met.</p> <p>This policy was deleted because Section 35 of the Planning and Compulsory Purchase Act 2004 covers the need to monitor policies by making an annual report to the Secretary of State, which covers the implementation of the Local Development Scheme and the extent to which the policies set out in the local development documents are being achieved.</p>

# Appendix J – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.

The North West Cambridge AAP was adopted in October 2009. As a result, the following Local Plan Policy and allocations were superseded:

- Policy 9/7 – Land between Madingley Road and Huntingdon Road
- Proposal Site 9.07 – Madingley Road/Huntingdon Road
- Proposal Site 9.11 – 19 Acre Field and land at Gravel Hill Farm

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To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny Development Plan 6/12/2012  
committee: Scrutiny Sub Committee  
Wards affected: All Wards

## **CAMBRIDGE LOCAL PLAN - TOWARDS 2031**

Approach to draft Plan – Water and flooding, design, landscape, public realm, historic environment, tall buildings, biodiversity, trees and density

### **Not a Key Decision**

#### **1. Executive summary**

1.1 The Local Plan is a key document for Cambridge, and the review of the current Local Plan is currently underway. Following on from consultation on the Issues and Options Report, which took place between June and July 2012, officers are working on the analysis of the comments received to the consultation and developing the preferred approach to take forward into the draft Plan. It has previously been agreed that future reports would be brought to Development Plan Scrutiny Sub Committee to analyse the comments received and options to take forward in more detail in order to seek a steer from Members on the approach to take forward in the draft Plan.

1.2 This report considers the approach to be taken forward in relation to the water and flooding, design, landscape, public realm, historic environment, tall buildings, biodiversity, trees and density sections of the Issues and Options Report as part of developing the content of the new Plan.

#### **2. Recommendations**

2.1 This report is being submitted to the Development Plan Scrutiny Sub-Committee for prior consideration and comment before decision by the Executive Councillor for Planning and Climate Change.

2.2 The Executive Councillor is recommended:

- To consider the key issues related to water and flooding, design, landscape, public realm, historic environment, tall buildings biodiversity, trees and density as set out in Appendices A, B, C and D; and

- To endorse the response and approach to take forward in the draft Plan, as set out in Appendices A, B, C and D and tables 1, 2, 3 and 4.

### **3. Background**

#### **The Issues and Options Report**

- 3.1 The Local Plan is a key document for Cambridge. The current Local Plan was adopted in 2006, and sets out a vision, policies and proposals for future development and land use in Cambridge to 2016 and beyond.
- 3.2 The Issues and Options Report included a vision, strategic objectives, and specific chapters relating to the future spatial strategy, possible opportunity areas and other topic areas. Over 11,000 representations were received, and the key issues raised were presented to Development Plan Scrutiny Committee on the 16<sup>th</sup> October 2012. For further information, please see the following link:  
<http://www.cambridge.gov.uk/democracy/documents/s13919/Local%20Plan%20Key%20Issues%20and%20Timetable%20Update.pdf>
- 3.3 At this committee, it was agreed that future reports would be brought to committee to analyse the comments received and options to take forward in more detail in order to seek a steer from Members on the approach to take forward in the draft Plan. This report considers the approach to be taken forward in relation to the water and flooding, design, landscape, public realm, historic environment, tall buildings, biodiversity, trees and density sections of the Issues and Options Report as part of developing the content of the new Plan. The last committee agreed the approach towards the vision, objectives and climate change. As discussed, the approach to the vision and objectives will be an iterative process, being reviewed as officers analyse the various sections of the Issues and Options Report.

#### **Responses and Preferred Approach**

- 3.4 Appendix A contain the officer analysis of the key issues raised for water and flooding, as well as summaries of the representations received. Appendix B contains the same for design, landscape and public realm, Appendix C covers protecting and enhancing the historic environment, while Appendix D covers density. The appendices have been structured around each of the issues and associated options set out in the Issues and Options Report. For each of the options consulted on, the key issues raised during consultation have been



identified. A summary of the analysis of the options from the Interim Sustainability Appraisal has been provided, along with the Council's evidence base. An officer analysis of the key issues raised is then provided alongside a recommendation as to the approach that should be taken forward into the draft Plan, which will be subject to consultation from June to July 2013. Due to the large volume of representations received, it is not possible to provide detailed responses to every one at this stage. It is suggested that the analysis and recommendation forms the response to the representations.

- 3.5 At this stage, detailed policy wording has not been suggested, but sufficient detail of the evidence behind potential policy options has been provided to give Members a steer as to what would be included in the policy. Following on from this committee, officers will draft the relevant policies, which will be presented to Development Plan Scrutiny Sub Committee at the end of March 2013.
- 3.6 A breakdown of the number of representations received to each of the issues has also been included, including the number of supports and objections raised. For each issue, a tally of all of the representations received to that section of the Issues and Options Report has been taken; this includes representations received to the paragraphs, options and questions contained within each section. In some instances respondents have chosen to focus their comments on the policy options, while others have focussed on responding to the questions raised. It should be noted that in some instances, objections contain qualified support for an option, i.e. that they support the general principle of an option but feel that it does not go far enough in responding to certain issues. Officers have taken this into account when analysing representations and proposing a preferred approach.

### **Water and Flooding**

- 3.7 Chapter 6 of the Issues and Options Report considered policy approaches required to ensure that Cambridge develops in the most sustainable way possible. This included how to make Cambridge a water sensitive city, where new developments are water efficient, contribute to an overall flood risk reduction and help improve the quality of water bodies. These policies are being considered in light of the severe water stress faced by the city, and its vulnerability to increasing flood risk, both from river flooding and surface water flooding.
- 3.8 On the whole there was a strong level of support from respondents for the Council to be seen as leading the way in responding to the

challenges presented by climate change, water and flooding. There was a view that the Council should be ambitious in setting targets in relation to water efficiency, with many respondents recognising the seriousness of the issue of water scarcity for Cambridge. Concerns were raised about the impact of future policy requirements on the viability of new development, particularly in reference to policy options for water efficiency in residential developments and requirements for green roofs. In line with the requirements of the National Planning Policy Framework (NPPF), viability is a key consideration when developing policy requirements, and this has been taken into consideration in the evidence base produced to support policies in relation to water use and flooding.

3.9 Appendix A contains the officer analysis of the key issues raised for water and flooding, as well as summaries of the representations received.

Table 1: Recommended preferred approach for Water and flooding

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 51: Develop a comprehensive integrated water management policy	<p>The recommendation is to pursue Option 51 with a less prescriptive approach on the percentage of land use. This policy will set out the range of integrated water management principles that will need to be embedded into all development proposals. Criteria could include:</p> <ul style="list-style-type: none"> <li>• Design considerations, for example the integration of smaller multiple features such as multiple small ponds, swales and basins instead of one large pond;</li> <li>• Green/blue/grey infrastructure integration so that surface water management is given priority above other uses. For example green open spaces with the ability to temporarily store water (say once every 100 years) should be the priority;</li> <li>• Consideration of how the water management features will look, ensuring that they are of high quality design and relate to their surroundings;</li> <li>• How the water management features</li> </ul>

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
	<p>could promote biodiversity;</p> <ul style="list-style-type: none"> <li>• How ecosystem services are considered before any other method;</li> <li>• How water management should make the most of multi-functional spaces;</li> <li>• Encourage best practice in assigning land within developments for water management, including the encouragement of rainwater harvesting and/or green roofs;</li> <li>• Adoption of local sustainable drainage standards, for example those that are being produced by Cambridgeshire County Council;</li> <li>• Ensure adequate water services provision.</li> </ul>
Option 52: Water efficiency – water neutrality	<p>The recommendation is to pursue Option 53 (80 litres/head/day) for all new residential development. The possibility of future implementation of water neutrality within new developments will continue to be explored in light of the Draft Water Bill and other future legislation.</p>
Option 53: Water efficiency – 80 litres/head/day	
Option 54: Water efficiency – 105 litres/head/day	
Option 55: Water efficiency – non-domestic buildings – full credits for BREEAM water efficiency	<p>The recommendation is to pursue Option 55, and set a policy requiring developers of non-residential developments to achieve full BREEAM credits for water, subject to viability.</p>
Option 56: Water efficiency – non-domestic buildings – BREEAM	
Option 57: Develop a comprehensive flood risk reduction policy	<p>The recommendation is to pursue Option 57, and develop a comprehensive flood risk management policy. Criteria could include:</p> <ul style="list-style-type: none"> <li>• Design considerations, for example the most vulnerable parts of the development being constructed in the area of least flood risk on the site;</li> <li>• Areas to avoid including fluvial (river) flood risk areas and pluvial (surface water) risks for new developments and</li> </ul>

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
	<p>redevelopments, where practicable;</p> <ul style="list-style-type: none"> <li>• The management of flow routes that result from surface water flooding;</li> <li>• Flood resistance (preventing water from entering a property) and reliance (making a property less prone to permanent damage when flooded) measures to be included in defined areas;</li> <li>• Discharge of surface water limited to 2 litres/second/hectare for all developments; and</li> <li>• Surface water discharge on previously developed sites should be limited to 2 litres/second/hectare to limit the amount of water entering water courses thereby providing a positive flood risk reduction.</li> </ul>
<p>Option 58: Develop a water body quality policy</p>	<p>The recommendation is to pursue Option 58, and develop a policy that ensures that water body quality is protected and enhanced as part of new development proposals. The criteria for inclusion in this policy could include:</p> <ul style="list-style-type: none"> <li>• Design considerations, for example careful consideration of development in close proximity to water bodies and a requirement for positive improvement to those water bodies (both in terms of water quality and ecology of those water bodies);</li> <li>• Minimum water quality criteria that is allowable to be discharged into water bodies;</li> <li>• Development taking the opportunity to remove culverts from water bodies to restore them to their natural state; and</li> <li>• Waterside development contributing to wider improvements to the hydromorphology and ecology of the water body.</li> </ul>
<p>Option 59: Develop a green roof policy</p>	<p>The recommendation is to pursue Option 59 and develop a policy requiring green</p>

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
	roofs to be incorporated into new developments. The policy might include sizes of flat roofs that would be required and appropriate to be of a green or brown roof construction. It will also provide guidance on building refurbishments and green/brown roof requirements.

### **Design, landscape and public realm**

- 3.10 High quality design is a key aspect of sustainable development and should contribute positively to making places better for people. Chapter 7 of the Issues and Options Report considered the many elements that need to be considered as part of development proposals to ensure that they deliver a high quality of design, both of new buildings and the spaces around those buildings. The current ‘Designing Cambridge’ policies in the 2006 Local Plan (3/4, 3/7 and 3/12) are amongst the most used policies in determining planning applications. These policies consider developments interaction with its context, its overall quality and accessibility, sustainability and scale, and they have been tested at appeal on numerous occasions. The design options contained within the Issues and Options Report build upon these existing policies.
- 3.11 There was very strong support for the new Local Plan to set the highest possible standards for the design of new development, both in terms of new buildings and the spaces between buildings. Cambridge is internationally famous for the quality of its built environment, and new development should maintain and enhance this reputation. Many of the representations were concerned with the finer details of policy wording, which will be taken into account when drafting policies.
- 3.12 Appendix B contains the officer analysis of the key issues raised for design, landscape and public realm, as well as summaries of the representations received.

Table 2: Recommended preferred approach for Design, landscape and public realm

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 60: Delivering	The recommendation is to pursue Option 60

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
high quality places	<p>and develop a strategic priority related to the delivery of high quality places. Additional reference shall be added regarding the significance of the city's townscape within the supporting text to this strategic objective as follows:</p> <p>"An essential part of the character of the city stems from the interplay between its rich architecture and the spaces between buildings. Trees and high quality public realm play a significant role. The interface between the urban edge and the countryside is also an important component of how the city is appreciated in the landscape."</p>
Option 61: Criteria based responding to context policy	<p>The recommendation is to pursue Option 61 and develop a criteria based policy to ensure that all new developments respond to local character and distinctiveness and reflect the identity of local surroundings, while not preventing appropriate innovation. The supporting text of the policy could make reference to the submission of Design and Access Statements, with an awareness of context forming a key part of such a document. These criteria could include:</p> <ul style="list-style-type: none"> <li>• The need to identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site;</li> <li>• The need to be well connected to and integrated with, the immediate locality and wider city; and</li> <li>• The need to use the characteristics of the local area to help inform the siting, massing, building and landscape design and materials used in the proposed development.</li> </ul>
Option 62: Criteria based policy for delivering high quality places	<p>The recommendation is therefore to pursue Option 62 and develop a criteria based policy approach for delivering high quality places. This policy will be subject to the following amendments:</p>

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
	<p>Include wording to highlight ‘safe’ walking and cycling routes with priority for the pedestrian over the car and include ‘major developments’ in the public art criteria for clarity as to how and when the policy will be applied.</p> <p>Other criteria in the policy could include:</p> <ul style="list-style-type: none"> <li>• The interrelations and integrations between buildings, routes and spaces;</li> <li>• The development of a hierarchy of streets;</li> <li>• The creation of attractive built frontages;</li> <li>• The orientation of buildings to overlook public spaces and promote natural surveillance;</li> <li>• Activating edges onto public spaces by locating building entrances and windows of habitable rooms next to the street;</li> <li>• The provision of clearly distinct public and private spaces;</li> <li>• The integration of affordable and supported housing to minimise social exclusion;</li> <li>• Designing out crime;</li> <li>• The use of materials, finishes and street furniture suitable to location and context;</li> <li>• The integration of landscape design into the design of developments as a whole;</li> <li>• Measures for the improvement and enhancement of public realm close to the development;</li> <li>• Provision of adequate management and maintenance of the development; and <ul style="list-style-type: none"> <li>• Consideration of the needs of those with disabilities.</li> </ul> </li> </ul>
Option 63: Criteria based policy for the design of buildings	The recommendation is therefore to pursue Option 63 and develop a criteria based policy setting out the requirements for the design of new buildings. These criteria could include:

OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
	<ul style="list-style-type: none"> <li>• New buildings should be of the highest architectural quality. The design of buildings should have a positive contribution to their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views;</li> <li>• Consideration of the relationship between the landscape design and the character and function of the spaces and surrounding buildings;</li> <li>• The need to demonstrate that buildings are convenient, safe and accessible for all users and visitors;</li> <li>• The need for buildings to be constructed in a sustainable manner, easily adaptable for different uses and our changing climate, and which successfully integrates recycling and refuse facilities, cycle and car parking, plant and other services into the design; and</li> <li>• Consideration of the potential to support biodiversity within the built environment.</li> </ul>
<p>Option 64: The design of the public realm, landscape and other external spaces</p>	<p>The recommendation is to pursue Option 64, with amendments to the criteria. Such amended criteria could include the requirements to co-ordinate the provision of public realm/landscape/external spaces between adjacent sites and/or phases of large developments, provide high quality amenity space which receives adequate sunlight, in accordance with best practice guidance; and the need to assess the site's position in the ecological network and provide suitable protection and enhancement of important nature conservation features.</p> <p>In order to maintain the use of the biodiversity checklist approach for major developments, it is suggested that the checklist is referenced</p>



OPTION/OBJECTIVE NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
	within Option 64. Officers will then explore the best way of ensuring that the checklist is submitted as part of planning application, for example through the Local List. This would ensure the continued use of the biodiversity checklist and the associated inclusion of biodiversity enhancement measures in new major developments.
Option 65: Requirement for the production of design codes in respect of growth areas for all outline planning applications	The recommendation is <u>not</u> to pursue Option 65, but instead to include references to the production of design codes within policies for strategic sites identified in Chapter 4 of the Issues and Options Report.
Public Art	The recommendation is to incorporate the provision of public art within Option 62 (Creating high quality places) and Option 64 (Design of the public realm, landscape and external spaces) to ensure that public art is properly integrated into the design of new developments. Reference to public art will also be retained in Option 201 (Provision of infrastructure and services) in order that developer contributions can be allocated for its provision.
Option 66: Criteria based policy for alterations and extensions to existing buildings	The recommendation is to pursue Option 66 and develop a criteria based policy that would apply to alterations and extensions to existing buildings. This policy will set out a range of criteria against which proposals for the extension or alteration of buildings requiring planning permission would be assessed. The policy would apply to both residential and non-residential properties.

### **Protecting and enhancing the historic and natural environment**

3.13 Chapter 8 of the Issues and Options Report considered policy options to ensure the protection and enhancement of the historic and natural environment of Cambridge. This chapter also considered policy options to protect the environmental quality of the city from pollution, although these options will be considered at a later committee.

- 3.14 On the whole, there was a wide level of support for the policy options contained within this chapter. It is widely recognised that the city’s historic and natural environment are key features that define the character and setting of the city, and contribute to the quality of life that people value here. Many of the representations were concerned with the finer details of policy wording, which will be taken into account when drafting policies.
- 3.15 Appendix C contains the officer analysis of the key issues raised for protecting and enhancing the historic and natural environment, as well as summaries of the representations received. While the representation summaries cover all of the options contained within chapter 8 of the Issues and Options Report, the officer analysis for options relating to airport safety zones (Option 75) and pollution (Options 84-88) will be considered at this committee in January 2013.

Table 3: Recommended preferred approach for protecting and enhancing the historic and natural environment

OPTION NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 67: Strategic Priority – Protecting and enhancing the historic and natural environment	The recommendation is to pursue Option 67 with amendment of the wording to read “tree canopy cover and positive enhancement of the city’s heritage assets” within the final sentence. Furthermore, the first objective pertaining to the historic and natural environment will be amended to read “To protect and enhance all heritage assets, including the wider landscape and the appreciation of the historic city, its character and setting.” Additionally, in light of the duty to cooperate and English Heritage’s role as a statutory consultee, officers will undertake further discussions with them in order to ensure that this policy is sufficiently robust and that there is a positive strategy for the historic environment within the Local Plan.

OPTION NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 68: Protection and enhancement of Cambridge's historic environment	The recommendation is to pursue Option 68 setting out a positive strategy for the historic environment, that builds on current policies, guidance in the National planning Policy Framework and other relevant guidance. The policy will not be overly prescriptive. Where appropriate, further discussions will also be carried out with English Heritage.
Option 69: Protection of Buildings of Local Interest and development of a local list	The recommendation is to pursue Option 69, linked to the ongoing development of a Local List of Heritage Assets in line with the requirements of the National Planning Policy Framework.
Option 70: Works to a heritage asset to address climate change	<p>The recommendation is to pursue Option 70, and develop a policy setting out the hierarchical approach that should be taken to carrying out works to heritage assets to enhance their environmental performance. The approach could involve:</p> <ul style="list-style-type: none"> <li>• Where at all possible, retaining the heritage asset and its existing/original use;</li> <li>• Making every effort to preserve the historic fabric, using traditional methods of adaptation/construction;</li> <li>• In the case of a change of use, ensuring the sympathetic re-use of the heritage asset;</li> <li>• Seeking to improve the energy efficiency of the building in order to reduce carbon emissions; using sympathetic approaches, that respect the architectural and/or historic significance of the building;</li> <li>• Specifying environmentally conscious materials suitable for the development. There should be a presumption in favour of traditional materials where possible.</li> </ul>

OPTION NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 71: Shopfronts and signage policy	The recommendation is to pursue Option 71 to ensure that works to shopfronts, including signage and security measures, promote high quality design that respects the local character of areas. Such a policy approach will have wider benefits in terms of maintaining a high quality environment, which will attract shoppers, visitors and investment into the city.
Option 72: Criteria based tall buildings policy	The recommendation is to pursue Option 72 to develop a criteria-based policy supported by guidance setting out design and locational criteria in order to assess the suitability of development proposals for tall building on a case by case basis.
Option 73: Policy identifying specific areas suitable for tall buildings	
Option 74: Limits on building heights	
Option 75: Cambridge Airport Public Safety Zone and Safeguarding Zones	To be considered at committee in January
Option 76: Paving over front gardens	<p>The recommendation is to pursue Option 76. This would ensure that the Local Plan sets out criteria that would be applied to planning applications affecting the development of front gardens. Criteria could include:</p> <ul style="list-style-type: none"> <li>• The impact of proposals on surface water run-off, particularly for those areas of the city with high levels of surface water flooding. The preference would be for the use of porous surfacing on all applications;</li> <li>• The impact of proposals on the visual amenity of an area; and</li> <li>• The impact of the proposals on biodiversity.</li> </ul>

OPTION NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 77: Protection of sites of nature conservation importance	Given strong local support for this option and the need to protect and enhance sites of national and local nature conservation importance, the recommendation is to pursue Option 77. This would ensure that the Local Plan requires proportional ecological information to determine any application on, adjacent to or affecting a designated nature conservation site. In line with the National Planning Policy Framework's requirements, the policy should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.
Option 78: Protection of priority species and habitats	The recommendation is to pursue Option 78 to ensure that the Local Plan requires that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on priority habitats and species; and, where required, suitable mitigation measures and proposed enhancement measures are both acceptable and deliverable.
Option 79: Enhancement of biodiversity as part of all development proposals	The recommendation is to pursue Option 81, which would involve increasing the breadth of Option 64 to make reference to the need to enhance biodiversity through new development. Additionally, the need to complete a biodiversity checklist for all major development should be included in the text of the criteria based policy on public realm, landscape and other external spaces.
Option 80: Enhancement of biodiversity as part of major developments	
Option 81: Include reference to the enhancement of biodiversity within option 64 (the design of public realm, landscape and other external spaces)	

OPTION NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 82: Support for strategic biodiversity enhancement proposals	The recommendation is <b>not</b> to pursue option 82, but to include support for the delivery of large scale strategic biodiversity enhancement projects at a landscape scale in Option 21 Setting of the City. Option 21 will be discussed at a forthcoming meeting of Development Plan Scrutiny Sub Committee.
Option 83: Trees	<p>The recommendation is to pursue option 83 with some amendments to the criteria as follows:</p> <ul style="list-style-type: none"> <li>• A presumption in favour of the retention and enhancement of irreplaceable habitats, including aged and veteran trees, hedges, trees and other landscape features of amenity and biodiversity value, unless the need for, and the benefits of, the development clearly and demonstrably outweigh any loss;</li> <li>• Protection of trees that have significant amenity value as perceived from the public realm; and</li> <li>• Where felling is accepted, appropriate replacement planting will be required within the vicinity.</li> </ul>
Option 84 – 88 (Pollution)	To be considered at committee in January
Option 89: Detailed visual pollution policy	The recommendation is to pursue Option 89 and develop a criteria based policy setting out the approach to minimise visual pollution. This policy will cover issues such as advertising hoardings and signs, satellite dishes and street furniture and give the Council and other parties responsible for the street scene a focus for enforcement.

### Density (Options 102 – 105)

3.16 Chapter 9 of the Issues and Options Report considered the delivery of high quality housing, including the issue of whether it would be appropriate to set specific density requirements for new development

in the city. Previous national guidance encouraged higher density development as a means of maximising land efficient and supporting local facilities and public transport. The National Planning Policy Framework does not set minimum density requirements, but instead requires Councils to set their own approach to housing density to reflect local circumstances. Given this, a number of options were consulted on during the Issues and Options consultation, notably:

- Option 102: No specific density policy or requirements – design led approach;
- Option 103: Establish minimum threshold densities in the City Centre;
- Option 104: Establish a minimum threshold of average net density within 400 metres of district and local centres on high quality public transport routes and transport interchanges;
- Option 105: Minimum density of 30 dph for all new development sites.

3.17 A key area raised by some respondents to the Local Plan was that any density requirements would need to take account of local context, and the negative impacts that can be associated with high density development, such as inadequate space for car parking. Others recognised that there might be instances where it might be more appropriate to set higher densities, such as in central areas, although the importance of safeguarding the historic core of the city was raised. A number of respondents favoured a design led approach, which would allow for local context to determine the appropriate density of each site.

3.18 Appendix D contains the officer analysis of the key issues raised for density, as well as summaries of the representations received.

Table 4: Recommended preferred approach for density of new development

OPTION NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 102: No specific density policy or requirements – design led approach	The recommendation is to pursue Option 102, and take a design led approach to density, assessing new developments on a case-by-case basis against local character, and other design and sustainability policies. Additional reference could be made within Chapter 6
Option 103: Establish minimum threshold densities in the city centre	

OPTION NUMBER AND DESCRIPTION	PREFERRED APPROACH FOR DRAFT PLAN
Option 104: Establish a minimum threshold of average net density within 400m of district and local centres on high quality public transport routes and transport interchanges	(Sustainable development, climate change, water and flooding) and Chapter 7 (Delivering high quality places) as to the positive role that increased density can play in making efficient use of land and supporting local facilities and transport networks.
Option 105: Minimum density of 30dph for all new development sites	

### **Next steps**

- 3.19 Following on from this committee, and subsequent committees to provide a steer on the preferred approach for other topic areas, officers will be drafting policy wording in line with the agreed approach. Draft policies will be presented to this committee at the end of March 2013 for consideration, prior to consideration of the entire new Local Plan at Environment Scrutiny Committee. The draft plan will then be made available for a six-week period of public consultation, prior to being formally submitted to the Secretary of States for examination.

## **4. Implications**

### **(a) Financial Implications**

There are no direct financial implications arising from this report. Policy recommendations will be considered as part of the review of the Local Plan, which has already been included within existing budget plans.

### **(b) Staffing Implications (if not covered in Consultations Section)**

There are no direct staffing implications arising from this report. The review of the Local Plan has already been included in existing work plans.

### **(c) Equal Opportunities Implications**

There are no direct equal opportunity implications arising from this report. An Equalities Impact Assessment will be prepared as part of the draft Plan stage.



(d) **Environmental Implications**

The new Local Plan for Cambridge will assist in the delivery of high quality and sustainable new development along with protecting and enhancing the built and natural environments in the City. This will include measures to help Cambridge adapt to the changing climate as well as measures to reduce carbon emissions from new development, as considered within this committee report. Overall there should be a positive climate change impact.

(e) **Procurement**

There are no direct procurement implications arising from this report.

(f) **Consultation and communication**

The consultation and communications arrangements for the Local Plan are consistent with the agreed Consultation and Community Engagement Strategy for the Local Plan Review, 2012 Regulations and the Council's Code for Best Practice on Consultation and Community Engagement.

(g) **Community Safety**

There are no direct community safety implications arising from this report.

**5. Background papers**

These background papers were used in the preparation of this report:

- Cambridge Local Plan – Towards 2031 Issues and Options Report, June 2012:

<http://www.cambridge.gov.uk/public/docs/local-plan-review-issues-and-options-report.pdf>

- National Planning Policy Framework, March 2012

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

**6. Appendices**

- Appendix A: Analysis, responses and preferred approach water and flooding, plus summaries of representations received;
- Appendix B: Analysis, responses and preferred approach to the design, landscape and public realm, plus summaries of representations received;

- Appendix C: Analysis, responses and preferred approach to protecting and enhancing the historic and natural environment, plus summaries of representations received;
- Appendix D: Analysis, responses and preferred approach to the density section, plus summaries of representations received.

## **7. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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## APPENDIX A: ANALYSIS, RESPONSES AND PREFERRED APPROACH WATER AND FLOODING, PLUS SUMMARIES OF REPRESENTATIONS RECEIVED

### ISSUE: BEYOND SUSTAINABLE DRAINAGE SYSTEMS (SuDS) – AN INTEGRATED APPROACH TO WATER MANAGEMENT

<b>Total representations: 44</b>	
<b>Object: 8</b>	<b>Support: 36</b>

OPTION NUMBER	KEY ISSUES ARISING FROM CONSULTATION
Option 51: Develop a comprehensive integrated water management policy. This option seeks to ensure that water management proposals are integrated into the overall design of development proposals	<ul style="list-style-type: none"> <li>• Very important policy to develop – strong level of support;</li> <li>• Concern that requirement to set aside 10-15% of development area for open space/multi-functional surface water management could impact on viability of development.</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

<b>SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT</b>
This option should have positive effects on ensuring all developments incorporate sustainable drainage systems to minimise surface water flood risk. Surface water management will result in the protection of existing natural flood risk management infrastructure, such as green open spaces, which is likely to bring further benefits associated with improving the health and well-being of Cambridge residents, and maintaining and enhancing biodiversity. Under this option water sensitive design such as the integration of multiple small ponds rather than one large pond will be of high quality and could therefore contribute to improved visual amenity.

<b>KEY EVIDENCE</b>
<ul style="list-style-type: none"> <li>• Draft National Standards for sustainable drainage systems: Designing, constructing, operating and maintaining drainage for surface runoff, DEFRA (2011);</li> <li>• Cambridge Water Cycle Strategy Phase 1 (2008) and Phase 2 (2011);</li> <li>• Cambridgeshire Green Infrastructure Strategy (2011);</li> <li>• The National Flood and Coastal Erosion Risk Management Strategy for England (2011)</li> </ul>

#### **CURRENT POLICY TO BE REPLACED**

- Policy 8/18 (Water, Sewerage and Drainage Infrastructure)

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

One of the core planning principles of the National Planning Policy Framework (paragraph 17) is that planning should take full account of flood risk, encourage the use of existing resources and encourage the use of land for multiple benefits. The Flood and Water Management Act and National and Local Flood and Coastal Erosion Risk Management Strategies espouses consideration of flood risk being central to planning and highlights the positive benefit to existing issues that good design within new developments can bring. Option 51 seeks to provide the policy basis for this, by ensuring that the principles of integrated water management are embedded into all development proposals.

The sustainability appraisal indicates that this option would be beneficial to Cambridge and the new communities created with an integrated water management policy. This policy approach would ensure that water management proposals form an integrated element of the overall design of development proposals. This will in turn lead to water management solutions that offer multiple benefits beyond just reduction of flood risk, including the enhancement of biodiversity and mitigation of the urban heat island effect.

In the responses, there were concerns about having a prescriptive approach to assigning land use to multi-functional water management features and the effect on the viability of a development. This has been noted and a less prescriptive approach to encouraging best practice will be incorporated into the development of the policy as development sites within the City Centre may require a larger open space to built form ratio to be viable. It is possible on these sites to still encourage best practice without restricting percentages of open space through the use of rainwater harvesting and/or green roofs.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 51 with a less prescriptive approach on the percentage of land use. This policy will set out the range of integrated water management principles that will need to be embedded into all development proposals. Criteria could include:

- Design considerations, for example the integration of smaller multiple features such as multiple small ponds, swales and basins instead of one large pond;
- Green/blue/grey infrastructure integration so that surface water management is given priority above other uses. For example green open spaces with the ability to temporarily store water (say once every 100 years) should be the priority;
- Consideration of how the water management features will look, ensuring that they are of high quality design and relate to their surroundings;
- How the water management features could promote biodiversity;
- How ecosystem services are considered before any other method;
- How water management should make the most of multi-functional spaces;

- Encourage best practice in assigning land within developments for water management, including the encouragement of rainwater harvesting and/or green roofs;
- Adoption of local sustainable drainage standards, for example those that are being produced by Cambridgeshire County Council;
- Ensure adequate water services provision.

#### ISSUE: WATER EFFICIENCY IN RESIDENTIAL DEVELOPMENT

<b>Total representations: 81</b>					
<b>Object: 29</b>			<b>Support: 52</b>		
<b>Option 52</b>		<b>Option 53</b>		<b>Option 54</b>	
<b>Support: 8</b>	<b>Object: 3</b>	<b>Support: 2</b>	<b>Object: 5</b>	<b>Support: 3</b>	<b>Object: 4</b>

OPTION NUMBER	KEY ISSUES ARISING FROM CONSULTATION
Option 52: Water efficiency – Water neutrality. This option would require all developments to be water neutral	<ul style="list-style-type: none"> <li>• Clear need for a policy dealing with water conservation;</li> <li>• General support but with questions as to whether this policy would be achievable;</li> <li>• Need to consider approach to engaging the existing community in water reduction;</li> <li>• Concern from developers over impact on viability of new development;</li> <li>• Support Option 53 up to 2022 moving up to Option 52 after 2022.</li> </ul>
Option 53: Water efficiency – 80 litres per head per day. This option would require all new development to meet a maximum water consumption of 80 litres/head/day in line with the requirements of Levels 5 and 6 of the Code for Sustainable Homes	<ul style="list-style-type: none"> <li>• Clear need for a policy dealing with water conservation;</li> <li>• Concern from some that this approach would not go far enough in dealing with issues of water shortage and its wider impact;</li> <li>• Support from those who see this as a more realistic option than Option 52;</li> <li>• Need to consider approach to engaging the existing community in water reduction;</li> <li>• Concern from developers over impact on viability of new development;</li> <li>• Support Option 53 up to 2022 moving up to Option 52 after 2022.</li> </ul>
Option 54: Water efficiency – 105 litres per head per day. This option would require all new development to	<ul style="list-style-type: none"> <li>• Clear need for a policy dealing with water conservation;</li> <li>• Concern that this approach would not go far enough in dealing with issues of water shortage and its wider impacts;</li> <li>• Need to consider approach to engaging the existing community in water reduction;</li> </ul>

meet a maximum water consumption of 105 litres/head/day in line with the requirements of Levels 3 and 4 of the Code for Sustainable Homes.	<ul style="list-style-type: none"> <li>• Support from developers as less focussed on seeking enhanced measures.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

There was a suggestion that a further option could be to support Option 53 up to 2022 moving up to Option 52 after 2022.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

Option 52	Water neutrality results in the most positive effects against the sustainability themes, as it is the most radical in terms of addressing the severe water stress identified for the area. From an economic perspective, this option could place Cambridge in a competitive position, as it would be at the forefront of water efficiency initiatives. However, it is also the most expensive option presented.
Option 53	Option 53 requiring 80 litres per head per day would result in the same benefits to Option 52 but to a lesser extent. This is due to the fact that there would be a net increase in water used in Cambridge per year, which may exacerbate the existing water stress in the area as identified by the key sustainability issue 'place no additional pressure on water scarcity in the region'.
Option 54	Requiring 105 litres per head per day would still result in increased water efficiency and reduce per capita water consumption as Cambridge currently has an average per capita water use of 151 litres per day. Both these issues are identified in the sustainability framework. In addition the economic impact could be positive as this is the lowest cost option with regards to the associated water supply infrastructure. However, there would be a net increase in water used in Cambridge, which could overtime create additional pressure on water scarcity in the region. In addition, the contribution to carbon emission reductions would be less than the above options.

**KEY EVIDENCE**

- Cambridge Water Company Water Resources Management Plan (2010);
- Cambridge Water Cycle Strategy Phase 1 (2008) and Phase 2 (2011);
- BRE (2012) Good Practice Guidance: Sustainable Design and Construction

**CURRENT POLICY TO BE REPLACED**

- Not applicable

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Cambridge is in an area of serious water stress as defined by the Environment Agency. The National Planning Policy Framework requires local authorities to adopt a pro-active approach to climate change and water supply and demand considerations (paragraph 94). The Cambridge Water Company Resources Management Plan indicates that there is a finite supply of water in the region and irrespective of climate change; action is required now to ensure the availability of water for future uses, including potable water supply and food production, without having a detrimental impact on the environment. Guidance contained in the Good Practice Guidance: Sustainable Design and Construction report (2012), produced to support the National Planning Policy Framework supports such an approach. It notes that there will be situations where it could be appropriate for Local Planning Authorities to anticipate levels of building sustainably in advance of those set out nationally, citing the example of areas where high water stress means that development without high water efficiency standards would be unacceptable for its proposed location.

The main issue is the level of water consumption to be determined and the cost of any proposals. Developers have concerns that too low a consumption figure would lead to higher costs and therefore could potentially have an impact on the viability of developments. The National Planning Policy Framework states that issues such as water supply should be taken account of in the local plan over the long term. As there is a finite supply of water, higher levels of water efficiency now will ensure the viability of development in the long term.

Water neutrality, which was the concept contained within Option 52, would involve not only measures to reduce water consumption in new build, but also retrofitting water efficiency measures in the existing built environment. Option 52, therefore offers the most innovative and progressive approach to water efficiency. However, it may prove difficult to implement and would also be the most expensive option, which may impact on viability. There would also be inherent difficulties in applying retrofit measures to existing properties, with associated ongoing maintenance costs. As such, representing an improvement on the existing situation, Option 53 required all new development to be designed to achieve a maximum water consumption of 80 litres per head per day. This would offer higher water efficiency than is being delivered elsewhere in Cambridge. In terms of the impact of setting requirements for water efficiency on the viability of development, this will be tested as part of ongoing viability work.

However, consideration should continue to be given to the potential for implementing Option 52 in the future. The draft Water Bill, which was published in July 2012, is giving consideration to charging mechanisms and connection charges that may enable water neutrality to be implemented in the future. As such, officers will continue to explore mechanisms that may be outside of the planning system,

which may help with the introduction of water neutrality.

Option 54, considered a policy approach whereby new development would need to be designed to achieve maximum water consumption of 105 litres/head/day, which is in line with Code for Sustainable Homes level 3 and 4. While this policy would have presented the least expensive option, it would still lead to an increase in the amount of water being used in Cambridge each year. As a result, this option would not go far enough to address long-term water availability, which has the potential to impact on the long-term viability of development. The need to set more stringent water efficiency requirements than that suggested by Option 54 was supported by Cambridge Water who have made representations after the end of the issues and options consultation period. In addition, Option 54 would be reliant on the installation of water efficient fittings that could easily be unknowingly replaced with less water efficient fittings throughout the life of the development. Given the severity of water stress in Cambridge, it is therefore considered appropriate to set a policy requiring higher levels of water efficiency than that proposed by Option 54.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 53 (80 litres/head/day) for all new residential development. The possibility of future implementation of water neutrality within new developments will continue to be explored in light of the Draft Water Bill and other future legislation.

#### **ISSUE: WATER EFFICIENCY IN NON-RESIDENTIAL DEVELOPMENT**

<b>Total representations: 51</b>			
<b>Object: 11</b>		<b>Support: 40</b>	
<b>Option 55</b>		<b>Option 56</b>	
<b>Support: 4</b>	<b>Object: 3</b>	<b>Support: 5</b>	<b>Object: 0</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 55: Water efficiency – non domestic buildings full credits for BREEAM water efficiency. This option would require non-residential development to achieve the highest possible credits available for water criteria within the BREEAM assessment methodology	<ul style="list-style-type: none"> <li>• Support from those who feel that the highest possible standards should apply across all new development regardless of use;</li> <li>• Concern from developers around the impact on the viability of new non-residential development as well as refurbishment of existing buildings.</li> </ul>



<p>Option 56: Water efficiency non-domestic buildings – BREEAM. This option would require development to achieve a BREEAM rating of ‘very good’ or ‘excellent’ but would not set a minimum number of credits to be achieved related to water</p>	<ul style="list-style-type: none"> <li>• Support from developers as this represents a lower cost option and is less likely to impact on viability;</li> <li>• Other stakeholders object to this approach on the grounds that it would not go far enough in dealing with issues of water shortage and its wider impacts.</li> </ul>
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#### **NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

#### **SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

<p>Option 55</p>	<p>Requiring all non domestic developments be designed to the highest water efficiency levels will more expensive compared to Option 56. However, as expected Option 55 results in the most significant positive effects against the sustainability topics, as it is the most radical in terms of addressing the severe water stress identified in Cambridge’s Water Resources Management Plan. From an economic perspective, whilst this option is the most expensive, it would place Cambridge in a competitive position in terms of leading on water efficiency Initiatives. This Option would also result in significant carbon emissions savings associated with water production, as overall increases in supply would be kept to a minimum.</p>
<p>Option 56</p>	<p>Requiring a ‘high level’ of water efficiency (Option 56) would result in similar effects against the sustainability topics but to a lesser extent. Although there would be minimal costs associated with this option, compared to Option 55, both the consumption reductions achieved, and carbon emission reductions from reduced water supply would still be significantly above business as usual levels.</p>

#### **KEY EVIDENCE**

- Cambridge Water Company Water Resources Management Plan (2010);
- Cambridge Water Cycle Strategy Phase 1 (2008) and Phase 2 (2011);
- BRE (2012) Good Practice Guidance: Sustainable Design and Construction

**CURRENT POLICY TO BE REPLACED**

- Not applicable

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Cambridge is in an area of serious water stress as defined by the Environment Agency. The National Planning Policy Framework requires local authorities to adopt a pro-active approach to climate change and water supply and demand considerations (paragraph 94). The Cambridge Water Company Resources Management Plan indicates that there is a finite supply of water in the region and irrespective of climate change; action is required now to ensure the availability of water for future uses, including potable water supply and food production, without having a detrimental impact on the environment.

The main issue is the level of water consumption to be determined and the cost of any proposals. Developers have concerns that too low a consumption figure would lead to higher costs and therefore could potentially have an impact on the viability of developments. The National Planning Policy Framework states that issues such as water supply should be taken account of in the Local Plan over the long term (paragraph 94). As there is a finite supply of water, higher levels of water efficiency now will ensure the viability of development in the long term. The impact on viability will be a key consideration in the application of any future policy. In addition, the impact of setting water efficiency requirements through policy will also be tested as part of ongoing viability work.

Guidance contained in the Good Practice Guidance: Sustainable Design and Construction report (2012), produced to support the National Planning Policy Framework supports such an approach. It notes that there will be situations where it could be appropriate for local planning authorities to anticipate levels of building sustainably in advance of those set out nationally, citing the example of areas where high water stress means that development without high water efficiency standards would be unacceptable for its proposed location.

A high level of water efficiency in non-domestic buildings is generally less costly as a percentage of the overall construction cost to implement than in domestic buildings and therefore has a smaller impact on potential viability. There is also a higher potential for cost savings in water bills than in domestic properties. Two options were put forward in the Issues and Options Report, both linked to the BREEAM assessment methodology. Option 55 required full credits to be achieved for BREEAM water efficiency, while Option 56, while continuing to utilise the BREEAM methodology would not have required the achievement of maximum credits for water. While the advantages of Option 56 were that there would be minimal cost associated with it, water consumption reductions could be as low as 12.5% if current usage. As such, this option would have done little to respond to the severe water stress faced by Cambridge. Cambridge Water also objected to this approach on the grounds that it would not go far enough in dealing with issues of water shortage and its wider impacts.

Option 55 would ensure a longer term reduction in water consumption within non-domestic building because achieving the maximum credits would ensure that measures beyond water efficient fixtures would be installed. This would reduce the risk of inadvertent retrofit/repair/replacement using water inefficient fixtures. Cambridge Water who have made representations after the end of the issues and options consultation period would support pursuing Option 55.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 55, and set a policy requiring developers of non-residential developments to achieve full BREEAM credits for water, subject to viability.

**ISSUE: FLOOD RISK**

<b>Total representations: 54</b>	
<b>Object: 6</b>	<b>Support: 48</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 57: Develop a comprehensive flood risk reduction policy. This option would see the development of a policy setting out the principles of flood risk management to be embedded into all development proposals.	<ul style="list-style-type: none"> <li>• Strong level of support with policy development seen as vital;</li> <li>• Need for clarification as to how policy would be applied to extensions/refurbishments.</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

Addressing flood risk has been identified as a key issue across much of Cambridge. This option should ensure that design considerations in new developments meet the potential for increased flood risk in the future. The flood risk reduction measures proposed, such as the management of flow routes that result from surface water flooding, should help ensure the continued high quality of the city centre as a place to live, work and spend leisure time.

**KEY EVIDENCE**

- Cambridge and Milton Surface Water Management Plan (2011);
- Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment

(2010);

- Cambridgeshire Green Infrastructure Strategy (2011);
- Great Ouse Catchment Flood Management Plan (2010);
- National Flood and Coastal Erosion Risk Management Strategy for England (2011)

#### **CURRENT POLICY TO BE REPLACED**

- Not applicable

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Paragraph 100 of the National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flooding elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources. Local plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.

All of the local and regional studies indicate that Cambridge has a high risk of flooding that will increase in time due to the effects of climate change. This is especially true of surface water flooding. The Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010) shows that there are areas adjacent to the River Cam and smaller watercourses that are at varying degrees of flood risk. As all surface water drains in the watercourses and the River Cam, due consideration must be given to the impact of any new development in Cambridge upon the consequential increase in flood risk downstream.

There was a strong level of support for this option during the Issues and Options consultation and it is one of the core planning principles in the National Planning Policy Framework (paragraph 17). Cambridge City Council, under the Flood and Water Management Act 2010, are a flood risk authority and must have due regard to flood risk management (which includes the reduction of flood risk) in everything we undertake as that authority, including planning. There is a National Flood and Coastal Erosion risk Management Strategy for England that also encourages local authorities to manage flood and coastal erosion risks in an appropriate way, taking account of the needs of communities and the environment.

The policy will contain specific local requirements based on local evidence from the Surface Water Management Plan for Cambridge and Milton (2011) and the Strategic Flood Risk Assessment (2010) and therefore will not repeat national policy. This policy will mainly focus on existing flood risk and not surface water management issues, which will be dealt with under Option 51, although there will be recognition the two issues are linked. It will focus on location, resilience, resistance and appropriate design.

The scale and size of developments will be a consideration when writing the policy to ensure clarity is provided on how it will be applied to extensions and refurbishments

as measures that would be appropriate for large developments would not necessarily be appropriate for domestic extensions. The policy would also seek to clarify acceptable development in the Environment Agency's flood zone 3 (risk of fluvial flooding up to a 1 in 100 year event).

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 57, and develop a comprehensive flood risk management policy. Criteria could include:

- Design considerations, for example the most vulnerable parts of the development being constructed in the area of least flood risk on the site;
- Areas to avoid including fluvial (river) flood risk areas and pluvial (surface water) risks for new developments and redevelopments, where practicable;
- The management of flow routes that result from surface water flooding;
- Flood resistance (preventing water from entering a property) and reliance (making a property less prone to permanent damage when flooded) measures to be included in defined areas;
- Discharge of surface water limited to 2 litres/second/hectare for all developments; and
- Surface water discharge on previously developed sites should be limited to 2 litres/second/hectare to limit the amount of water entering water courses thereby providing a positive flood risk reduction.

**ISSUE: ENHANCING THE QUALITY OF WATER BODIES**

<b>Total representations: 26</b>	
<b>Object: 3</b>	<b>Support: 23</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 58: Develop a water body quality policy. This option would allow for the development of a policy that would seek the improvement of the quality of water bodies affected by development proposals	<ul style="list-style-type: none"> <li>• Strong level of support for development of such a policy.</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

## **SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

This option should improve the water quality of Cambridge's water courses so that they meet the requirements of the Water Framework Directive. Enhancements to open green space where there are water bodies may have positive effects on issues such as protecting and enhancing open space provision. The contribution of waterside developments in improving water quality and the ecology of water bodies is likely to have a positive effect in ensuring that new development does not adversely impact on biodiversity. The outcomes of this policy option may also have positive implications for the quality of the public realm.

## **KEY EVIDENCE**

- Environment Agency, Anglian River Basin Management Plan (2009);
- Cambridge Water Cycle Strategy Phase 1 (2008) and Phase 2 (2011)

## **CURRENT POLICY TO BE REPLACED**

- Policy 3/9 (Watercourses and other bodies of water)

## **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

As a public body, the Local Planning Authority has a duty to have due consideration to the requirements of the Water Framework Directive in relation to ensuring that there is improvement to water body quality through its policies and actions. Option 58 recommended the development of a policy that would seek to ensure that developments in close proximity to water bodies would contribute to the positive improvement of those water bodies, both in terms of water quality and ecology. The policy would also consider minimum water quality criteria that is allowable to be discharged into water bodies from new developments. The National Planning Policy Framework is clear that the planning system should contribute to and enhance the natural and local environment, including preventing new development from contributing to water pollution. There was a strong level of support for this option during the Issues and Options consultation.

The Water Framework Directive and the associated Anglian River Basin Management Plan are required to be taken into consideration when creating plans under the National Planning Policy Framework. The Anglian River Basin Management Plan indicates that the water bodies in Cambridge range from 'poor' to 'moderate' in terms of quality with none currently achieving the desired status of 'good'. The Water Framework Directive requires at the very minimum no deterioration in quality with all waterbodies eventually achieving a status of 'good' and that policies and practices are pro-active in achieving improvements. Option 58 seeks to provide this pro-active policy approach, in keeping with the legal duty placed on the Council by the Water Framework Directive.

## **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 58, and develop a policy that ensures that water body quality is protected and enhanced as part of new development proposals. The criteria for inclusion in this policy could include:

- Design considerations, for example careful consideration of development in close proximity to water bodies and a requirement for positive improvement to those water bodies (both in terms of water quality and ecology of those water bodies);
- Minimum water quality criteria that is allowable to be discharged into water bodies;
- Development taking the opportunity to remove culverts from water bodies to restore them to their natural state; and
- Waterside development contributing to wider improvements to the hydromorphology and ecology of the water body.

**ISSUE: GREEN ROOFS**

<b>Total representations: 48</b>	
<b>Object: 26</b>	<b>Support: 22</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 59: Develop a green roof policy. This option would help to deliver green roofs on new developments	<ul style="list-style-type: none"> <li>• Some support for this approach from residents and other stakeholders due to their multiple benefits;</li> <li>• There are some concerns surrounding the impact on the viability of new development, conflict with renewable energy provision and the long-term maintenance costs of green roofs;</li> <li>• The Local Plan should not be too prescriptive.</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

Extensive green roofs could result in positive effects on water attenuation rates through improvements in surface water management. This can contribute positively to reducing flood risk including climate change adaptation. Similarly, green roofs can reduce the urban heat island effect. This option is likely to result in improvements to water quality, biodiversity enhancement. As the option states, the policy would require careful consideration of the appropriateness of green roofs when dealing with heritage assets, to mitigate any adverse effects.

- KEY EVIDENCE**
- Living roofs and walls technical report: supporting London Plan Policy, Greater London Authority (2008);
  - Draft National Standards for sustainable drainage systems: Designing, constructing, operating and maintaining drainage for surface runoff, DEFRA (2011);
  - Cambridge and Milton Surface Water Management Plan (2011).

**CURRENT POLICY TO BE REPLACED**

- Not applicable

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

The use of green roofs can deliver multiple benefits not only in terms of reduction in surface water runoff but also they can reduce heating and cooling requirements and therefore the building can exhibit a carbon saving over its lifetime. They can also increase biodiversity in new developments.

Some respondents raised concerns about the impact of such a policy on the viability of development. However, as evidenced by the Living Roofs and Walls Technical Report (2008), if the right type of green roof is used in the right location they can be more cost effective than traditional roofs and can increase the time between major maintenance on flat roofs. In addition, the impact of requiring green roofs on the viability of new development will also be tested as part of ongoing viability work.

As the sustainability appraisal states, the use of green roofs can also reduce the urban heat island effect and contribute to an overall climate change adaptation position which is required under the Planning Act and a core planning principle of the National Planning Policy Framework.

It is recognised that they are not appropriate in all situations and this will be reflected in the creation of the policy, for example in certain instances where they may not relate well to the historic environment.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 59 and develop a policy requiring green roofs to be incorporated into new developments. The policy might include sizes of flat roofs that would be required and appropriate to be of a green or brown roof construction. It will also provide guidance on building refurbishments and green/brown roof requirements.



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**CHAPTER: 6 - Sustainable Development, 6.21**  
**Climate Change, Water & Flooding**

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**16362 Support**

Summary:

Yes, agree particularly with the last sentence, but surprised that SUDS are not already required for all developments.

### **13151 Object**

Summary:

Support the aims of Option 51. Seek flexibility in scale and massing of buildings on sites where developable land is limited to ensure that viability is not impacted upon.

### **13315 Object**

Summary:

Sensible water management is required. However, a blanket policy requiring 10-15% of the area to be set aside for water management (for example) might be totally unrealistic. This takes no account of small sites and existing development constraints.

### **18060 Object**

Summary:

Surface Water - Permeable ideal

Gravity Swales/drains ideally working with gravity, but region with immense experience of pumping water - more sustainable to collect and pump than to regrade sites (as Clay Farm, Northstowe etc)

Flooding - we have generations of expertise in region for control of water, don't reinvent the wheel.

Recognise that balancing ponds are very poor environmental assets, hazardous and usually fenced-in mud pools. Encourage occasional overspill onto green areas (as in the

river flooding of Grantchester Meadows - this is rare, exciting and re-orienting).

Rainwater - Insufficient rainfall too unevenly spread to make harvesting economical at building level, use swales and other storage mechanisms to control run-off and harvest

rare occurrences.

Quality - Control agricultural run-off, chemical usage, encourage set-aside or sustainable farming in riparian areas.

Un-culvert and de-canalise where possible

Usage - 80l/day limit from mains addressed through specification of fittings and lifestyle

Recycle - at domestic level, grey water recycle - allows increase of actual usage.

### **7660 Support**

Summary:

This sounds a good balance.

### **11298 Support**

Summary:

good inclusion

### **12654 Support**

Summary:

Yes Yes Yes to all!

### **13388 Support**

Summary:

With the integration of multi-use green spaces and their use as water storage areas, it is essential that the drainage system philosophy is well documented to ensure any future development cannot alter this space, which would render the initial design useless.

The maintenance of SUDS is vitally important and this should therefore be considered to ensure it is not disproportionate to the risks of failure.

### **13800 Support**

Summary:

The trend for home-owners to pave over front gardens increases run off. the use of permeable surfaces for parking - both for houses and shopping centres - would alleviate this

### **14644 Support**

Summary:

Yes, please.

### **15161 Support**

Summary:

Support

### **16366 Support**

Summary:

Broadly agree. Bullet point 5 - what are 'ecosystem services'?

## **17737 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

Option 51 Develop a comprehensive integrated water management policy - Natural England welcomes this option which will help to encourage the implementation of integrated water management as part of development; this is likely to provide significant multi-functional benefits including enhancement of biodiversity, GI and landscape and mitigation of the urban heat island effect.

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## **CHAPTER: 6 - Sustainable Development, Questions - Beyond Sustainable Drainage Systems Climate Change, Water &**

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## **7571 Support**

Summary:

It is fundamentally essential that the density of population is controlled first. High density of population will create larger problems of water usage and control than low density population. If you build a route cause problem you have to live with the problem forever

## **10275 Support**

Summary:

The Wildlife Trust supports development of such a policy option

## **10937 Support**

Summary:

Yes, although increasing the number of people in Cambridge is not going to help us save water!

### **9047 Object**

Summary:

No. This is the statutory responsibility of the water authority

### **12053 Object**

Summary:

No separate policy is required - the matter is already covered in Option 42 and any detailed guidance can be contained in the Sustainable Design & Construction SPD.

### **6981 Support**

Summary:

Yes - and I would support the policy entitled Option 51.

### **7277 Support**

Summary:

Important to have policy

### **7369 Support**

Summary:

yes

### **7992 Support**

Summary:

Yes.

### **8276 Support**

Summary:

need policy

### **8607 Support**

Summary:

The Trumpington Residents' Association supports Option 51. It is vitally important to safeguard the water supply for the city and reduce the risk of flooding.

### **9190 Support**

Summary:

It is necessary to have a policy. The issue is that developers will take the short-term financial gain but do not incur the long-term risks of the consequences of flooding, in that development or elsewhere. (Amongst those consequences would be inability to insure against flood damage.) Predictions are that, even without new development, flood risk will increase.

### **10182 Support**

Summary:

Water management is critical for quality of life, for adaptation to climate change and biodiversity.

### **10788 Support**

Summary:

Good for biological diversity too

### **11299 Support**

Summary:

yes, there is a need.

### **13042 Support**

Summary:

Water management ought to be integrated as a piece meal approach would create adverse affects by not considering all the relevant aspects.

### **13345 Support**

Summary:

Yes policy is required to ensure surface water is managed in a sustainable and appropriate way. However, with the introduction of the Flood and Water Management Act and subsequent SUDS Approving Bodies (part of CCC) there is a risk of unnecessarily duplicating elements of the planning process.

### **13487 Support**

Summary:

Yes

## **14943 Support**

Summary:

Yes, support.

## **16195 Support**

Summary:

Whilst we support the proposed inclusion of an integrated water management policy, we believe that the policy should be overarching, and could not be too descriptive, due to the variation of development types and site specific geography that the policy would have to cover.

We would be happy to assist further in the development of a policy to address this issue.

## **16369 Support**

Summary:

Yes

## **17817 Support**

Summary:

Yes

## **18421 Support**

Summary:

The County Council supports this policy option given that the scale of development being considered in Cambridge and the possible disappearance of relevant policies (WAT 1-4) from the Regional Strategy.

## **18526 Support**

Summary:

We support Option 51. It is vitally important to safeguard the water supply for the city and reduce the risk of flooding.

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### **CHAPTER: 6 - Sustainable Development, Question 6.25 Climate Change, Water &**

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## **13674 Object**

Summary:

The drainage issues are not being dealt with well. Surface water drainage is more of a threat to houses than the river rising. This is unacceptable.

## **17818 Object**

Summary:

Encourage the use of more permeable surfaces and disallow paving over where not absolutely necessary to reduce need for runoff and increase levels of natural aquifers.

## **18422 Object**

Summary:

The Council should also refer to the Cambridgeshire SuDs Handbook

## **7993 Support**

Summary:

Option 51 covers the ground well: it is vital that we manage surface water properly and sustainably. Added development costs should not be a major consideration.

## **9147 Support**

Summary:

Water management must be at the very centre of all decisions - and should be the key factor taken into account before all others. Acute problems with the water balance - drought, flood and water quality must take priority over all else. If adequate provision and high enough standards can not be guaranteed then there should be no further applications considered at all.

## **13625 Support**

Summary:

Clarity is required stating if this policy is relevant to extensions and refurbishments, and if so, to what degree. A reiteration of the Flood and Water Management Act preference for above ground surface water conveyance and storage would be beneficial.

## **16199 Support**

Summary:

Within this policy you could also refer back to your authority's SuDS Guidance.

### **15949 Object**

Summary:

On most projections, Cambridge will not have enough water, even for its present and currently planned population. This factor alone should apply a brake on the city's expansion. It's surprising, in fact, that it hasn't already. A nationwide water grid is unlikely to be constructed, for reasons of cost, and similarly, a desalination plant would prove prohibitively expensive. Which leaves us here in a part of Britain with a serious problem - and unless the rain-rich but fairly dismal experience of recent weeks becomes the summer norm there is no solution short of comprehensive metering and/or rationing.

### **15820 Support**

Summary:

The forum is pleased that the document recognises that Cambridge is in an a of severe water stress and we welcome the suggested mitigation measures. This issues, however, also calls into question the level of growth envisaged.

### **7661 Support**

Summary:

Good plan.

### **7102 Object**

Summary:

Water neutrality, however desirable in theory, is surely impossible to achieve in practice without the expenditure of energy in pumping, itself an unsustainable activity.

### **14645 Object**

Summary:

Are these actually achievable or is the outcome measurable? Are the available technologies sufficiently reliable to support the implementation of any of these policies

### **17839 Object**

Summary:

We object to Options 52,53 and 55, not because we are opposed to the promotion of water efficiency but because we believe that sustainability needs to be considered at a holistic level rather than item by item. It is simply unrealistic to expect new development to viably deliver in excess of building regulations on water efficiency and other measures.

### **7662 Support**

Summary:

Important.

### **10290 Support**

Summary:

The Wildlife Trust supports development of such a policy option as the only sustainable option compatible with the conservation of wetland and river wildlife in southern Cambridgeshire, including that associated with nationally important SSSIs and the chalk stream priority habitats.

### **11300 Support**

Summary:

Good idea, if do-able.

### **12660 Support**

Summary:

This seems to be the only viable, sustainable option, even though the most expensive. But how else can we deal with the expansion here in Cambridge, one of the driest areas of the Country. This is the responsible approach in order to conserve the wildlife in this area.

### **15162 Support**

Summary:

Support

### **15827 Support**

Summary:

The forum considers that the most stringent level of water efficiency is essential in view of the level of growth that is likely to take place in the sub-region. We acknowledge that this will be costly, but a sustainable approach requires us to invest now in measures that will safeguard the future.

### **16205 Support**

Summary:

We would support either of these options for water efficiency measures within new homes.

### **17738 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

### **10298 Object**

Summary:

The Wildlife Trust objects to this policy option as unsustainable for and incompatible with the conservation of the natural environment including wetlands and rivers of Cambridge and southern Cambridgeshire.

### **13789 Object**

Summary:

Personally i do not see how this could possibly be achieved. I am careful how I use water, have water butts etc for the garden, but even so my usage is around 150 litres per day.

### **14646 Object**

Summary:

Are these actually achievable or is the outcome measurable? Are the available technologies sufficiently reliable to support the implementation of any of these policies

### **15159 Object**

Summary:

Object

### **17840 Object**

Summary:

We object to Options 52,53 and 55, not because we are opposed to the promotion of water efficiency but because we believe that sustainability needs to be considered at a holistic level rather than item by item. It is simply unrealistic to expect new development to viably deliver in excess of building regulations on water efficiency and other measures.

### **16208 Support**

Summary:

We would support either of these options for water efficiency measures within new homes.

### **17741 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.



### **10297 Object**

Summary:

The Wildlife Trust objects to this policy option as completely unsustainable for and incompatible with the conservation of the natural environment including wetlands and rivers of Cambridge and southern Cambridgeshire.

### **14647 Object**

Summary:

Are these actually achievable or is the outcome measurable? Are the available technologies sufficiently reliable to support the implementation of any of these policies

### **15160 Object**

Summary:

Object

### **16213 Object**

Summary:

We would question as to whether option 54 is as innovative an approach as your authority state in your Vision and Objectives, you are attempting to achieve.

### **10412 Support**

Summary:

Support option 54.

Other measures appear too much like Big Brother and the water Police.

### **17742 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

### **17842 Support**

Summary:

We would support Options 54 and 56 which uses a measure that looks at the sustainability of the overall development rather than focussing on and seeking enhanced measures for specific elements.

### **7170 Object**

Summary:

Having raised the issue of Sustainability and the implicit impact of Water Sufficiency, in a semi arid zone, ignored by Cambridge Horizons, in 2005, we are still on the margins of supply. Additional sources, pipelines and conservation must balance any incremental growth in populations. The Infrastructure is required before further development is undertaken, not in parallel.

### **12055 Object**

Summary:

No separate policy required - this should be left to the Code for Sustainable Homes/BREEAM to achieve the highest water efficiency levels practicable. Guidance could be incorporated in the Sustainable Design & Construction SPD.

### **13319 Object**

Summary:

The principle of water efficiency is acceptable, but there is no recognition of how this would actually work in practice. For example, these figures are unenforceable in HMOs, where the occupants are not of the same family (and they do not have an investment in the building), and cultural differences might lead to very different expectations as to water use.

### **13328 Object**

Summary:

The principle of water efficiency is acceptable, but there is no recognition of how this would actually work in practice. For example, these figures are unenforceable in HMOs, where the occupants are not of the same family (and they do not have an investment in the building), and cultural differences might lead to very different expectations as to water use.

### **6983 Support**

Summary:

Yes, there is a need for such a policy - and I would support the policy entitled Option 52 applied to new build, extensions, and refurbishments (though I wonder whether the numbers listed against cost in options 52-54 are correct ?)

However, this would need to be achieved by increased efficiency of recycling and waste reduction, not by restriction on primary uses such as washing and drinking.

### **7150 Support**

Summary:

Undoubtedly. Shortage of water for human consumption will sooner rather than later put a limit on the development of the sub-region. All policies of the sort proposed might extend the period before that limit is reached but it will be reached eventually and planning must take it into account.

### **7278 Support**

Summary:

Self-evident need for policy.

### **7370 Support**

Summary:

yes

### **7663 Support**

Summary:

Yes, we can't manage our water demands without a clear policy.

### **7994 Support**

Summary:

Yes.

### **8278 Support**

Summary:

need policy

### **8608 Support**

Summary:

The Trumpington Residents' Association supports the need for a policy addressing water efficiency in residential developments.

### **10186 Support**

Summary:

Water supply is critical in this part of the country. Although Cambridge Water has a very good record the aquifer that supplies must be used sustainably.

## **10282 Support**

Summary:

The Wildlife Trust supports development of such a policy option

## **13412 Support**

Summary:

Yes this policy is required to encourage developers to consider rainwater and grey water re-use. This is often one of the first elements to be value engineered out of a project despite its clear benefit to property owners (bills) and the environment.

## **13488 Support**

Summary:

Yes

## **15776 Support**

Summary:

Yes

## **16371 Support**

Summary:

Yes

## **17429 Support**

Summary:

a policy is needed to address the issue of water efficiency in residential development

## **17819 Support**

Summary:

Yes this is an area of severe water stress

## **18423 Support**

Summary:

The County Council supports such a policy, given that the existing policies (WAT 1-4) in the Regional Strategy may disappear eventually. There are overarching EU Directives relating to Water and Waste Water which need to be strictly observed against a background of climate change. Part 4 of the National Policy Statement on Waste Water published in March 2012 may be useful in adding context.

## **18527 Support**

Summary:

We support the need for a policy addressing water efficiency in residential developments.

### **8439 Object**

Summary:

I'm puzzled by the figures. Has a zero been missed off?

### **10188 Object**

Summary:

We propose an intermediate option. The council should evaluate water availability for residential needs, taking into account environmental considerations and also potentially increasing agricultural need. From this a target ceiling should be set which would hopefully allow for some new houses at the 80 l/p/day level. After that, all new developments must be water neutral. Also, the council could allow for some of the 80 l/p/day target to be met offsite through the water offsetting fund described in para 6.27. This allows the developers to decide which is cheaper, on or off site and benefits the wider community.

### **10191 Object**

Summary:

We propose an intermediate option. The council should evaluate water availability for residential needs, taking into account environmental considerations and also potentially increasing agricultural need. From this a target ceiling should be set which would hopefully allow for some new houses at the 80 l/p/day level. After that, all new developments must be water neutral. Also, the council could allow for some of the 80 l/p/day target to be met offsite through the water offsetting fund described in para 6.27. This allows the developers to decide which is cheaper, on or off site and benefits the wider community.

### **10286 Object**

Summary:

The Wildlife Trust believes that with the proposed levels of growth to Cambridge, option 52 water neutrality must be adopted. Already there are many wetland SSSIs and our chalk rivers in southern Cambridgeshire that are regularly put under stress during drought or dry periods. The situation does not need exacerbating

### **17383 Object**

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

### **17821 Object**

Summary:

Option 52 may be too onerous, and ultimately unachievable, so Option 53 would be preferred.

### **6984 Support**

Summary:

Option 54 - but see answer to previous question

Previous question response:

I would also support the policy entitled Option 52 applied to new build, extensions, and refurbishments (though I wonder whether the numbers listed against cost in options 52-54 are correct?). However, this would need to be achieved by increased efficiency of recycling and waste reduction, not by restriction on primary uses such as washing and drinking.

### **7104 Support**

Summary:

I rule out water neutrality as being impossible to achieve in practice. I would opt for the third option (Option 54), being the most practical.

### **7279 Support**

Summary:

Option 52. Important measure. despite the expense. Will force imaginative solutions.

### **7371 Support**

Summary:

Option 52

### **7764 Support**

Summary:

If option 52 is really just £320/house more costly than option 53 it is appropriate.

High water efficiency should be required since with limited water capacity locally the need for more water will impose costs on other users.

## **7995 Support**

Summary:

Option 52. Abstraction levels from the chalk aquifer are already so high that they adversely affect flows in watercourses (e.g. Hobson's Brook), particularly at times of high demand in the summer. Everything possible should be done to either stabilise or reduce demand.

## **8280 Support**

Summary:

support option 52

## **8609 Support**

Summary:

The Trumpington Residents' Association supports Option 53, 80 litres per head per day. Transition Cambridge has calculated that current consumption is around 110 litres per head per day. Developers should be required to build for the future. It is much easier to build water efficiency into a new property than to update an older building.

## **9048 Support**

Summary:

Option 54 - but why 105 and not 100?

## **9213 Support**

Summary:

There is clearly a need for a policy. An investment in reduction of water use will be paid back in lower bills (in the same way as it is now standard to invest in thermal insulation to reduce energy bills). Reference 24 states the aspiration to water neutrality. I recommend that developments completed by 2022 be subject to Option 53. Any that are completed after 2022 are subject to 52. Water metering should be in place in all residences by 2022.

## **10941 Support**

Summary:

Option 53, at the moment. We have to start planning and preparing for water shortages.

## **13431 Support**

Summary:

Option 53 is the most workable solution in the short term taking into account current technology. However, the clear intention of option 52 being implemented in (say) 5 years time should be stated to encourage innovation.

## **13490 Support**

Summary:

Option 53

## **16374 Support**

Summary:

Option 52 preferred.

## **17432 Support**

Summary:

It seems unlikely that Options 52 - water neutrality will be achievable and Option 53 should be striven for, because even if this level is not attainable it will be more effective at reducing use than setting higher levels of use.

## **18424 Support**

Summary:

The County Council supports Option 52; water neutrality is already an aspiration in the Joint Water Cycle Strategy (WCS)(Phase 2) for Cambridge and South Cambridgeshire (June 2011)

## **18528 Support**

Summary:

We support Option 53, 80 litres per head per day. Transition Cambridge has calculated that current consumption is around 110 litres per head per day. Developers should be required to build for the future. It is much easier to build water efficiency into a new property than to update an older building.

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**CHAPTER: 6 - Sustainable Development, Question 6.29**  
**Climate Change, Water &**

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**9049 Object**

Summary:

You cannot use a one-size-fits-all solution because family sizes and needs vary so much. In any case, needs will change in line with climate change

**11444 Object**

Summary:

In an area such as Cambridge which lies on chalk, the aquifer can be treated as a free rainwater collection system. Therefore artificial water collection and storage can only be inferior. Water conservation (eg greywater use) has merit. The key is to ensuring that rainwater goes into the aquifer and doesn't simply run off (eg by increased built-up areas)

**17381 Object**

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

**17384 Object**

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

**18425 Object**

Summary:

A reference to the Water Cycle Strategy would add context.

**18593 Object**

Summary:

It is unclear when mention of extensions and refurbishments is made, whether the entire properties would be required to meet these standards or just the water use in the new part.

**7996 Support**

Summary:

In addition Cambridge Water Company should be strongly encouraged to push for installing water meters in all domestic properties in order to raise awareness of water consumption.

**17434 Support**

Summary:

The City Council could take a stronger line on reducing water use and not leave it just to Cambridge Water Company. Educating us to use water more efficiently is not just a job for the Water Company.

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**CHAPTER: 6 - Sustainable Development, Question 6.30**  
**Climate Change, Water &**

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**16821 Object**

Summary:

I am concerned by flooding that may be caused by houses being built on the flood plain or even on land that allows water to soak away

**17386 Object**

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

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**CHAPTER: 6 - Sustainable Development, 6.29**  
**Climate Change, Water &**

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**14648 Support**

Summary:

New buildings should adopt the best available and generally accepted standards

### **13152 Object**

Summary:

We would have concerns regarding the impact on development viability as a result of Option 55 should it become policy. This would be difficult to implement when retrofitting existing buildings and would have significant cost implications for developers of new buildings which again would impact on development viability.

### **13330 Object**

Summary:

Colleges are already stretched in trying to maintain a huge investment in heritage buildings - partly for the benefit of the city in regards to tourism - without additional costs to achieve specific water targets.

### **17841 Object**

Summary:

We object to Options 52,53 and 55, not because we are opposed to the promotion of water efficiency but because we believe that sustainability needs to be considered at a holistic level rather than item by item. It is simply unrealistic to expect new development to viably deliver in excess of building regulations on water efficiency and other measures.

### **7664 Support**

Summary:

Sounds sensible.

### **12663 Support**

Summary:

support

### **15830 Support**

Summary:

All non-domestic developments should be designed to achieve the highest water efficiency levels practicable. See comment below:

The forum considers that the most stringent level of water efficiency is essential in view of the level of growth that is likely to take place in the sub-region. We acknowledge that this will be costly, but a sustainable approach requires us to invest now in measures that will safeguard the future.

### **17744 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

### **13155 Support**

Summary:

We would support option 56 in terms of achieving very good to excellent BREEAM for water efficiency. The lower cost implications would assist with the viability of development, however there would be concerns that by using minimum standards, water consumption would actually not be reduced significantly enough to justify the costs of implementation. Issues of development viability must be considered when drafting this policy. Requirements should not be above and beyond those set out in current Building Regulations as this could threaten development viability within the city.

### **13332 Support**

Summary:

Conversely, we would support moves to reduce consumption where possible, and a reasonable target can be better communicated to those who actually use the water.

### **14649 Support**

Summary:

New buildings should adopt the best available and generally accepted standards

### **17746 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

### **17843 Support**

Summary:

We would support Options 54 and 56 which uses a measure that looks at the sustainability of the overall development rather than focussing on and seeking enhanced measures for specific elements.

### **12060 Object**

Summary:

There is no need for Local Plan policy on this matter. The principles can be established in the overarching sustainable development policy. The details should relate to BREEAM requirements and be incorporated into the Sustainable Design & Construction SPD.

Option 55 is not supported as it lacks flexibility.

### **17387 Object**

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

### **7372 Support**

Summary:

yes

### **7997 Support**

Summary:

Yes.

### **8281 Support**

Summary:

need policy

### **8440 Support**

Summary:

yes

### **8610 Support**

Summary:

The Trumpington Residents' Association supports the need for a policy addressing water efficiency in non-domestic buildings.

### **10192 Support**

Summary:

Yes we need a policy for non-domestic water usage as for domestic water usage

### **11445 Support**

Summary:

Support

### **13491 Support**

Summary:

Yes

### **16290 Support**

Summary:

We object to Option 55, not because we are opposed to the promotion of water efficiency but because we believe that sustainability needs to be considered at a holistic level rather than item by item. It is simply unrealistic to expect new development to viably deliver in excess of building regulations on water efficiency and other measures.

We would support Option 56 which uses a measure that looks at the sustainability of the overall development rather than focussing on and seeking enhanced measures for specific elements.

### **16378 Support**

Summary:

Yes

### **17436 Support**

Summary:

A policy is needed to address the issue of water consumption in non-residential buildings.

### **17823 Support**

Summary:

Yes and should be the same or higher standards than residential standards.



## **18426 Support**

### Summary:

The County Council supports such a policy, given that the existing policies (WAT 1-4) in the Regional Strategy may disappear eventually. There are overarching EU Directives relating to Water and Waste Water which need to be strictly observed against a background of climate change. Part 4 of the National Policy Statement on Waste Water published in March 2012 may be useful in adding context.

## **18529 Support**

### Summary:

We support the need for a policy addressing water efficiency in non-domestic buildings.

### **17389 Object**

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

### **17824 Object**

Summary:

I'm not clear on how these compare with the domestic proposed standards. Standards should be the same or higher than for residential buildings

### **6985 Support**

Summary:

There is a need for such a policy. I would prefer the option entitled Option 55.

However, there would probably need to be exceptions - provision of swimming pools is the first that comes to mind, though I don't know enough about water management to be sure that this is a real problem for them.

### **7373 Support**

Summary:

Option 55 - less wriggle room

### **7763 Support**

Summary:

Option 55 - demanding the highest efficiency - is appropriate. Given the restricted amount of water available locally lower efficiency will increase the cost of water for existing users.

### **7998 Support**

Summary:

Option 55. Abstraction levels from the chalk aquifer are already so high that they adversely affect flows in watercourses (e.g. Hobson's Brook), particularly at times of high demand in the summer. Everything possible should be done to either stabilise or reduce demand.

### **8282 Support**

Summary:

Option 55 preferred as option 56 does not achieve aims

### **8442 Support**

Summary:

Option 55 because of limited water resources

### **8611 Support**

Summary:

The Trumpington Residents' Association supports Option 56, assessed using the BREEAM method unless a more appropriate method becomes available, as the more realistic option.

### **9050 Support**

Summary:

Option 56

### **13494 Support**

Summary:

Option 55

### **16380 Support**

Summary:

Option 55 preferred.

### **17438 Support**

Summary:

Option 55 is preferred as this is the more rigorous target to reduce water use in non-residential buildings

### **18427 Support**

Summary:

The County Council supports Option 56, Water Efficiency - BREEAM, as the costs of this approach are less onerous and yet a given scheme could still achieve BREEAM accreditation of "very good" or "excellent".

## 18530 Support

Summary:

We support Option 56, assessed using the BREEAM method unless a more appropriate method becomes available, as the more realistic option.

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### CHAPTER: 6 - Sustainable Development, Question 6.33 Climate Change, Water &

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## 17390 Object

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

## 17441 Support

Summary:

I do not know if there is a more appropriate assessment

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### CHAPTER: 6 - Sustainable Development, Question 6.34 Climate Change, Water &

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## 17391 Object

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

## 10195 Support

Summary:

Water efficiency for non-domestic buildings should take into account water availability as for 6.28.

## 17444 Support

Summary:

The City Council could take a stronger line on reducing water use and not leave it just to Cambridge Water company. Educating us to use water more efficiently is not just a job for the Water Company.

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### CHAPTER: 6 - Sustainable Development, Question 6.35 Climate Change, Water &

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## 17392 Object

Summary:

Water efficiency - further policies are needed to engage the existing community in usage reduction/water efficiency including clear requirements on major new developments to support offset water usage reduction

## 17825 Object

Summary:

Single policy for residential and non residential buildings.

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### CHAPTER: 6 - Sustainable Development, 6.30 Climate Change, Water &

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## 8116 Support

Summary:

It is important that the words "with due consideration of the risk to the development and the existing built environment" be clearly defined and that process and procedures be set up to establish what is to be taken into account and how. Mechanisms should be designed to neutralise any negative externality that development imposes on existing built environment in terms of flood risk.

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### CHAPTER: 6 - Sustainable Development, 6.31 Climate Change, Water &

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## 7291 Support

Summary:

Bin Brook has flooded several times in recent history and as such is a threat to the houses close to its course. Any additional development in its catchment that causes more runoff water to drain into the brook will make the problem much worse not only locally but also to homes to colleges close to the Cam, and should therefore be avoided at all costs.

## 8123 Support

Summary:

The Bin Brook is a good example of small watercourse that floods into existing built areas and where existing measures to reduce flood risk (construction of a channel) are making a difference but appear to be insufficient at times. Any development in the drainage basin of the Bin Brook (likely to include the North and South of Barton Road) should be prevented as it is likely to significantly worsens the situation. Residents and users of existing built should not see their flood risk increase as a result of development.

### **16384 Object**

Summary:

Support broadly, but in bullet point 2, delete the phrase 'where practicable' - no flood plains should be built on.

### **9865 Support**

Summary:

because there is a serious problem with flooding including lack of run-off capacity - a particular problem in West cambridge

### **9866 Support**

Summary:

because of flood risk and also the particular problem of lack of run-off capacity

### **10181 Support**

Summary:

Support because there is a serious problem with flooding including lack of run-off capacity - a particular problem in West Cambridge.

### **10413 Support**

Summary:

Flooding of ones home is so dreadful and so expensive that flood risk reduction within financial constraints is obviously to be supported.

### **12664 Support**

Summary:

Strongly agree.

### **13336 Support**

Summary:

Support

### **13427 Support**

Summary:

It is vital in an area like this that a clear policy is developed. A failure to do so could have terrible consequences.

### **13542 Support**

Summary:

It is agreed that discharge on previously developed sites should ideally have flow rates restricted to greenfield run-off rates. However, clarity is required as to when this policy is implemented in relation to extensions/refurbishment/part new build works.

### **13565 Support**

Summary:

As I indicated above for Option 41, it is particularly important to consider the effect of any development on flood risk since development reduces drainage capacity of a given area and increases the risk of flooding. Recent unpredictable weather patterns would confirm the need for extreme caution. This aspect of development and its consequences needs comprehensive and detailed planning.

### **14132 Support**

Summary:

yes - prevent development in risky places and make the ground able to absorb rain run off - more vegetation, less tarmac, concrete etc. We're losing garden space in existing areas to hardstanding for cars, garages, greenhouses, patios, driveways etc etc - bad news for wildlife and flooding.

### **14213 Support**

Summary:

Avoid building on land currently acting as "soak away" for storm water.

### **14650 Support**

Summary:

Can we please stop building in flood plains and in areas which hold back heavy rainfall at a time when it rains less often but more heavily. Limiting discharge but where are you sending it? It is the capacity of the storm drainage system that is being compromised and it is barely 25 years since the previous serious storm flooding problems were dealt with in Chesterton

### **14851 Support**

Summary:

We must stop building in areas where there is a significant (medium to high) flood risk, not just for the sake of householders who might move into these new houses, but to ensure matters aren't made worse when there is nowhere for the water to drain away.

## **16727 Support**

Summary:

Support subject to avoiding building on land currently acting as "soak away" for storm waters.

## **17747 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

### **10183 Object**

Summary:

because there is a serious problem with flooding, including lack of run-off capacity - a particular problem in West Cambridge.

### **12062 Object**

Summary:

There is no need for a separate Local Plan policy - this is a matter for the Environment Agency

### **6986 Support**

Summary:

Clearly there is a need for a policy on flood risk reductions.

However, I am not clear on how developments (whether existing or new) are supposed to prevent discharge of water in excess of the limit of 2 litres / second / hectare if more water than that is raining on them ?

### **7105 Support**

Summary:

Undoubtedly. Current policies seem to be working well, but massive peripheral development requires the development of new policies which will have to be kept under constant review.

### **7374 Support**

Summary:

yes

### **7999 Support**

Summary:

Yes.

### **8094 Support**

Summary:

Given the findings reported in the Surface Water Management Plan for Cambridge it is essential that a comprehensive flood reduction policy be developed and implemented.

Because of the climate change it should be informed by past weather data as well forecasts.

This policy should inform that developments should not be allowed in the drainage basins of watercourses which are known to already flood existing houses and buildings, such as the Bin Brook, unless investments are made and continue to be made to maintain the flood risk to existing 2012 levels or lower (to prevent any negative externality).

### **8284 Support**

Summary:

policy needed

### **8612 Support**

Summary:

The Trumpington Residents' Association agrees that it is vital to develop a comprehensive flood risk policy and supports Option 57.

### **9149 Support**

Summary:

absolutely

### **9226 Support**

Summary:

The policy is required and is consistent with Strategic Objective 2: To ensure that all new developments have a neutral impact on water, contribute to an overall flood risk reduction and help improve the quality of the River Cam and other water features in the city.

is it possible to generate a model for the Region so that the non-local effects of development can be predicted (provides guidance / saves time for development proposals) and allows different authorities to work consistently and in concert.

### **13454 Support**

Summary:

Yes this policy is required. The current Environment Agency guidelines of a flood risk assessment only being required in a fluvial flood zone, or if a developable area is in excess of 1Ha, enables flooding from various other sources to be ignored. Policy should require that flooding from all sources is considered.

### **13496 Support**

Summary:

Yes

### **13680 Support**

Summary:

Yes

### **14952 Support**

Summary:

Yes, support.

### **16387 Support**

Summary:

Yes

### **17393 Support**

Summary:

Flood risk - there needs to be clearer control on all new development in known flood risk areas, to prevent the prospect of increasing flood risk to existing property, as well as to protect occupants of new development

### **17826 Support**

Summary:

Yes

### **18428 Support**

Summary:

The County Council considers this policy to be necessary and therefore supports it as the Lead Flood Authority under the 2010 Flood and Water Management Act. The Council should also refer to the Cambridgeshire SuDs Handbook.

### **18531 Support**

Summary:

We agree that it is vital to develop a comprehensive flood risk policy and supports Option 57.

### **8286 Object**

Summary:

Remove the words 'where practicable' from second bullet point in this option as new developments should simply not be allowed in areas at risk of significant flooding. 'Where practicable' might be retained for re-developments in these areas, but re-developments in significant flood risk areas should be justified.

### **17550 Object**

Summary:

There should be no building near the river in areas subject to flooding.

### **18099 Object**

Summary:

It is evident to be a recurring problem, worsening with Climate change. Resultant loss of wildlife nesting & habitat. A future Plan for upstream balancing lakes/ Nature Park should be considered within Policy. Extent of none development areas; Propose a Plan to maintain river side public access (continuous) throughout the City river length. New planting co-ordinated with flood areas could be beneficial towards wild life & water management. Severe risk is likely to become worse (extent of severe risk). Resultant contamination and management needs future control - possibility for sewer pollution in floods.

### **6895 Support**

Summary:

Coe Fen and Sheeps Green used to flood regularly, now very rarely - because of more effective use of the use of Grantchester Meadows as a potential large reservoir taking the watershed from Cam/Granta/Rhee, which can be released gradually through sluices above the city, No development should be carried out between the Grantchester and Trumpington roads without taking account of this protection.

### **8000 Support**

Summary:

Option 57 covers this well. The reference to "previously developed sites" is important e.g. the former Council estate in Trumpington which feeds unrestricted surface water drainage into Hobson's Brook.

### **8108 Support**

Summary:

This policy should clearly state criteria for success in implementation.

Examples include: present flood risk of existing houses and buildings could not be worsened as a result of development. Last flood risk measures developed by the Environment Agency could be used as baseline.

This policy should also set out the procedures by which remedies can be obtained if the policy fails to reach its objectives.

### **8441 Support**

Summary:

yes

### **9051 Support**

Summary:

Cannot be done in isolation from other authorities (SCDC, County, AWA)

### **11789 Support**

Summary:

With increasing wet weather likely in the next two decades building should not be permitted in flood plains or on land currently acting as soak away for storm waters.

### **13475 Support**

Summary:

Although there is a requirement to control discharge flow rates, there is no mention of controlling discharge volumes.

### **13497 Support**

Summary:

I am particularly interested in the CamToo Project (<http://www.camtoo.co.uk/>), which includes a flood relief channel in Stourbridge Common, as well as improving cycling infrastructure in the area. This proposal deserves increased attention.

### **14953 Support**

Summary:

'Development' should also include caravan sites and associated hardstandings.

### **17106 Support**

Summary:

The paper correctly talks about the risk of flood risk in the area, but does not refer back to Chapter 3, where a number of the location options (in particular 1 and 4) are highlighted as being in the flood plain. The QTSQ document submitted by the Parish Councils of Barton, Coton, Grantchester and Madingley cover this flood risk in the area, and sets out why further housing development would be inappropriate, and why green development is the correct future for that area.



## **17395 Support**

Summary:

Flood risk - there needs to be clearer control on all new development in known flood risk areas, to prevent the prospect of increasing flood risk to existing property, as well as to protect occupants of new development

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### **CHAPTER: 6 - Sustainable Development, Question 6.38 Climate Change, Water &**

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## **9052 Support**

Summary:

Take an intelligent view of actual long-term risks.

## **17396 Support**

Summary:

Flood risk - there needs to be clearer control on all new development in known flood risk areas, to prevent the prospect of increasing flood risk to existing property, as well as to protect occupants of new development

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### **CHAPTER: 6 - Sustainable Development, Option 58 - Develop a water body quality policy Climate Change, Water &**

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## **10304 Support**

Summary:

The Wildlife Trust supports development of such a policy option

## **11302 Support**

Summary:

Yes!

## **12666 Support**

Summary:

agree

## **13250 Support**

Summary:

Naturalisation of water bodies within urban areas is important for a healthy environment and softening the landscape of the city. The policy should require provision in budgets and resources for improving streams such as Cherry Hinton Brook.

## **13339 Support**

Summary:

Support

## **13827 Support**

Summary:

Important to do

## **14651 Support**

Summary:

We have attempted repeatedly to get the discharge of foul water from Chesterton Fen into the Cam taken seriously but Anglian Water uses casuistry to avoid their obligation to provide an adequate main drainage system.

## **15832 Support**

Summary:

The forum strongly supports the development of a water body quality policy along the lines set out here.

## **16220 Support**

Summary:

We would strongly support the proposal to produce a policy to address water body quality issues.

## **17749 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

**9053 Object**

Summary:

Encourage, but do not require. It will add unnecessarily to building costs. Guidance targets only.

**12063 Object**

Summary:

There is no need for a separate Local Plan policy - this is a matter for the Environment Agency

**18429 Object**

Summary:

The County Council objects to this policy; The Water Framework Directive is already addressed through the Environment Agency Action Plan as part of the River Basin Management Plan. Appropriate recognition of the EA's role should be given to allow for full and effective coordination of the water environment elsewhere in a later draft. The SEA should consider all the likely significant effects upon the environment, which includes biodiversity and the water environment, as well as economic and social factors. The preparation of a Local Plan may require Appropriate Assessment where there is a likely significant effect upon a European site, which not be necessarily in the same local authority area. The Water Cycle Strategy for Cambridge Phase One Report refers to sites in Norfolk, given that water is sourced from aquifers within the Breckland SAC/SPA (para 9.3.1)

[http://www.cambridgeshirehorizons.co.uk/documents/environment/Cambridge\\_area\\_wcs\\_phase1.pdf](http://www.cambridgeshirehorizons.co.uk/documents/environment/Cambridge_area_wcs_phase1.pdf)

**6987 Support**

Summary:

Yes - and I would support the policy entitled Option 58.

**7375 Support**

Summary:

yes

**8001 Support**

Summary:

Yes. Option 58 covers this well.

**8288 Support**

Summary:

policy needed

**8443 Support**

Summary:

yes

**10789 Support**

Summary:

Yes - important

**11303 Support**

Summary:

yes

**13499 Support**

Summary:

Yes

**14954 Support**

Summary:

Yes, support.

**16390 Support**

Summary:

Yes

**17827 Support**

Summary:

Yes, statutory requirements to do so.

### **13498 Support**

Summary:

There is no mention of the 'first flush' (5mm) rainfall event being retained and cleansed on site. This is generally the most contaminated element of discharging water. Reference should be given to compliance with the relevant SUDS treatment trains for surface water discharge from developments

### **14955 Support**

Summary:

An overlooked aspect to water quality failure is the likely discharge of untreated or part-treated sewage effluent and grey water from moored residential boats into the River Cam. There is an inadequate provision of sanitary facilities for boaters in the Area. A second sanitary station could be emplaced beside the Water Street, Chesterton, car park, as mooted in the past and connected to the foul sewer there.

### **6914 Object**

Summary:

Green roofs do not have the benefits claimed in the text at inclinations much over 15 degrees. The policy should be limited to new build (not refurbishment) and only to flat roofs or those which have less than a 16 degree fall.

### **10414 Object**

Summary:

Green roofs need maintenance which requires ladders. Potential for more accidents and expense that will offset benefits. Not a policy to be enforced.

### **11070 Object**

Summary:

A policy to require development to incorporate green roofs on all buildings is inappropriate and conflicts with other policies, for example the inclusion of solar / photovoltaic panels for energy generation. Green roofs would not be appropriate for listed and other historic buildings. The long term maintenance is also a matter of considerable concern in terms of cost and practicalities if access etc.

NPPF advises that design policies should 'avoid any unnecessary prescription or detail'.

### **13076 Object**

Summary:

A policy to requiring green roofs on all new buildings is unrealistic and conflicts with other policies, for example the inclusion of solar / photovoltaic panels for energy generation. Nor does it take into account specific design or context issues.

NPPF advises that design policies should 'avoid any unnecessary prescription or detail'.

### **13157 Object**

Summary:

We would not support a policy requiring green roofs owing to the cost implications and impact on development viability. Any requirement for green roofs should be in accordance with current Building Regulations rather than subject to a local level policy.

### **13343 Object**

Summary:

A policy to require development to incorporate green roofs on all buildings is inappropriate and conflicts with other policies, for example the inclusion of solar / photovoltaic panels for energy generation. Green roofs would not be appropriate for listed and other historic buildings. The long term maintenance is also a matter of considerable concern in terms of cost and practicalities if access etc.

NPPF advises that design policies should 'avoid any unnecessary prescription or detail'.

### **16003 Object**

Summary:

With specific regard to green roofs, CUH are generally supportive of the contribution that they can make. However, we feel that they should not be required on all buildings and that possibly a size threshold should be set. But even for developments above a threshold, there still needs to be flexibility in the wording of the policy to account for size and project specific circumstances. For example, irrespective of the size of the building, CUH consider it would not be appropriate to provide green roofs on laboratory or operating theatre buildings.

### **16394 Object**

Summary:

Not a practicable proposition? Don't green roofs need flat roofs? A massive maintenance problem?

### **17846 Object**

Summary:

We object to this policy and do not consider it necessary or appropriate. Whilst green roofs have their place in the tool kit for delivering sustainable development, they are not an appropriate solution for many types of buildings due to construction, design and cost issues. Sustainability and water efficiency needs to be considered at an holistic level adopting appropriate solutions for each individual development. It is the ability to meet Building Regulations, the Code for Sustainable Homes and BREEAM "Very Good" on a development wide basis that is important. Which parts of the tool kit are used to deliver this will be dictated by the specific situation and the skill of the development team.

### **18065 Object**

Summary:

Extensive - minimal capacity to attenuate run-off, vulnerability in excessive rainfall, v. limited bio-diversity. Minimal useful thermal mass. Cheap and low maintenance.

Intensive - higher thermal mass/capacity/biodiversity robustness but higher cost and maintenance

### **7665 Support**

Summary:

Green roof policies would reinforce your other concerns. I'd like to see this promoted.

## **10311 Support**

Summary:

The Wildlife Trust supports the development of such a policy option. However, there is considerable scope to secure more benefits for wildlife through the creation of more natural green roofs and not just those composted on stonecrop species.

## **11516 Support**

Summary:

Sounds like a good idea.

## **13829 Support**

Summary:

Interesting

## **14652 Support**

Summary:

Yes if they meet a minimum proven reliability criteria e.g. minimum 10 year life-span before replacement or major maintenance. Only require these for more steeply pitched roofs if evidence provides sound support for such a policy I would like to see a minimum time before failure of 25 years for such roofs.

## **17751 Support**

Summary:

Natural England generally welcomes Options 41 - 59 which address sustainable development, climate change, water and flooding.

Option 59 Develop a green roof policy - a policy to encourage the use of green/brown roofs, where practicable, would provide multi-functional benefits including reduction of flood risk, enhancement of biodiversity and wider climate change adaptation benefits.

### 8290 Object

Summary:

no policy needed

We question whether there is enough knowledge about green roofs at present to mandate these. There are maintenance issues, and issues about biodiversity being lost if green roofs are used to replace green spaces in areas of high density building. We suggest that the Development plan should not allow such high density building that green roofs are required. If green roofs look promising in the future, then there should be incentives to help those who wish to use them. Mandating green roofs may negatively impact on architectural design.

### 10200 Object

Summary:

No policy on green roofs is required. A green roof is one of a range of options to reduce the heat island effect and manage surface water drainage, and to keep buildings cool. However, green roofs are not the only way, and for many people not the preferred way, to achieve those goals.

### 11071 Object

Summary:

There is no need for a policy addressing this issue.

### 11204 Object

Summary:

A blanket approach in terms of requirement for green roofs is not appropriate given the different characteristics of sites and buildings, The policy context should be one of encouragement rather than requirement.

### 11451 Object

Summary:

Object

### 12065 Object

Summary:

A general policy providing a presumption in favour of such development could be introduced but the policy should not be overly prescriptive as to minimum requirements.

### 13346 Object

Summary:

There is no need for a policy addressing this issue.

### 13580 Object

Summary:

The strict use of green roofs appears excessive. Although providing significant benefits there are alternative options which may be preferential for a specific scheme, as long as the approach taken can be justified.

### 16179 Object

Summary:

We object to this policy and do not consider it necessary or appropriate. Whilst green roofs have their place in the tool kit for delivering sustainable development, they are not an appropriate solution for many types of buildings due to construction, design and cost issues. Sustainability and water efficiency needs to be considered at an holistic level adopting appropriate solutions for each individual development. It is the ability to meet Building Regulations and BREEAM "Very Good" on a development wide basis that is important. Which parts of the tool kit are used to deliver this will be dictated by the specific situation and the skill of the development team.

### 17828 Object

Summary:

No!

### 17847 Object

Summary:

We object to this policy and do not consider it necessary or appropriate. Whilst green roofs have their place in the tool kit for delivering sustainable development, they are not an appropriate solution for many types of buildings due to construction, design and cost issues. Sustainability and water efficiency needs to be considered at an holistic level adopting appropriate solutions for each individual development. It is the ability to meet Building Regulations, the Code for Sustainable Homes and BREEAM "Very Good" on a development wide basis that is important. Which parts of the tool kit are used to deliver this will be dictated by the specific situation and the skill of the development team.

### 6988 Support

Summary:

Yes, there is a need for a policy on green roofs - almost nobody will do it (CMS being an exception) otherwise.

### 7376 Support

Summary:

but unclear how useful this will be when compared with more rigorous planning and enforcement of existing policies to prevent over development and paving of gardens etc

## 8444 Support

Summary:

yes

## 10106 Support

Summary:

yes

## 13500 Support

Summary:

Yes

## 13796 Support

Summary:

Support for the reasons given in para 6.35 of the Issues and Options Report.

## 13812 Support

Summary:

Strongly support - the cumulative impact of this would be very positive

## 14140 Support

Summary:

Yes! green roofs a great idea - go for encouraging it as much as possible!

## 16397 Support

Summary:

Yes, but perhaps for the future?

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### CHAPTER: 6 - Sustainable Development, Question 6.43 Climate Change, Water &

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## 11450 Object

Summary:

Green roofs conflict with the use of solar PV generation. I'd suggest that cost-effective (ie not-overly-subsidised) PV should take precedent.

## 17829 Object

Summary:

The disadvantages of green roofs have not been considered, particularly in our wet climate, and the expense and maintenance need to be considered. Green roofs should only be allowed where they enhance or complement the existing urban environment and adjacent buildings. They have a place in extensions and renovations but only if sympathetic to the existing structures.

## 8445 Support

Summary:

I have a roof of 17 degrees facing S, most of which is now covered with solar panels. Is this compatible with a green roof?

## 13507 Support

Summary:

I'd like to see green roofs actively encouraged for all new developments.

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### CHAPTER: 6 - Sustainable Development, Question 6.44 Climate Change, Water &

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## 10107 Object

Summary:

concern that if intensive green roofs needing managing and you require them to be included in the initial build, how do you avoid of scenario of them not being maintained and becoming an eyesore?

## 17833 Object

Summary:

Green roofs should be encouraged on flat and flattish roofs, (35 degrees is already quite steep), but the idea that green roofs (even if all of our buildings had them) would reduce flood risk is laughably mistaken. The roofs will absorb at most 8-12 inches of moisture and any excess will run off. Their absorption capacity is a tiny fraction of that of bare ground.

## 13510 Support

Summary:

I agree with the second, third and fourth bullet point.

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**CHAPTER: 6 - Sustainable Development, Question 6.45**  
**Climate Change, Water &**

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**17835 Object**

Summary:

Not necessarily

**6989 Support**

Summary:

Probably sheds etc should not be forced to have green roofs, because of relatively high cost proportion that would result.

**13512 Support**

Summary:

Only if they meet either of the second, third and fourth criterias listed in Option 59.

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**CHAPTER: 6 - Sustainable Development, Question 6.46**  
**Climate Change, Water &**

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**9054 Support**

Summary:

Subsidies (NOT found from taxation) to encourage.

**10108 Support**

Summary:

what about alternatives to block paving?

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**CHAPTER: 7 - Delivering High Quality 7.1**  
**Places**

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**15525 Object**

Summary:

If this paragraph is retained in the plan, we recommend that it should be amended to reflect the significance of the city's townscape. For instance: 'An essential part of the character of the city stems from the interplay between its rich architecture and the spaces between buildings. Trees and high quality public realm play a significant role. The interface between the urban edge and the countryside is also an important component of how the city is appreciated in the landscape.'

**8293 Support**

Summary:

We support this statement

**10080 Support**

Summary:

Agree strongly.

Tourists linger in our existing high quality outdoor places. We must make more such, and never allow the existing ones to be degraded by new constructions.

**11305 Support**

Summary:

strongly agree - and point to disasters (graffon centre) which have resulted in destruction of built heritage.

**12358 Support**

Summary:

It should be policy of the Council to make locations such as Christs Pieces (specifically as shown on the chapter cover) a pleasant place for residents and visitors to use at all times. The location in question is usually no-go for much of the day and certainly in the evening. So, high quality places must be accessible in practice.

**12953 Support**

Summary:

support.

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**CHAPTER: 7 - Delivering High Quality 7.2**  
**Places**

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**10083 Object**

Summary:

Disagree with one part of this para,; the second part of the second last sentence "Given ...the need in particular to accommodate new housing." You have not shown evidence for a need to provide new housing within Cambridge. Agree strongly with the rest of the paragraph.



## APPENDIX B: ANALYSIS, RESPONSES AND PREFERRED APPROACH TO THE DESIGN, LANDSCAPE AND PUBLIC REALM, PLUS SUMMARIES OF REPRESENTATIONS RECEIVED

### ISSUE: STRATEGIC PRIORITY – DELIVERING HIGH QUALITY PLACES

<b>Total representations: 30</b>	
<b>Object: 8</b>	<b>Support: 22</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 60: Delivering High Quality Places</p> <p>This option is a strategic priority which underpins other more detailed design-related options.</p>	<ul style="list-style-type: none"> <li>• Strong support from most responses – seen as a vital policy;</li> <li>• Need to show the significance of city townscape;</li> <li>• Extra policy needed to require pre-application preparation and consultation on development briefs for all major developments (to be defined by housing number and or square metre development thresholds);</li> <li>• Policy needed to prevent demolition of buildings until development starts;</li> <li>• Site phasing policy needed so development starts with infrastructure and similar percentage of affordable housing at each stage;</li> <li>• Hard to define high quality design;</li> <li>• Developers need to respect the current ‘style of the city’ and not impact upon this with design that is not akin to it.</li> </ul>

#### **NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

#### **SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

This option should have a positive effect on communities and well being issues in Cambridge as it aims to deliver high design quality helping to support the quality of life and amenity for residents and visitors. The support to continue Cambridge’s tradition as a creative and innovative city is likely to have positive effects on the vitality of the City Centre and local economy. Positive effects may result on biodiversity and green infrastructure as the supporting option text indicates that the high quality design includes the buildings and spaces around them.

#### **KEY EVIDENCE**

- Urban Design Compendium (Volumes 1 and 2)
- Cambridgeshire Quality Charter for Growth (2008);
- Cambridge City Council (2007). Sustainable Design and Construction Supplementary Planning Document;
- DETR (2000). By Design. Urban design in the planning system: towards better practice

- [Places Matter. The Economic Value of Urban Design](#) (May 2007). A research report by AMION Consulting and Taylor Young for RENEW Northwest and the Northwest Regional Development Agency: [www.placesmatter.co.uk](http://www.placesmatter.co.uk)
- Places Matter. The Economic Value of Urban Design (2009). A further research report by AMION Consulting and Taylor Young for RENEW Northwest and the Northwest Regional Development Agency: [www.placesmatter.co.uk](http://www.placesmatter.co.uk)

#### **CURRENT POLICY TO BE REPLACED**

- Not applicable

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

The current ‘Designing Cambridge’ policies of the 2006 Local Plan (3/4, 3/7 and 3/12) are amongst the most used policies in determining planning applications. These policies consider the development’s interaction with its context, its overall quality and accessibility, sustainability and scale, and they have been tested at appeal on numerous occasions. Design quality continues to remain an important consideration in Cambridge with the continuing support of the Design and Conservation Panel and the Cambridgeshire Quality Panel. These panels, along with Council officers specialised in design and conservation, provide the Council with access to high quality advice and guidance on all matters related to design of the built environment. The Council also has experience in engaging with external design experts as part of the development of its own land. There is strong recognition of the benefits of engaging with external specialists in the fields of design and architecture in order to be as ambitious as possible.

One of the core planning principles set out in the National Planning Policy Framework (paragraph 17) is that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. High quality design is a key aspect of sustainable development and should contribute positively to making places better for people. It should draw together the many strands of creating successful places, elements such as architectural design, landscape design and engineering, to create places that maintain and enhance the distinctive and historic character of the city. In addition, the design of buildings and places should take into account how they are to be used by residents and visitors to the city. As a strategic priority, Option 60 provides a high level aspiration for the quality and expectations of new development in Cambridge, in keeping with the requirements of the National Planning Policy Framework. Overall, there was a high level of support for this strategic priority during the Issues and Options consultation. It was considered that the supporting text of the strategic objective should include a reference to the significance of the city’s townscape, and this will be added to the wording of the supporting text.

High quality places and the design thereof is important because it has a fundamental impact on the quality of life in towns and cities. There have been numerous studies and reports from around the world identifying the economic, social and environmental benefits of good design and other studies identifying the economic, social and environmental costs of poor design. For example, the 2007 AMION and

Taylor Young study established that there are significant costs associated with poor design and a further study in 2009 demonstrated that good design is an important and viable option in a recession.

Consultation responses suggested the need for an extra policy that would require pre-application preparation and consultation on development briefs for all major developments (to be defined by housing number and or square metre development thresholds). The Council is committed to carrying out consultation on development proposals as part of the planning process in line with the requirements of the National Planning Policy Framework for planning to empower local people to shape their surroundings. Where development briefs are required for particularly large or complex sites, such as happened at Eastern Gate on Newmarket Road, then their preparation will be considered by the Council. However, not all major development sites will be of a sufficient scale and complexity to require the preparation of a Development Brief. Given the range of design issues covered by policy in the design section of the Local Plan, and the requirement for the submission on Design and Access Statements for all major developments, sufficient guidance is available to ensure the delivery of high quality schemes. As such it is considered that a specific policy requiring their preparation for all major developments is not appropriate. Instead, the need for the preparation of development briefs will be considered on a case by case basis.

With regards to pre-application discussions, in accordance with the requirements of paragraph 189 of the National Planning Policy Framework, local planning authorities cannot require that a developer engages with them prior to submitting a planning application, although the Framework does acknowledge the importance of such discussions. Pre-application discussions are already routinely undertaken between the Council and promoters of major developments, in advance of the submission of planning applications.

In respect of demolition, there are only restrictions on demolition in some areas e.g. Conservation Areas. As such, unless the demolition of a building requires prior permission, the Local Plan and the wider planning system cannot play a role in preventing demolition of buildings.

It is agreed that identifying 'high quality' and 'style' is not always straightforward. The appropriate means of doing so would be to set out what good design includes, for example responding to context and creating good interrelations between buildings and spaces with active building edges, and creating clearly distinct public and private spaces. These issues will be considered in appropriate policies within the design section of the new Local Plan. However, it should be noted that the National Planning Policy Framework specifically prohibits local planning authorities from imposing 'architectural style or particular tastes', nor should they stifle innovation, originality or initiative (paragraph 60). Future policies within the plan will provide a mechanism for creating high quality places and design without imposing architectural styles or taste. The Council will also continue to refer applications to the Design and Conservation Panel and Cambridgeshire Quality Panel.

One representation suggested that there was a need for a site phasing policy in the Local Plan to ensure that appropriate infrastructure was provided upfront. The provision of infrastructure is considered within chapter 12 of the Issues and Options Report, with Option 182 considering the timely provision of infrastructure, and Option 201 considering the provision of infrastructure and services and the funding of such requirements. Given that the Local Plan should be read as a whole, it is not considered necessary to include an additional policy within the design chapter.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 60 and develop a strategic priority related to the delivery of high quality places. Additional reference shall be added regarding the significance of the city’s townscape within the supporting text to this strategic objective as follows:

“An essential part of the character of the city stems from the interplay between its rich architecture and the spaces between buildings. Trees and high quality public realm play a significant role. The interface between the urban edge and the countryside is also an important component of how the city is appreciated in the landscape.”

**ISSUE: ENSURING THAT NEW DEVELOPMENT RESPONDS TO ITS CONTEXT**

**Total representations: 70**

**Object: 25**

**Support: 45**

OPTION NUMBER/OTHER	KEY ISSUES ARISING FROM CONSULTATION
<p>Option 61: Criteria based responding to context</p> <p>This option sets out the importance of all new developments responding to local character and distinctiveness, reflecting the identity of local surroundings, while not stifling innovation.</p>	<ul style="list-style-type: none"> <li>• Generally supportive of the policy;</li> <li>• Scale is critical;</li> <li>• Some of the terminology needs to be altered to make</li> <li>• The policy doesn’t give enough scope for innovative development;</li> <li>• Ensure internal space requirements are adequate.</li> <li>• English Heritage requests specific reference to make it clear that applicants should set out clearly in their Design and Access Statement their examination of context</li> </ul>
<p><b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b></p>	
<p>No additional options have been suggested.</p>	

### **SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

This option will ensure the protection and enhancement of the historic environment through the appropriate design of new developments and sensitivity to existing landmark features. It should also help contribute to improving the quality and distinctiveness of the public realm helping address key issues regarding landscape, townscape and cultural heritage.

### **KEY EVIDENCE**

- Urban Design Compendium (Volumes 1 and 2);
- Cambridgeshire Quality Charter for Growth (2008);
- Cambridge City Council (2003) Cambridge Landscape Character Assessment (2003);
- Cambridge City Council Conservation Area Appraisals (various dates);
- Cambridge City Council (2006) Historic Core Area Appraisal;
- Cambridge City Council Suburbs and Approaches Studies (various dates);
- Cambridge City Council urban design briefs for specific locations (see the [Urban Design](#) guidance pages of our website)

### **CURRENT POLICY TO BE REPLACED**

- Cambridge Local Plan Policy 3/4: Responding to context

### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

New development should be of a high quality of design in order to create places that are enduring, robust and complement and enhance the existing character of Cambridge. An essential part of achieving this aim is to ensure that the context of any proposal is considered as part of the design process. The Issues and Options consultation revealed that there is strong support for a criteria based policy to ensure that new development responds appropriately to its context. The National Planning Policy Framework is supportive of such an approach, noting that local plans should ensure that developments “respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation” (paragraph 60). However it does note that it is proper for planning policies to seek to promote or reinforce local distinctiveness.

Some representations expressed concern that context-led development has the potential to stifle innovative forms of development and that ‘context’ is just one of a range of design issues. An understanding of and response to context is crucial to creating high quality development and that the analysis of context is key part of the design process. To proceed with a scheme ahead of a thorough analysis and understanding of the area around it, has the potential to create poorly integrated developments and undermine the quality of the built and natural environment of Cambridge. The best developments usually take the best of local elements and design approaches and integrate them into the design, the Stirling Prize winning Accordia scheme in Cambridge, for example, employs a buff brick which is typical to Cambridge and is predominantly low-rise, which is equally the predominant form in this context. As such, a policy requiring that development proposals understand the

surrounding context ensures that sensitive and high quality schemes come forward, helping to establish a benchmark to inform well designed schemes, while not stifling innovation or imposing architectural styles. Option 61 is considered to be in conformity with the requirements of paragraph 60 of the National Planning Policy Framework.

‘Context’ covers a wide range of issues including identifying and responding to existing features of natural, historic, or local character, as well as understanding how a place connects into and integrates with the immediate and wider locality. It is also a key component in understanding the prevailing character of an area and how proposals will ‘fit in’ in terms of materials and scale and massing. In an historic city such as Cambridge, it is therefore entirely reasonable to expect new development proposals to analyse and respond appropriately to these topics.

Context should not limit creativity but instead be used to inform the design process and accordingly developers should be prepared to justify their scheme as a response to the particular surrounding context. A development that responds positively to its context is one that will either enhance areas of existing high quality, or will seek to introduce a new and distinctive character to areas of weaker character. What should be clear, and contained within the submitted Design and Access Statement, is the clear rationale for the end development proposal.

Government guidance on the preparation of Design and Access Statements makes it explicit that assessment of the context is an essential part of such statements. Such statements are required for all “major development” and Government regulations are clear that an examination of context must be undertaken. A future policy on responding to context will carry the necessary weight to ensure this matter is addressed, however the supporting text to the policy could be more explicit in respect of requiring response to context to be covered in the Design and Access Statement.

Representations regarding adequate internal space standards are noted. The setting of space standards for all new development are discussed separately under Options 106 – 110 of the Issues and Options Report, and the Council’s proposed approach to space standards will be subject to a further round of public consultation between January and February 2012, prior to their inclusion in the draft Local Plan.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 61 and develop a criteria based policy to ensure that all new developments respond to local character and distinctiveness and reflect the identity of local surroundings, while not preventing appropriate innovation. The supporting text of the policy could make reference to the submission of Design and Access Statements, with an awareness of context forming a key part of such a document. These criteria could include:

- The need to identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site;

- The need to be well connected to and integrated with, the immediate locality and wider city; and
- The need to use the characteristics of the local area to help inform the siting, massing, building and landscape design and materials used in the proposed development.

**ISSUE: THE ROLE OF GOOD DESIGN IN DELIVERING HIGH QUALITY PLACES**

<b>Total representations: 59</b>	
<b>Object: 20</b>	<b>Support: 39</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 62: Criteria based policy for delivering high quality places  The aim of this option is to provide the more detailed requirements for the design and planning of new development	<ul style="list-style-type: none"> <li>• Needs to be made clear at what scale of development these policies are aimed at – criteria not relevant to all schemes;</li> <li>• Cambridge should develop a ‘local identity’ in design;</li> <li>• ‘Safe’ walking and cycling routes with priority for the pedestrian over the car should be added to the criteria;</li> <li>• No need for a local plan policy addressing this issue, as it is a matter best dealt with through Supplementary Planning Documents;</li> <li>• Only include public art as an integral part of major new developments;</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested	

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

Setting out comprehensive criteria for the quality of new developments including aspects such as designing out crime, enhancing public realm and considering those with disabilities is likely to have positive effects on key issues regarding communities and well being including helping protect and enhance community, leisure and open spaces and support the provision of affordable and intermediate housing. All areas in Cambridge are likely to benefit from the inclusion of criteria such as the integration of landscape design, inclusion of public art and proactive management and maintenance of development. Effects of this policy on the biodiversity, transport and climate change themes are uncertain when taking this option in isolation. However, other policies in the plan address criteria relating to these aspects, which could contribute positively to Delivering High Quality Places, for example sustainable design and construction options.

- KEY EVIDENCE**
- Urban Design Compendium (Volumes 1 and 2)
  - Cambridgeshire Quality Charter for Growth (2008);
  - Cambridge City Council (2007). Sustainable Design and Construction

Supplementary Planning Document;

- Cambridge City Council, Public Art Supplementary Planning Document (2010);
- Cambridgeshire County Council (2007) Cambridgeshire Design Guide for Streets and the Public Realm

#### **CURRENT POLICY TO BE REPLACED**

- Cambridge Local Plan Policy 3/7: Creating successful places

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Having addressed context, it is necessary to consider how to create a successful place. Place making is an essential component of high quality development and when done well will either create somewhere with a distinct identity or reinforce the identity of an existing place. Overall there was support for a criteria based policy to help in the creation of successful places particularly based on the content of Policy 3/7 of the existing Cambridge Local Plan (2006). Some concerns were raised about the content of such a policy with respondents asking whether further and more detailed elements could be included such as commercial premises signage. The issue of shopfronts and signage is being considered under a separate policy option (Option 71 of the Issues and Options Report), and as part of a visual pollution policy (Option 89), which seeks to minimise any adverse impacts from inappropriately placed signage, and as such there is no need for this to be replicated here.

Consultation revealed a concern that not all issues are relevant to all scales of development and that any policy should be clearly worded to clarify as to what scale of development it applies. However, it is considered that 'place making', that is the interaction of the building with the public realm or streets and open space, can be achieved at all scales of development. In the case of an individual dwelling, it can be as simple as ensuring that there is good surveillance of the street from a habitable room or making sure that there is a clear distinction between public and private space. At a more strategic level, place making involves understanding how the layers of movement and access, land use, density and open space all interact to achieve a framework for a place that functions well and can adapt over time. In summary, the level of 'detail' or 'focus' changes depending upon the scale of development, with the 'resolution' of elements varying dependent upon the complexity and scale of the site.

Further respondents highlighted the need for Cambridge to develop a 'local identity'. Successful places help to reinforce local distinctiveness and go beyond purely aesthetic considerations to help create places that are robust and enduring. Along with an analysis and understanding of a site's context, there is a need to make sure that all the various 'themes' that go into the creation of a place are considered and responded to appropriately. Whilst these will vary depending on the scale and complexity of a proposal, a series of 'criteria' will help to create development that forms an appropriate response to its setting and therefore create a successful place through creating, maintaining or reinforcing local identity.

Consultation suggested that 'safe' walking and cycling routes with priority for the



pedestrian over the car should be added to the criteria. Caution is needed to ensure that 'safe' does not result in the segregated and circuitous routes often created by rigid highway engineering. With a 'place making' approach, streets form an integral part of any development and are designed holistically with the buildings, land use and open space to encourage walking and cycling as well as creating an environment that feels safe and fosters social interaction. Accordingly the safety of pedestrians and cyclists is very important and the criteria will be amended to make this more explicit.

One respondent suggested that there is no need for such a policy within the Local Plan and that the matter could be best covered through a Supplementary Planning Document (SPD). The National Planning Policy Framework states that "local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area." It is considered that a robust and comprehensive policy setting out the quality of development that will be expected for an area is entirely consistent with requiring good design, and would be more effective than relying on a Supplementary Planning Document. Such a policy will provide certainty for developers as to the aspects that would need to be demonstrated in development proposals for them to be considered acceptable.

Some respondents expressed a view that public art requirements should only relate to major developments, as to require public art from smaller development would have an impact on viability. Cambridge City Council's Public Art Supplementary Planning Document (Chapter 7) currently provides clarity over how and when public art will be required:

"All major development will dedicate 1% of the construction cost of capital projects to public art. In the case of very large and complex sites and also Areas of Major Change... the contribution will be agreed by negotiation case by case subject to meeting the policy objectives."

Major developments are defined as residential developments of 10 or more dwellings or a site area of 0.5 hectares or more, or other developments where the gross floor area is 1,000 square metres or more, including both major new build and refurbishment where planning permission is required. Wording within any new policy could require the provision of public art as part of new major development. Developer contributions towards public art are considered as part of Option 201, provision of infrastructure and services. The insertion of the word 'major' into the relevant criterion for Option 62 would clarify what developments require public art contributions to be made.

Successful places are the product of many different factors and influences. The National Planning Policy Framework recognises that high quality design contributes positively to the creation of places that improve the quality of people's lives and experiences. Criteria based policy promoting successful place making is therefore entirely consistent with national planning policy requirements.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is therefore to pursue Option 62 and develop a criteria based policy approach for delivering high quality places. This policy will be subject to the following amendments:

Include wording to highlight ‘safe’ walking and cycling routes with priority for the pedestrian over the car and include ‘major developments’ in the public art criteria for clarity as to how and when the policy will be applied.

Other criteria in the policy could include:

- The interrelations and integrations between buildings, routes and spaces;
- The development of a hierarchy of streets;
- The creation of attractive built frontages;
- The orientation of buildings to overlook public spaces and promote natural surveillance;
- Activating edges onto public spaces by locating building entrances and windows of habitable rooms next to the street;
- The provision of clearly distinct public and private spaces;
- The integration of affordable and supported housing to minimise social exclusion;
- Designing out crime;
- The use of materials, finishes and street furniture suitable to location and context;
- The integration of landscape design into the design of developments as a whole;
- Measures for the improvement and enhancement of public realm close to the development;
- Provision of adequate management and maintenance of the development; and
- Consideration of the needs of those with disabilities.

**ISSUE: HIGH QUALITY DESIGN OF BUILDINGS**

<b>Total representations: 61</b>	
<b>Object: 23</b>	<b>Support: 38</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 63: Criteria based policy for the design of buildings  The aim of this option is to ensure	<ul style="list-style-type: none"> <li>• Why is refurbishment covered here? Surely this should be covered in Option 66;</li> <li>• Matter could be dealt with by a Supplementary Planning Document;</li> <li>• Doesn't meet paragraph 58 in the National Planning Policy Framework.</li> </ul>

<p>that new buildings are designed to a high standard and meet key requirements in respect of form and function</p>	<ul style="list-style-type: none"> <li>• Many recent buildings not reached ‘high quality’ of design;</li> <li>• Contemporary and ‘historical’ designs can both be suitable for a new or old site if design is good.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

This option should contribute positively to the maintaining the character and quality of the city’s historic environment, through its specific reference to the need for new buildings to be of the highest architectural quality. Criteria requiring integrated design appropriate to the locality, which are convenient, safe and accessible should all contribute to addressing many of the community and wellbeing issues. The specification for buildings to be constructed in a sustainable manner and easily adaptable should help meet changing lifestyles/ownership and future climate change. This option is also likely to provide opportunities to reduce energy demand through increased deployment of energy efficiency technologies, for example. This is covered in more detail by proposed options in other sections of the plan. Economic benefits could result as a high level of architectural quality may attract people to Cambridge, therefore contributing to addressing the issue of continued vitality in the City Centre.

**KEY EVIDENCE**

- Urban Design Compendium (Volumes 1 and 2);
- Cambridgeshire Quality Charter for Growth (2008);
- Cambridge City Council (2007). Sustainable Design and Construction Supplementary Planning Document;
- Cambridgeshire County Council (2007) Cambridgeshire Design Guide for Streets and the Public Realm;
- Cambridge City Council (2010) Cycle Parking Guide for new residential developments;
- Cambridgeshire County Council (2012) RECAP Waste Management Design Guide Supplementary Planning Document.

**CURRENT POLICY TO BE REPLACED**

- Cambridge Local Plan Policy 3/12: The Design of New Buildings

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

High quality building design is linked to context, in terms of appropriateness, and to place making in terms of how proposed development will be sited. Without imposing architectural tastes or styles, it is still important that proposed development is considered in terms of the site location, height, scale and form, along with materials and detailing with the latter linking directly to the quality and

durability of a proposal. The thrust of this policy option is about the design of new buildings and ensuring they are designed and delivered to a high quality. A separate option (Option 66) is more specific to building refurbishment, though it should be noted that planning policy does not generally deal with internal alterations to buildings other than in the case of Listed Buildings.

It was suggested that there was no need for a policy to cover design and that an Supplementary Planning Document would be more appropriate. Whilst the National Planning Policy Framework at Paragraph 60, states that “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative”, the development of robust and comprehensive policies that set out the quality of development that will be expected for an area is entirely consistent with requiring good design. Paragraph 58 of the National Planning Policy Framework states ‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.’ Option 63 seeks to provide such a policy, alongside other design related options.

Cambridge has a strong track record of delivering high quality design with recent examples of such recognition including the two Stirling Prize winning schemes at Accordia and the Sainsbury Laboratory respectively. Additionally, the first Phase of Clay Farm (Great Kneighton) recently won a Government Housing Design Award 2012 (Project Winner). The projects have set a high benchmark for other schemes to follow. A future policy which sets out clearly what is expected in terms of building design is important to ensure future development also reaches these high standards.

It is agreed that both ‘contemporary’ and ‘historical’ design can be suitable. The approach to the design of new buildings needs to be driven by a thorough understanding of context, use and functional requirements. Regardless of whether a scheme is traditional or contemporary in approach, the key to achieving high quality is good design and execution. Good design incorporates tried and tested methods of elements such as employing robust materials, clear building entrances, good detailing, and clear “fronts” and “backs” amongst other devices. Any future policy should articulate these elements in a sufficient level of clarity and detail. Such a policy approach will provide certainty for developers, while at the same time allowing for innovative approaches to design.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is therefore to pursue Option 63 and develop a criteria based policy setting out the requirements for the design of new buildings. These criteria could include:

- New buildings should be of the highest architectural quality. The design of buildings should have a positive contribution to their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views;
- Consideration of the relationship between the landscape design and the

<p>character and function of the spaces and surrounding buildings;</p> <ul style="list-style-type: none"> <li>• The need to demonstrate that buildings are convenient, safe and accessible for all users and visitors;</li> <li>• The need for buildings to be constructed in a sustainable manner, easily adaptable for different uses and our changing climate, and which successfully integrates recycling and refuse facilities, cycle and car parking, plant and other services into the design; and</li> <li>• Consideration of the potential to support biodiversity within the built environment.</li> </ul>
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**ISSUE: DESIGN OF THE PUBLIC REALM, LANDSCAPE AND EXTERNAL SPACES**

<b>Total representations: 69</b>	
<b>Object: 20</b>	<b>Support: 49</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 64: The design of the public realm, landscape and other external spaces</p> <p>The aim of this option is to ensure a high quality of design in respect of external spaces as part of new development or improvements to the public realm</p>	<ul style="list-style-type: none"> <li>• Good support for the option in principle;</li> <li>• Shared space can cause issues between road users, cyclists and pedestrians;</li> <li>• Need to avoid street clutter too;</li> <li>• Need to upgrade the public realm in context with the city and its historic nature;</li> <li>• Open space needs to be provided, not commuted sums.</li> <li>• Some suggest working with the County Council to produce guidance on the public realm;</li> <li>• Others say no need for guidance, as highlighted in the National Planning Policy Framework;</li> <li>• Public realm improvements should be largely Section 106 funded;</li> <li>• Needs of elderly and disabled need to be considered.</li> </ul>

<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>
No additional options have been suggested.

<b>SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT</b>
<p>This option is likely to result in positive effects across the majority of the sustainability topics. Criteria requiring high quality design of the public realm should help contribute to improving accessibility for all members of society and contribute to creating vibrant and inclusive communities and positive health outcomes. Measures to ‘green’ the city are likely to further this benefit, and also increase the provision of green infrastructure. Requirements to integrate surface water management proposals into the overall design should help address key issues relating to flood risk and climate change adaptation.</p>

#### **KEY EVIDENCE**

- Urban Design Compendium (Volumes 1 and 2);
- Cambridgeshire Quality Charter for Growth (2008);
- Cambridge City Council (2007). Sustainable Design and Construction Supplementary Planning Document;
- DETR (2000). By Design. Urban design in the planning system: towards better practice;
- Cambridgeshire Green Infrastructure Strategy (2011);
- Cambridge City Council, Public Art Supplementary Planning Document (2010);
- Cambridgeshire County Council (2007) Cambridgeshire Design Guide for Streets and the Public Realm;
- BRE Site Layout Planning for Daylight and Sunlight. A guide to good practice. Second Edition (2011);
- Cambridge Landscape Character Assessment (2003);
- Manual for Streets (2007).

#### **CURRENT POLICY TO BE REPLACED**

- Policy 3/11: The Design of External Spaces

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Option 64 is consistent with the National Planning Policy Framework which requires planning policies to positively address the connections between people and places and the integration of new development into the natural, built and historic environment. The advantage of such a policy approach is that it will enable the specific circumstances of each development proposal to be considered as part of the overall design process. As such, it will help to ensure high quality design not just of buildings themselves, but the spaces between buildings, and help enhance the local built and natural environment.

While there is a varied range of criteria required by this policy, this option is likely to have a range of positive implications for the wider public realm, landscape and townscape of the city, meeting the needs of the community. Requiring high quality design of public realm should bring about a whole range of economic, social and environmental benefits, and improve quality of life. Paragraphs 7.12 to 7.15 of the Issues and Options report sets out that the benefit of a high quality public realm is as fundamental as creating a high quality place to live. The majority of representations expressed their support of this policy approach and recognised the contribution that the public realm and landscaping makes to the character of the city.

This criteria based policy approach also enables the specific circumstances of each development proposal to be considered as part of the overall design process. As such, it will help to ensure high quality design not just of buildings themselves, but the spaces between buildings, and help enhance the local built and natural environment. Requirements to 'green' and integrate developments into their surroundings will enhance the function, character and amenity value of spaces, as well as increasing the provision of green infrastructure. Additionally, requirements to integrate surface water management into the overall design of development should also address key issues relating to flood risk and climate change adaptation.

This option not only applies to the provision of new public realm, but also existing streets and spaces within the city to ensure the distinctive and special character of Cambridge is to be protected and enhanced. This is critical to ensuring the maintenance and enhancement of Cambridge's public realm, which acts as a setting for a wealth of historic buildings. The means by which public realm works are funded will vary and will include developer contributions.

In addressing concerns about the use of shared space within Cambridge, it should be noted that it can have a beneficial impact on the quality of the public realm, both from a functional and visual point of view. The key to a successful approach to shared space is ensuring it is used in the right context and that a full understanding of traffic volumes and modal split is gained in order to inform the future design. It is recognised that street clutter should be avoided where possible, this is very much the thrust of "Manual for Streets" and related local documents cited in the key evidence above.

The provision of open space in respect of how it is provided is addressed in Option 167 – On-site provision (in respect of new open space and recreation facilities). Option 64 deals with the design of the public realm and external spaces rather than with the principle of open space provision. Additionally, Option 89 on visual pollution addresses the issue of street clutter.

Option 81 of the Issues and Options Report suggested that Option 64 could incorporate reference to the enhancement of biodiversity, which would allow biodiversity enhancement to be addressed by all scales of development requiring planning permission, but would not require the provision of additional guidance. This would allow biodiversity to be considered in an integrated manner with public realm and landscaping issues. It is considered that this would ensure that options for biodiversity enhancement are explored by all developments without creating an overly onerous, costly and bureaucratic regime for all developments to follow. In order to maintain the use of the biodiversity checklist approach for major developments, it is suggested that the checklist is referenced within Option 64. Officers will then explore the best way of ensuring that the checklist is submitted as part of planning application, for example through the Local List. This would ensure the continued use of the biodiversity checklist and the associated inclusion of biodiversity enhancement measures in new major developments.

Cambridge City Council and Cambridgeshire County Council already work together on a number of projects pertaining to the public realm. Guidance in the form of the Cambridgeshire Design Guide, the County's Housing Estate Road Construction Specification (January 2011) and the national guidance "Manual for Streets" already exist and are used to guide the design of the public realm. There is a close level of co-operation between the County and City Councils and a number of highways improvements are promoted, designed, funded and delivered by Cambridge City Council but are subject to the approval of the County Council as highways authority. Some respondents noted points of detail e.g. avoiding clutter, catering for the disabled and elderly. Most of these detailed points are either addressed in this option or elsewhere in the Issues and Options Report. The need for a policy in this

regard is clear; the public realm and external environment is a crucial part of the image of any town or city.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 64, with amendments to the criteria. Such amended criteria could include the requirements to co-ordinate the provision of public realm/landscape/external spaces between adjacent sites and/or phases of large developments, provide high quality amenity space which receives adequate sunlight, in accordance with best practice guidance; and the need to assess the site’s position in the ecological network and provide suitable protection and enhancement of important nature conservation features.

In order to maintain the use of the biodiversity checklist approach for major developments, it is suggested that the checklist is referenced within Option 64. Officers will then explore the best way of ensuring that the checklist is submitted as part of planning application, for example through the Local List. This would ensure the continued use of the biodiversity checklist and the associated inclusion of biodiversity enhancement measures in new major developments.

**ISSUE: DESIGN CODING**

<b>Total representations: 24</b>	
<b>Object: 9</b>	<b>Support: 15</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 65: Requirement for the production of design codes in respect of growth areas for all outline planning applications</p> <p>The aim of this option is to ensure there is a method (in this case a site-specific design code) to ensure the delivery of high quality development for growth sites</p>	<ul style="list-style-type: none"> <li>• Some concern that it could lead to another tier of design and access statements – this will cause delays and expense;</li> <li>• Only suitable for large scale development;</li> <li>• Would need greater public consultation and awareness;</li> <li>• Should encourage walking and cycling.</li> </ul>



**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

The requirement for proposals in growth areas to produce a design code could have a positive effect on several of the sustainability topics, especially if it results in planning applications being submitted in line with these design codes. This is due to the role of design codes in instructing and advising on the physical development of an area. For example, factors such as density and access, which can contribute to improve well-being and local amenity, or the design of open spaces which could benefit biodiversity in Cambridge. However, the full effect of this option at this stage as it is dependent on the actual implementation of the design codes, and not simply on the requirement of having one or not for all applications. This is the case for areas in North, South, East and West Cambridge where some of the growth areas are located.

**KEY EVIDENCE**

- Cambridgeshire Quality Charter for Growth (2008);
- Informal Guidance on Design Codes (Cambridge City Council and South Cambridgeshire District Council 2012).

**CURRENT POLICY TO BE REPLACED**

- Not applicable

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

The National Planning Policy Framework encourages the use of design codes. As a footnote, the National Planning Policy Framework provides clear steer at paragraph 59 about the use of design codes to facilitate high quality development. It states that “local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.” Design codes are a set of illustrative design rules and requirements, which instruct and advise on the physical development of an area. They can be used to set requirements in relation to a range of design elements, such as the density and height of development, the hierarchy and design of streets and open spaces, best practice approaches to car parking, and the character of different parts of a development. Design codes are already in place for two of the growth sites on the Cambridge Southern Fringe, and further codes are in the process of being produced for the NIAB and North West Cambridge sites.

Overall there was support for the use of design codes and a policy that would require them to be produced. Section 7.16 of the Issues and Options Report sets out the background, both generally and locally, to the use of design codes. The key point to note is that they are considered a potentially useful tool to help bridge the high level detail contained in an outline application and the much more detailed

information required in a reserved matters application.

An issue raised as part of the Issues and Options consultation was that a requirement for the production of design codes would introduce yet another tier of design and access statements, leading to unnecessary expense and delays in the preparation and submission of planning applications owing to the process of producing and agreeing a design code. It should be noted however, that a Design and Access Statement is not the same as a design code. The role of Design and Access Statements is to set out the process and rationale behind a development proposal. Design codes are a set of mandatory and discretionary rules to guide future development. A Design and Access Statement is submitted in support of a planning application whereas a design code is produced to facilitate future reserved matters development and as such is designed to speed up future applications by establishing agreed and more detailed rules and parameters. Good design codes do not stifle innovative design and as such it is important that the resolution or detail of the code is set at the right level, which is determined by the complexity and size of the development area.

Cambridge City Council has produced a clear and comprehensive guidance note on the production and implementation of design codes for Areas of Major Change. This was reviewed in May 2012, based on experience gained from the design codes produced for Clay Farm and Trumpington Meadows in the Southern Fringe. The guidance sets out clearly the role and purpose of a design code to bridge the gap between outline and reserved matters applications. Where sites are likely to be delivered over an extended period and there is the possibility that multiple developers will be operating in an area, it is imperative that there is a mechanism beyond the parameter plans associated with an outline planning application. Experience of delivering development within the Areas of Major Change has revealed that the outline, design code, reserved matters approach has not always been necessary and that full planning permissions for smaller growth sites (up to around 300 units) has proved to be the most expedient route.

Whilst the response to the Issues and Options report was in general supportive of the use of design codes for growth sites, a specific policy on design codes may not be necessary. Every growth area site is different, for example some are relatively small at only a few hundred houses and some are quite large at over a few thousand houses. How these sites are planned and phased and how many house builders are ultimately building on site has a bearing on whether a design code will actually benefit that particular site. For the smallest sites, for example, a design code could be redundant. Instead a clear, detailed Design and Access Statement accompanying a full planning application is likely to be sufficient, along with a set of detailed conditions of approval in respect of design details. For the largest sites, however, where numerous house builders will build them out over long periods of time, there will likely be a benefit to producing and using a design code to help guide details of design from phase to phase and between parcels.

As there is no 'one size fits all' in respect of coding of growth sites, it may be more

appropriate to include the requirement of producing a design code for major development sites that are likely to be developed over the lifetime of the Plan by multiple developers, most notably the policies for the strategic sites identified in Chapter 4 of the Issues and Options Report, including Options 29 (Southern Fringe) and 31 (North West Cambridge)

**RECOMMENDATION FOR PREFERRED APPROACH**  
 The recommendation is **not** to pursue Option 65, but instead to include references to the production of design codes within policies for strategic sites identified in Chapter 4 of the Issues and Options Report.

**ISSUE: THE IMPORTANCE OF PUBLIC ART PROVISION AS PART OF NEW DEVELOPMENT**

<b>Total representations: 32</b>	
<b>Object: 10</b>	<b>Support: 21</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES</b>
Question 7.19: Is there a need for a policy addressing this issue (public art)	<ul style="list-style-type: none"> <li>• Public art should be desirable but not essential on every development;</li> <li>• There should not be a detailed policy on public art, rather guidance should be provided in a Supplementary Planning Document;</li> <li>• Public art is only viable, and only has significant benefits, as part of major development proposals;</li> <li>• Questions need to be continually asked about the relevance of public art and development projects to ensure there is correlation between the two and that there is a clear link established to show that it is necessary and directly and reasonably related to the specific development project;</li> <li>• Preference would be for public art money to be channelled into functional design such as high quality street furniture, attractive street surfaces and trees;</li> <li>• Operate a percentage of any S106 agreement for art on site on a site by site basis, subject to local conditions and consultation at that time;</li> <li>• There is a clear need for a policy so that public art provision cannot be avoided;</li> <li>• People must support the concept of public art and not come to regard it as a waste of money. Public consultation is essential.</li> </ul>
Question 7.20: How would you define public art?	<ul style="list-style-type: none"> <li>• Objects, installations or interventions that are not integral to the functional design of a building or space;</li> <li>• Art in public spaces, other than museums – might include</li> </ul>

	<p>designated spaces for performance art;</p> <ul style="list-style-type: none"> <li>• Public art installations should be permanent and focused on improving visual appearance of streets/places;</li> <li>• Public art needs a very broad definition – there needs to be recognition that the appropriate level of public access may be dependent on the art form itself;</li> <li>• The preference should be for good functional architecture which is art in itself;</li> <li>• Installations that stimulate the senses (visual, mobile, tactile), reflecting the natural habitat, culture and history of the area. Public art could also be educational and fun for children and adults;</li> <li>• Public art should be chosen with the full input and consideration of the community.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No new options arising.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

Not subject to appraisal

**KEY EVIDENCE**

- Cambridge City Council, Public Art Supplementary Planning Document (2010);
- Cambridge City Council (2008). Public Art Survey

**CURRENT POLICY TO BE REPLACED**

- Part of Policy 3/7: Creating successful places

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Public art has a key role to play in helping to provide social, cultural, economic and environmental benefits. It should enhance the fundamental principles of urban design and the creation of a high quality public realm. It can help to strengthen local distinctiveness and character and is important in the creation of a stimulating public realm, helping to integrate new and existing communities. Public art can be provided as a standalone project or it can be integrated into other infrastructure projects, for example through the provision of play areas or landscape design. The National Planning Policy Framework recognises the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Public art is an important element of high quality design.

While there was support from respondents to the principles of public art provision, there was concern expressed by some about the way in which public art is chosen. It was considered that there needed to be greater consultation with the community if public art is to be widely accepted. Some respondents felt that high quality architecture should be included within the definition of public art, and that money should be directed towards the provision of high quality public realm, including

street furniture and lighting. While the mechanisms by which public art proposals are approved is not a matter for the new Local Plan, it is acknowledged that public consultation on public art is an important matter.

It is important that public art is not considered as a standalone discipline; the key to its success is its integration within the design of new developments and its associated infrastructure, for example the provision of play, landscape, and public realm. As such, it is considered that it instead of a standalone public art policy, it would be more appropriate to include requirements for public art provision within the Local Plan options for creating high quality places (Option 62) and the design of the public realm, landscape and external spaces (Option 64). Public art provision would be determined on a site by site basis, taking into account the specifics of each development proposal and what would be an appropriate level of public art provision. Developer contributions towards public art are considered as part of Option 201, provision of infrastructure and services. The insertion of the word 'major' into the relevant criterion for Option 62 would clarify what developments require public art contributions to be made.

<b>RECOMMENDATION FOR PREFERRED APPROACH</b>
The recommendation is to incorporate the provision of public art within Option 62 (Creating high quality places) and Option 64 (Design of the public realm, landscape and external spaces) to ensure that public art is properly integrated into the design of new developments. Reference to public art will also be retained in Option 201 (Provision of infrastructure and services) in order that developer contributions can be allocated for its provision.

**ISSUE: EXTENDING AND ALTERING BUILDINGS**

<b>Total representations: 46</b>	
<b>Object: 10</b>	<b>Support: 36</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 66: Criteria based policy for alterations and extensions to existing buildings</p> <p>The purpose of this option is to ensure a high quality of design for the alteration and extension of existing buildings across the city</p>	<ul style="list-style-type: none"> <li>• Very strong support for this option;</li> <li>• Existing buildings need to respect their context;</li> <li>• Support for the idea of preparing guidance for alterations and extensions to residential property (possibly as a Supplementary Planning Document);</li> <li>• Would welcome criteria in respect of the impact from extensions on daylight levels to adjacent property and space between buildings;</li> <li>• The section should consider alterations for the purpose of improved sustainability / energy efficiency.</li> </ul>

#### **NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested

#### **SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

Implementing criteria for the extension and alteration of existing buildings should help ensure that alterations are sensitive to existing local character, particularly within the conservation areas. Criteria relating to the design of alterations should help maintain amenity of neighbouring residents. The requirement to ensure no adverse impact on gardens, trees or wildlife features should also help contribute positively to the key identified biodiversity issues. The effects of this option should benefit all areas in Cambridge. Other proposed options in the plan cover issues related to the delivery of extensions, such as Water efficiency, and Sustainable design and construction.

#### **KEY EVIDENCE**

- Cambridge City Council Sustainable Design and Construction Supplementary Planning Document (2007);
- Cambridge City Council Conservation Area Appraisals (various dates);
- Cambridge City Council (2006) Historic Core Area Appraisal.

#### **CURRENT POLICY TO BE REPLACED**

- Policy 3/14: Extending Buildings

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

The extension of buildings can help to make the most efficient use of land, and can prolong the life of buildings or find new uses for them. It can often provide the only way in which additional accommodation can be provided for householders or businesses. However, extensions and building alterations can have a negative impact on their surroundings if they are poorly designed. The purpose of Option 66 was to set out a criteria based approach to the design of alterations and extensions to existing buildings, both residential and non-residential. Such an approach would make it clear to applicants what they would need to demonstrate as part of their development proposals in order for them to be considered acceptable. The Issues and Options consultation revealed that there was considerable support for this option.

The context of any alteration or extension was identified as a key consideration by respondents to the Issues and Options consultation. Option 61 (Criteria based responding to context policy) would apply to all new development, whether major development or extensions and alterations to existing buildings. This option will ensure that a thorough analysis and understanding of context of any scale of development is taken into consideration. In addition to Option 61, the wording of Option 66 does reflect the need to consider context, for example making reference to the need for proposals including new or altered roof profiles to use materials that are sympathetic to the existing building and surround area, and the need for proposals to respect the space between buildings where this contributes to the

character of the area.

With regards to the inclusion of climate change and energy efficiency within Option 66, other options within the Issues and Options report already deal with sustainability and energy efficiency and relate to extensions and alterations as well as major new development. Specifically options contained in Chapter 6 (Sustainable development, climate change, water and flooding) such as Option 50 (Consequential improvements) consider the opportunities presented by householders proposing extensions to their homes for improving the energy efficient of the whole property. This option would provide greater control over the delivery of measures to combat climate change, albeit at a relatively small scale. Accordingly Option 66 does not need to cover these issues in detail, as it is more focused on design requirements.

The impact of extensions on day lighting to adjacent property and space between buildings is a typical consideration of any planning application. This is already noted in the second bullet of the option, which states that proposals should not unreasonably overlook, overshadow or visually dominate neighbouring properties.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 66 and develop a criteria based policy that would apply to alterations and extensions to existing buildings. This policy will set out a range of criteria against which proposals for the extension or alteration of buildings requiring planning permission would be assessed. The policy would apply to both residential and non-residential properties.

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## CHAPTER: 7 - Delivering High Quality Places 7.1

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### 15525 Object

Summary:

If this paragraph is retained in the plan, we recommend that it should be amended to reflect the significance of the city's townscape. For instance: 'An essential part of the character of the city stems from the interplay between its rich architecture and the spaces between buildings. Trees and high quality public realm play a significant role. The interface between the urban edge and the countryside is also an important component of how the city is appreciated in the landscape.'

### 8293 Support

Summary:

We support this statement

### 10080 Support

Summary:

Agree strongly.

Tourists linger in our existing high quality outdoor places. We must make more such, and never allow the existing ones to be degraded by new constructions.

### 11305 Support

Summary:

strongly agree - and point to disasters (grafton centre) which have resulted in destruction of built heritage.

### 12358 Support

Summary:

It should be policy of the Council to make locations such as Christs Pieces (specifically as shown on the chapter cover) a pleasant place for residents and visitors to use at all times. The location in question is usually no-go for much of the day and certainly in the evening. So, high quality places must be accessible in practice.

### 12953 Support

Summary:

support.

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## CHAPTER: 7 - Delivering High Quality Places 7.2

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### 10083 Object

Summary:

Disagree with one part of this para,; the second part of the second last sentence "Given ...the need in particular to accommodate new housing." You have not shown evidence for a need to provide new housing within Cambridge. Agree strongly with the rest of the paragraph.



## 17510 Object

### Summary:

Development briefs - extra policy needed to require pre-application preparation and consultation on development briefs for all major developments, to be defined by housing number and or square metre development thresholds. Policy needed to prevent demolition of buildings until development starts, and not leave eyesore sites for 5+ years. Site phase policy needed so development starts with infrastructure & similar %s of affordable housing at each stage.

### 6915 Object

Summary:

Can you then explain Cambridge Leisure Park? Must do better. Why not more traditional public squares and symmetrical terraces?

### 10184 Object

Summary:

to maintain the city's quality of ambience

### 15533 Object

Summary:

High quality design is hard to define. A statement might be included, as follows: 'The Council will, in appropriate cases, refer applications for independent review of design quality to the Design and Conservation Panel, or other such bodies.'

### 15928 Object

Summary:

Plainly, not every new development can be Accordia, but there are important lessons to be learned from unmitigated disasters such as Orchard Park, which should never have been built so close to a four-lane A-road, is effectively isolated from the city by King's Hedges Road (which should instead have been rerouted to run next to the A14) and, several years after the first tranche of housing was erected, still lacks vital amenities such as local shops or a pub. This is just not the way to do it, and much of the evidence suggests that NIAB may well repeat these mistakes.

### 17764 Object

Summary:

Developers should respect the current style of the city and not apply for permission to construct high-rise buildings, they should be required to build environmentally sustainable dwellings, respect the limitations of the flood plain and water supplies/drainage and be required to use sympathetic building materials and designs.

### 7667 Support

Summary:

This has not always been the case --- we have some examples of very low level design (ie Leisure Centre)!

### 8296 Support

Summary:

We support this option

### 9056 Support

Summary:

Yes - this is a vital strategic option.

### 9464 Support

Summary:

Yes, but it needs teeth. I struggle to think of a recent development (apart from University and College buildings) which I would regard as meeting these objectives.

### 10086 Support

Summary:

Agree strongly. High quality places are places where people want to linger. We challenge you to achieve new outdoor places where families, students and tourists go to hang out sociably and constructively.

### 10638 Support

Summary:

Agreed. But must be more specific about spaces and include landscaping and trees. More emphasis on protecting and replacing trees and hedgerows.

### 10790 Support

Summary:

Vital

### 11013 Support

Summary:

I agree that high quality buildings are necessary. However, some of the recent buildings should be examined as models of what not to do - the Travel Lodge by the Leisure Park for instance. And the height of buildings should be carefully considered in relation to surrounding buildings. I think the Varsity Hotel in Thompson's Lane is at least one storey too high and has changed the skyline from Jesus Green for the worse.

### 11793 Support

Summary:

If Cambridge is to retain its current status as an attractive city to live and work in it is vital that buildings remain of the highest quality in both design and materials. There needs to be an improvement on that seen in some recent developments.

## **12189 Support**

Summary:

I consider that Strategic priorities, option 60 (p. 136), option 67 (p. 150), option 121 (p. 218), option 163 (p. 260) and option 182 (p. 284) are the correct ones.

## **12415 Support**

Summary:

Insist on the best. Pity that wasn't the case with cb1

## **12955 Support**

Summary:

Support. mention or aspire to gardens as part of amenities for some homes.

## **13159 Support**

Summary:

We support the strategic priority for delivering high quality places. In this regard, development proposals for Compass House will seek to address the aims of the aspiration to achieve high quality design which supports a high quality of life and amenity.

## **13348 Support**

Summary:

Support

## **15186 Support**

Summary:

Public art should generally be provided by the developer who should be encouraged to engage the public's interest at pre-application stage.

## **16732 Support**

Summary:

Support - Development will be of the highest design quality for both buildings and the spaces around buildings.

## **16807 Support**

Summary:

What I would like to see in future developments:

Good quality modern design

The imposition of transport infrastructure before development starts e.g. Guided bus and cycle paths to the South.

The total protection of every green space within the green corridors.

Sports fields near Grantchester Meadows and the West of Trumpington road should remain unspoilt.

Children should be able to walk or cycle to sports facilities

More weight should be given to aesthetics in designing new houses

Failure to be able to impose your aspiration for housing that enhances city life onto a developer concerns me.

### **11528 Object**

Summary:

Whilst I acknowledge that the Accordia development has won awards, there are also other examples of poor quality new developments - ensuring high quality developments is a must for the future.

### **11530 Object**

Summary:

In terms of the landscape - it is not all great e.g. Addenbrookes and the southern approach. New developments may positively impact these areas.

### **12127 Object**

Summary:

This section is far too smug.

The lighting (since the candles are mentioned) in public places used by pedestrians and cyclists is so dim as to be very dangerous. Parkers Piece, Trinity Lane and the path by the University Library are all good examples of lighting that is either or both too dim and too sparse for safety from collision and for effect in "designing out crime".

Oh, and what happened to the windows on The Fountain (Regent St)?

### **16400 Object**

Summary:

Public realm - cobbles may be 'quality material' but they are extremely uncomfortable for cyclists and pedestrians. Are they really necessary?

### **17100 Object**

Summary:

I notice the continual whittling away of our tree canopy, and where trees are 'said' to be old or dangerous the replacement policy is not like for like.

We seem to build almost to the road side. We should be lining these pavements with maturing trees, setting back the building line. We should encourage architects to step-rise these developments so as to open the air corridors and clear pollution more quickly. We are just trapping and funnelling more particulates.

I strongly believe that the local plan should speak about the Greening of the City not just Green Spaces.

### **17124 Object**

Summary:

Yes, close the Town Centre to traffic, reinvigorate the crummy Market Square, let's have a few Fountains. As we have had to bear with developers 'rubber stamping' their residential builds with appalling, unlovely and unloved urban 'sculptures' - instead ask them for water features, flower beds - its really not rocket science. And apparently we can do that!

### **10089 Support**

Summary:

We agree particularly strongly with the importance of the key facts about the landscape. They describe the aspects of Cambridge that once destroyed by ill judgement will be lost to the City forever.

### **10639 Support**

Summary:

Public realm: recent loss of railings in Panton Street and damage to cobbles in Saxon Street, both against wishes of local community and with permission from Planning Department indicates need for stronger policy not just to prevent loss but to force reinstatement.

### **10643 Support**

Summary:

Landscape: recent loss of hedges and trees in North Newtown, both against wishes of local community and with permission from Planning Department indicates need for stronger policy not just to prevent loss but to force reinstatement.

### **11464 Object**

Summary:

While I support the idea of public art, a lot of the recent works (for example, Fisher Square or Trumpington Park and Ride) seem to be arbitrary, unconnected to the realm in which they are found, disconnected and seen as irrelevant and ignored by onlookers. Good quality public art is very different - but examples such as the above will happen when a developer is mandated to produce public art on demand, with the artist having no link with the environment in which the art will be displayed.

### **10642 Support**

Summary:

All much needed to prevent further degrading of community and quality of life in North Newtown

### **12141 Support**

Summary:

Add to "design quality", terms that describe the quality of materials used and the quality of construction. There are too many modern buildings that look great on paper but suffer from extremely poor workmanship. I contend that design quality could be traded off for buildings which were well constructed (plumbing works, building does not subsidise etc).

### **12149 Support**

Summary:

Very strongly support the statement (and policies that support the statement) concerning the Landscape. These (The Backs, the commons, the Green Corridors & the Cam Corridor) are truly defining, probably unique and if lost will not be regained. They must be protected as the highest priority.

### **12958 Support**

Summary:

Support. But I do not think high quality of design that respects or enhances the surrounding landscape has always been successful. There Public realm in the centre of Cambridge is poor to disgraceful and neglected.

### **15536 Support**

Summary:

bullet 7 - It is important to ensure that new art in historic locations is appropriate and does not detract from the buildings whose settings it seeks to enhance.

### **16688 Support**

Summary:

I agree with the principles set out in this chapter.

### **17752 Support**

Summary:

We welcome those options which seek to protect and enhance biodiversity, green infrastructure and landscape and aim to mitigate and provide adaption to climate change where possible. Policies should be in line with NPPF requirements and ensure development seeks to meet local targets and aspirations e.g. local BAP targets and the aims of the Cambridgeshire Green Infrastructure Strategy.

### **15537 Object**

Summary:

Design is more than the detail of how a building looks. High quality design means responding to the historic grain, scale, form and massing of the city in an appropriate manner.

### **12154 Support**

Summary:

Not only design but also constructed with high quality materials and skill. Shoddy work should not be acceptable.

### **12960 Support**

Summary:

Support. There should be a visual audit of examples good and bad so far.

### **11075 Object**

Summary:

Paragraph 62 of the NPPF relates to design review panels not context. Whilst para 58 of the NPPF does include responding to context / sense of place, this is just one of several criteria. In addition, paragraph 60 advises LPAs not to impose specific architectural styles and paragraph 65 specifically warns against refusing sustainable development because of incompatibility with existing townscape. This paragraph needs to be more accurately drafted to reflect the balance within the NPPF.

### **13078 Object**

Summary:

Paragraph 58 of the NPPF includes responding to context / sense of place as just one of several criteria. Paragraph 60 advises LPAs not to impose specific architectural styles and paragraph 65 specifically warns against refusing sustainable development because of incompatibility with existing townscape. Any such policy needs to be in line with the NPPF.

### **11017 Support**

Summary:

Scale is vital. Current new buildings are much higher and larger than older ones - monumental slabs, while housing many people, are not the buildings which will enhance Cambridge.

### **11533 Support**

Summary:

Scale is critical - new developments have often been out of proportion with surroundings (acknowledged in the tall buildings guidance as predominantly 2-storey in the suburbs). These may also act as a precedent for other tall buildings.

### **16402 Support**

Summary:

Agree, but no high-rise buildings.

### **15542 Object**

Summary:

The terms green and blue infrastructure are not as widely understood as green networks, open space and river corridors. Grey infrastructure when used to describe Cambridge's buildings takes this to another level of abstraction and potential misunderstanding. Grey infrastructure might be understood as roads and pipelines, but not normally Cambridge colleges or pleasant townscape. We suggest that the terminology in this section is reviewed.

### 9867 Object

Summary:

This is particularly relevant to preserve and enhance the character of Conservation Areas.

### 10187 Object

Summary:

very important - particularly in Conservation Areas

### 10415 Object

Summary:

Too many policies can override common sense.

### 11079 Object

Summary:

Support the principle of a criteria-based policy if better weighted to allow for innovative / sustainable developments.

The Landscape Character Assessment is now rather old and would need to be updated to assist in the definition of context of certain areas of the city.

### 11537 Object

Summary:

I feel the language here could be tightened up to "not significantly influence" the characteristics of the local area?

### 13079 Object

Summary:

The principle of a criteria-based policy is supported but should be weighted to allow for innovative / sustainable developments thereby achieving other sustainable and carbon reduction policy objectives.

### 15546 Object

Summary:

The plan should make clear in its policies and text that applicants will be expected to set out clearly in the Design and Access Statement their examination of context, and how their design has evolved in response to it.

### 16693 Object

Summary:

The areas round the Station and University Press are unimaginative and far too cramped.

### 16907 Object

Summary:

'Context' is just one of a range of design issues. The option does not give sufficient weight to encourage innovative development

### 10092 Support

Summary:

In bullet point 2, there is also a need for a development to be connected to close-by rural areas even if they are across roads or part of the green belt.

### 11306 Support

Summary:

Bit vague and open to interpretation, but in principle a good idea.

### 11605 Support

Summary:

An integrated plan for development is very welcome. We have seen examples in Cambridge where developments are done on an individual basis and are not properly integrated with the existing housing or other new developments made near by. Also transportation often seems to be overlooked.

### 12421 Support

Summary:

This should already be the case; it is basic common sense and decency for any architect or developer. Alas, as we have seen with Botanic House, some developers haven't a clue. Hopelessly out of scale for its setting and shamefully (and literally) overshadowing the War Memorial.

### 12669 Support

Summary:

strongly agree

### 13162 Support

Summary:

We support the objectives of option 61. With regard to the development of ~~Cambridge House~~, regard will be given to the criteria set out to ensure the development responds to its context. This would be achieved through the Design and Access Statement.

## **15189 Support**

Summary:

Setting criteria is difficult and sometimes contrast can be intriguing rather than jarring. Getting a good blend should be the aim without the need for a pastiche of existing styles or an unsympathetic contrast. Too often expensive design work is done ahead of engaging local people's interest in the proposals. Too often outline proposal ideas are not translated into actual buildings. this should be avoided if at all possible.

## **16404 Support**

Summary:

Very necessary.



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### 7171 Object

Summary:

As in the case of CB1, the potential for quality in design should have been put out to international competition, consistent with the civic need for an appropriate Gateway.

The reality that neither of the Councils have been capable of providing a Master Plan and have delegated it to the developers has lost the initiative and ceded the realisation or commissioning of civic benefits being achieved, concurrently, with a profit driven approach.

### 12069 Object

Summary:

There is no need for a Local Plan policy addressing this issue. This is a matter that is better dealt with as guidance in a Supplementary Planning Document.

### 13353 Object

Summary:

It is questionable if a specific policy on context is needed rather than reference to it as one of a series of design criteria in the policies promoted by Options 62-6

### 17398 Object

Summary:

Quality internal provision e.g. new housing - there has recently been insufficient focus on adequate internal space requirements proportionate to household design, including opportunities for spare rooms, adequate storage, etc. All homes designed for families should have adequate gardens, and safe, relaxed, child-friendly access.

### 7280 Support

Summary:

Excellent framework.

### 8298 Support

Summary:

need policy

### 8446 Support

Summary:

yes

### 9868 Support

Summary:

To ensure development respects the character of its context.

### 10093 Support

Summary:

We support the need for consultation on these criteria.

### 10109 Support

Summary:

yes

### 10190 Support

Summary:

To ensure development respects the character of its context.

### 10498 Support

Summary:

Yes. What is covered by the NPPF is insufficient to ensure that all parties involved in planning and development in Cambridge understand, or are committed to, high quality development.

### 10560 Support

Summary:

Yes

### 10644 Support

Summary:

yes

## **10791 Support**

Summary:

Excellent idea

## **11538 Support**

Summary:

Yes.

## **12961 Support**

Summary:

yes

## **13045 Support**

Summary:

Yes, there is a need for this policy

## **13513 Support**

Summary:

Yes

## **13817 Support**

Summary:

For reasons outlined in paras 7.6 and 7.7 of the Issues and Options report.

## **14081 Support**

Summary:

Local character is important in determining appropriate development

## **14103 Support**

Summary:

Remember the needs of people with autism and learning disability. Public spaces need to be safe spaces where they can't run off into traffic.

## **14958 Support**

Summary:

Yes, support.

## **15528 Support**

Summary:

We strongly support the inclusion of design policies.

## **15942 Support**

Summary:

Definitely agree this should be the case. Will this now be a consideration in Petersfield - it certainly hasn't to date! See the following projects as examples:

Travelodge too high and big

Premier Inn - too high, big and not needed

Residential development on Newmarket Road - too high, big and overdeveloped

ARU medical faculty - not sympathetic to local surroundings and too high.

St Matthews Gardens

## **16406 Support**

Summary:

Yes, emphatically there is a need for a policy

## **17853 Support**

Summary:

Yes

## **18288 Support**

Summary:

Yes. What is covered by the NPPF is insufficient to ensure that all parties involved in planning and development in Cambridge understand, or are committed to, high quality development.

### 9869 Object

Summary:

The density of development should be included, as well as siting, massing etc in third bullet point.

### 10193 Object

Summary:

The density of development should be included, as well as siting, massing etc in third bullet point.

### 10499 Object

Summary:

CCC often does a very sound job up to the point of planning approval. However, in implementation CCC:-

- \* does not adequately monitor and control developers seeking to avoid their planning commitments
- \* allows variations to approvals without taking them to planning committee
- \* does not keep local residents who had commented on the original planning application informed of what is happening, never mind being given an opportunity to comment

To achieve high quality places, not enough CCC resources are put in place for post-approval needs. For new growth areas, this resource requirement is greater than that in plan development.

### 11932 Object

Summary:

I just want to make the point that I regard the Accordia development as badly planned and resent the fact that it seems to have been acclaimed. Though fairly close to the railway station as the crow flies, it doesn't have any direct link to the guided busway which would provide a relatively traffic free walking and cycling route; and the nearest main road, Brooklands Avenue, is unserved by buses in the evenings, Sundays and Saturdays, and the buses that it does have don't serve the heart of the city. To solve this problem and others, the provision of a direct bus link to Trumpington via Brooklands Avenue should be a high priority goal when planning new development in the Trumpington area.

### 17399 Object

Summary:

Quality internal provision e.g. new housing - there has recently been insufficient focus on adequate internal space requirements proportionate to household design, including opportunities for spare rooms, adequate storage, etc. All homes designed for families should have adequate gardens, and safe, relaxed, child-friendly access

### 17854 Object

Summary:

The importance of delivering high quality places vis a vis other policies could be more explicit, to help with decision-making when there are conflicting priorities.

### 18289 Object

Summary:

Yes. From our neighbourhood experience at Accordia, CCC has done an exemplar job up to the point of planning approval. However, in delivery and implementation CCC:-

- \* had not monitored and controlled developers seeking to avoid their planning commitments
- \* had allowed variations to approvals without taking them to planning committee
- \* had not sequenced amenities and infrastructure to be consistent with development growth
- \* has not held a bond sufficient to undertake swift adoption of landscape and highways

To achieve high quality places, it is clear that not enough CCC resources were put in place for post-approval needs. We would argue that for new growth areas, this resource requirement is greater than that in plan development.

### 9057 Support

Summary:

Greater weight should be given to the views of the Design and Conservation Panel. Although voluntary and advisory, its professional expertise should be recognised by requiring, as a matter of Local Plan policy, that an overall verdict of at least "amber" must be obtained before consent can be given.

### 10094 Support

Summary:

Create routes for pedestrians and cyclists to link in all directions regardless of the change of administration from City to County.

### 10561 Support

Summary:

Agree with this but the existing Local Plan must be very weak to allow developments in Cromwell Road which no-one could pretend reflect local character and are certainly not innovative either - just totally out of scale. Something must be very wrong with the existing Plan for this to happen.

## 10645 Support

Summary:

Important that individual applications are considered as part of the whole area and not as 'one-offs'; also should require full reinstatement of features damaged or removed during construction; e.g. the impact on an entire terrace by an application for part of it should be given greater consideration (see Lensfield Hotel) - something the current local plan has not prevented.

## 13842 Support

Summary:

When responding to context, need to consider how much open space (not just public, but semi-public e.g. pub/restaurant gardens) is in area, and thus its value as an amenity and what its loss would mean.

## 14096 Support

Summary:

The area where I feel this may not work well is on the issue of density where using a local context such as 'high density' leads to even higher density development leading to a cycle of increasing density which is detrimental to that locality but hard to oppose. Other policies are needed to counter this tendency and maybe some absolute limits or standards.

## 14254 Support

Summary:

I think new developments ought to be public spaces. I oppose the creation of private enclaves and gated communities as I think they create divides in the city. I think they result in people living more fearful and disconnected lives. I think there should be planning policies against developments such as the literally gated St Bartholomews Court, and other private if non-gated developments.

## 14959 Support

Summary:

Page 137 states 'the approaches to Cambridge play a particular role in how the city is perceived'. The biggest let-down for boaters visiting Cambridge is the approach to Jesus Lock. The riverbanks on both sides - owned and maintained by the City Council - are appalling. They are in urgent need of repair and re-design to permit full access for people with limited mobility. Many visiting boaters who travel great distances (from the Midlands and North) arrive in Cambridge and turn around within the same day because there is no decent mooring space for them. The Conservators would be willing to offer space on the lock island at Jesus Green for a public art installation, perhaps following the theme of the role of the river and navigation in the historical development of Cambridge (e.g. bronze statue of a hauling horse, sculpture of cargo etc.)

## 15531 Support

Summary:

The NPPF makes clear that design should take account of character and history. We note this link is made (for instance in para 7.5) and trust that this aspect will be strongly reflected in both the local plan design policies, and text.

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### CHAPTER: 7 - Delivering High Quality Places      Question 7.3

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## 17401 Object

Summary:

Quality internal provision e.g. new housing - there has recently been insufficient focus on adequate internal space requirements proportionate to household design, including opportunities for spare rooms, adequate storage, etc. All homes designed for families should have adequate gardens, and safe, relaxed, child-friendly access.

## 18290 Object

Summary:

It is interesting to note that individuals, authorities and companies are vocal when something goes right, but become anonymous when something fails, despite failures never being fully developer or local authority led. Rather than creating punitive measures to raise quality expectations, simply telling everyone that their name will be identified with all the proposals they are associated with. It would be interesting to see if a new policy framework could deliver this sort of commitment.

## 10096 Support

Summary:

Include the option not to develop immediately. Flexibility in the future requires that there is always an option to reject until the need is clearly evident. We have new towns and expanded villages that may be a better alternative for any proposal. We need to keep some development space in the City for the future beyond 2031.

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### CHAPTER: 7 - Delivering High Quality Places      7.8

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## 7668 Support

Summary:

Urban design is fundamental -- I think we have plenty of examples of great design in the city, but also examples of what doesn't work (the Leisure Centre on Hills Road).

## 14074 Support

Summary:

This is essential. The Council rightly trumpets the success of Accordia but subsequent developments within the City have not lived up to its example.

### **7669 Object**

Summary:

A criteria based policy is a form-ticking exercise whereby poor design can get around the objective.

### **10960 Object**

Summary:

Bidwells considers that the inclusion of public art would only be viable and of significant benefit as part of major development proposals. Therefore, Bidwells suggest that the wording of bullet point 13 of Option 62 is amended to read: "The inclusion of public art as an integral part of major new developments".

### **11081 Object**

Summary:

Whilst the need for such a criteria-based policy is acknowledged, policy 3/7 of the 2006 Local Plan was too often used against proposals for individual houses / very small developments. It needs to be made clear what scale of development this policy is aimed at - as some of the criteria are impossible to fulfil except on very large developments.

### **13080 Object**

Summary:

The suggested policy to cover this issue has a long list of criteria which whilst important are not relevant to all schemes. A policy or policies should be clearly worded to clarify what scale of development it applies to.

### **15548 Object**

Summary:

On commercial buildings that require signage, the position of signage should be an integral part of the design process and not something added as an after thought. A good example is the carved stonework sign of John Lewis on Downing Street.

### **10194 Support**

Summary:

To maintain and improve the city's quality of ambience.

### **11607 Support**

Summary:

Cambridge is a unique place with a unique character. We have to hold onto this.

### **11612 Support**

Summary:

In general houses in Cambridge are small and often families have to move out of the city, since normal houses ~ 100m<sup>2</sup> floor space are hardly available or very expensive. To keep families in Cambridge, it would be good to demand minimal floor space for a family house. Also bedrooms can be very small and resemble more a walk-in cupboard. Good bedrooms should have 10-12 m<sup>2</sup>.

### **12422 Support**

Summary:

Again, this is obvious good practice.

### **12964 Support**

Summary:

Support intentions of good design but there have been too many failures and erosion of heritage and grain of City centre street scapes and public realm.

Madgdelene street tree and does not mitigate monstrous bollards scheme. Need to get County Council to agree to a design code of street signage and clutter. Need to add to criteria to remove clutter before any new schemes.

### **13163 Support**

Summary:

We would support a criteria based policy based on the 2006 Local Plan policy 3/7 which sets out guidance on delivering high quality places. This guidance would aid those preparing development proposals and will ensure quality development within Cambridge. In relation to the development of Compass House, any proposals which come forward will have regard to Policy 3/7 of the 2006 Local Plan as well as any emerging policies within the Local Plan Review which concern quality of place.

### **14291 Support**

Summary:

I strongly support many of the proposed criteria including the orientation of buildings to overlook public spaces and promote natural surveillance and designing out crime. These are relatively vague aspirations though; I would like to see the city's planning policy address these areas in more detail, and think planners should actively seek out good practice from elsewhere especially where there is evidence suggesting aspects of design reduce crime, and ensure it is brought to Cambridge.

## **16410 Support**

Summary:

Agree with all this. Strongly support it. Not sure how you design out crime though.

## **16702 Support**

Summary:

What is needed is good non-box like housing that can be lived in comfortably. Green spaces should be included. Adequate facilities should be provided i.e. shops, community centres, surgeries in all areas of large housing. A mixture of affordable housing should be built. Green Belts should be preserved between the city and large areas of housing & villages.

## **16908 Support**

Summary:

Support. Need to define clearly what scale of development this is aimed at.

## **18342 Support**

Summary:

It is clear within Option 62 that designing out crime is a key element withing the new Cambridge Local Plan. The carbon cost of crime is considerable and should therefore be considered as an environmental issue. This is especially relevant where crime prevention measures have been considered. This should form part of the applicant's design and access statement.

### 12070 Object

Summary:

There is no need for a Local Plan policy addressing this issue. This is a matter that is better dealt with as guidance in a Supplementary Planning Document.

### 17402 Object

Summary:

Design should develop local identity in new development in Cambridge, as well as encourage radical innovative design where appropriate. There has been some good design but some very poor design in the last decade. Distinctive design features and a design code should be developed and applied to the detailing of all forms of Cambridge development so buildings are recognisable and interesting and suitable for context, and not 'could go any place development' which repeats standard and often poor design, repeated in new development across Britain

### 8269 Support

Summary:

The standard of design of the new houses on Aberdeen Avenue are great. Its good to have both private (large and small) and social housing mixed together, plus the trees, open spaces, and play areas for children makes it a really nice place to live.

### 8299 Support

Summary:

need policy

### 8447 Support

Summary:

yes

### 10078 Support

Summary:

These criteria would be better as guidelines.

### 10110 Support

Summary:

yes

### 10204 Support

Summary:

This option would allow for the development of a criteria based policy setting out the quality of development that will be expected in Cambridge.

### 10403 Support

Summary:

Yes a policy on quality places is important in order to get all the elements of good design balanced. For example - designing out crime is very important but can potentially be in conflict with green infrastructure eg dense bushes which can be perceived as a risk to safety. All elements need to be considered together and tested with communities.

### 10646 Support

Summary:

yes

### 10846 Support

Summary:

Definitely yes. Criteria based assessment allows all involved in proposals to understand the benchmarks to good design. This will include embedding design reviews and assessments such as 'building for life', in the process.

### 13046 Support

Summary:

Yes, the city needs a Criteria based policy for delivering high quality places

### 13354 Support

Summary:

Supported in principle.

### 13856 Support

Summary:

Developments such as Accordia, which have pleasant, tree-lined, landscaped exteriors and corridors, provide high quality spaces for both residents and visitors. Contrast Accordia with the developments in Cromwell Road, which have none of these features.

## **14152 Support**

Summary:

If disabled people who have high care needs (needing one or more carers around the clock) are to be able to be supported to live in terraced housing in established neighbourhoods with good facilities but little off street parking then planners should seek to make some provision for carers to park. If this isn't done then this group of disabled people will be excluded from living in eg Romsey.

## **14961 Support**

Summary:

Yes, support.

## **15190 Support**

Summary:

Yes and it should include a very strong presumption against 'gated' communities.

## **16413 Support**

Summary:

Yes.

## **17855 Support**

Summary:

Yes

## **18291 Support**

Summary:

Definitely yes. Criteria based assessment allows all involved in proposals to understand the benchmarks to good design. This will include embedding design reviews and assessments such as 'building for life', in the process.



### 10206 Object

Summary:

Related to integration of landscape design into the design of developments as a whole, edible landscaping, or the use of edible and useful plants and trees should be encouraged. This provides access to local food options and promotes engagement with the community, as residents care about and interact with the landscape around them, rather than just observing it.

### 10649 Object

Summary:

Contains some gobbledegook - 'activating edges onto public spaces by locating building entrances etc.' seems unnecessary. No sense of which of these criteria has priority if in conflict - how will this be resolved?

### 10854 Object

Summary:

Yes. A greater emphasis could be made on achieving design quality through the quality of implementation. It could be a city architect or clerk of works, but something is needed. In the long run it is the cheaper option to sorting it out afterwards.

### 11933 Object

Summary:

I hope that "designing out crime" doesn't mean not providing short cuts for walkers and cyclists that also provide much more pleasant travel than car-infested roads. We need a policy of "filtered permeability" whereby walkers, cyclists and (where relevant) buses can use shorter and more convenient routes than motorists.

### 13355 Object

Summary:

Whilst the need for such a criteria-based policy is accepted it needs to be made clear what scale of development this policy refers to.

### 14736 Object

Summary:

Main concern: the bad design of the housing on the new Trumpington Meadows development (rows of tiny, ugly houses). Private developers must not be allowed to throw up instant slums on the edge of the city. Minimum standard of housing: the Poundbury development in Dorset (although Cambridge, hub of wealthy region, should be able to do better). Identify examples of attractive housing, traditional and contemporary, 19th and 20th century (town houses, detached dwellings, semis, courtyard developments, flats), and require developers to replicate them. If developers can't/won't, find someone who will.

### 17403 Object

Summary:

Design should develop local identity in new development in Cambridge, as well as encourage radical innovative design where appropriate. There has been some good design but some very poor design in the last decade. Distinctive design features and a design code should be developed and applied to the detailing of all forms of Cambridge development so buildings are recognisable and interesting and suitable for context, and not 'could go any place development' which repeats standard and often poor design, repeated in new development across Britain

### 18267 Object

Summary:

The neighbourhood of King Street contains mixed land uses. It comprises small, specialized retail and restaurant enterprises together with high density housing appended to the central shopping area. Together, these represent a creative mixture of uses. However in higher density areas of the city the relationships between different uses in terms of amenity and standards of control become critical. (This is in contrast to low-density suburban situations). Accordingly, the Local Plan should identify the particular standards and development control practices that are to be employed for the protection of the more sensitive uses.

### 18292 Object

Summary:

Yes. A greater emphasis could be made on achieving design quality through the quality of implementation. It could be a city architect or clerk of works, but something is needed. In the long run it is the cheaper option to sorting it out afterwards.

### 18594 Object

Summary:

The impact of traffic on the quality of places could be more explicit, i.e. acknowledging that the quality of places is not just a function of design.

### 8448 Support

Summary:

Respect for the low-rise, intimate nature of the city; use of local or high quality materials. More care to protect what's good would be valuable. The Petty Cury of my childhood was full of strange delights; it's now no different from lots of UK cities. Some recent buildings jarr: The Travel Lodge, the tower of the Belvedere, the colour of the English Faculty on the Sidgwick site. By contrast, John Lewis and the new Grand Arcade with their fine stone seem to me to enhance the city.

## 8894 Support

Summary:

A point we would like to see included relates to the use of buildings in relation to their surroundings. In particular, ensuring that fast food outlets are not in close proximity to schools and services for young people so providing an environment that supports approaches to healthy eating and helps tackle obesity.

## 9058 Support

Summary:

Greater weight should be given to the views of the Design and Conservation Panel. Although voluntary and advisory, its professional expertise should be recognised by requiring, as a matter of Local Plan policy, that an overall verdict of at least "amber" must be obtained before consent can be given.

## 10404 Support

Summary:

Would like to see included 'safe' walking and cycling routes and priority for the pedestrian over the car.

## 13879 Support

Summary:

The importance of tree-lined/well landscaped corridors and open spaces which provide access and vistas to both residents and the surrounding community - compare Accordia (good) with Cromwell Road (bad)

## 14273 Support

Summary:

I think it is important new developments are quality places to live early on. They should not remain building sites for years on end. Street lighting and parking restrictions need to be installed and in operation as residents move in, and the streets need to be safe - free from dangerous holes and other hazards. To-date new developments around Cambridge have been failing on these scores.

## 16416 Support

Summary:

Perhaps stress the need for integrating with existing communities and sharing of amenities.

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### CHAPTER: 7 - Delivering High Quality Places      Question 7.6

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## 7511 Object

Summary:

I object to a council policy on public art. Art imposed by edict is almost always of doubtful quality - good art must come from a genuine desire.

## 17404 Object

Summary:

Design should develop local identity in new development in Cambridge, as well as encourage radical innovative design where appropriate. There has been some good design but some very poor design in the last decade. Distinctive design features and a design code should be developed and applied to the detailing of all forms of Cambridge development so buildings are recognisable and interesting and suitable for context, and not 'could go any place development' which repeats standard and often poor design, repeated in new development across Britain

## 17856 Object

Summary:

See responses below to other chapter 7 questions, e.g. the one on public art.

Public Art - RAON's view is that most of the recent public art in Cambridge is gratuitous and does not contribute to the attractiveness of Cambridge.

## 10850 Support

Summary:

no obvious alts (alternatives)

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### CHAPTER: 7 - Delivering High Quality Places      7.10

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## 12161 Support

Summary:

Steps should be included in policy such that the blocking of pavements by bins and bikes should be reduced from its present, unacceptable level.

## 16423 Support

Summary:

Support but make design conform to local vernacular.

### **11089 Object**

Summary:

The need for such a policy is supported though why is there reference to refurbishment here - that should be covered in Option 66. The phrase 'highest architectural quality' is not defined and is meaningless. The fourth bullet needs to acknowledge that it is 'appropriate' levels of car parking etc which are needed - there may be cases for zero parking.

### **11540 Object**

Summary:

Perhaps "enhance" biodiversity instead?

### **7670 Support**

Summary:

Very important!

### **10196 Support**

Summary:

To maintain and even improve the quality of design in the city

### **10792 Support**

Summary:

Excellent idea

### **11539 Support**

Summary:

Yes, highest possible quality and in context with its surroundings.

### **13171 Support**

Summary:

We would support a criteria based policy which sets out guidance on the design of buildings. The guidance would be relevant to Compass House should the proposal be for refurbishment of the existing building or construction of a new building. This guidance would aid those preparing development proposals and will ensure quality development within Cambridge. In relation to the development of Compass House, any proposals which come forward will have regard to this criteria based policy.

### **13358 Support**

Summary:

Support

### **14075 Support**

Summary:

support

### **14800 Support**

Summary:

Cambridge is in danger of 'creeping high rise'. There are already insensitive developments (e.g. East Road) in Cambridge that are out of scale. This must not 'skew' considerations of future developments. Please consider the character of the area.

### **15191 Support**

Summary:

Qualified support in the recognition that one wouldn't deliberately set out to design a rubbish building or amenity space. But it happens. Public engagement at an early stage is desirable.

### **16910 Support**

Summary:

Support. Reference to refurbishment should be excluded and need acknowledgment that in some cases both a contemporary design and a contextual design could be appropriate.

### **12071 Object**

Summary:

There is no need for a Local Plan policy addressing this issue. This is a matter that is better dealt with as guidance in a Supplementary Planning Document.

### **13222 Object**

Summary:

Option 63 proposes the development of a criteria based policy setting out the requirements for new buildings and refurbishment of existing buildings. The Council should ensure that any forthcoming policy for the design of buildings should meet the paragraph 58 NPPF criteria.

Therefore our client considers that progressing Option 62 is unjustified and would negatively impact upon the soundness of the Core Strategy.

### **8301 Support**

Summary:

need policy

### **8449 Support**

Summary:

yes

### **10048 Support**

Summary:

Yes but it would be extremely difficult to define what the criteria should be.

### **10111 Support**

Summary:

yes - avoid clones

### **10650 Support**

Summary:

yes

### **10793 Support**

Summary:

Absolutely necessary

### **10857 Support**

Summary:

definite need

### **13048 Support**

Summary:

Yes, a Criteria based policy for the design of buildings should result in better new buildings.

### **13527 Support**

Summary:

Yes

### **14962 Support**

Summary:

Yes, support.

### **16426 Support**

Summary:

Yes

### **17770 Support**

Summary:

Developers should be required to use sympathetic building materials and designs.

### **17857 Support**

Summary:

Yes

## 18293 Support

Summary:

Yes

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### CHAPTER: 7 - Delivering High Quality Places      Question 7.8

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#### 9060 Object

Summary:

Not entirely successful - eg Travelodge at Hills Road bridge

#### 10051 Object

Summary:

Many buildings erected in the recent past have not achieved high quality design. Too many are design statements regardless of the neighbouring buildings and with a lack of any "sense of place".

#### 10651 Object

Summary:

not in Newtown North.

#### 10868 Object

Summary:

A very mixed bag. Some very good examples but too many are poorly designed with uninteresting shapes and features and only middling quality materials.

The policies are OK but their application and enforcement leave much to be desired.

#### 13050 Object

Summary:

Not always, as is shown by Botanic House - this is taller than surrounding buildings, glass-fronted, which gives an unsuitably "modern" feel to an important part of the city, with almost no windows at the back - very visible from Hills Road, giving the impression of the building turning its rear end rather insultingly to the people on the road.

On the other hand, the Accordia development on Brooklands Avenue fits in very sympathetically with its surroundings.

#### 13370 Object

Summary:

Despite the previous local plan policies, there remains constant disagreement between officers / Design and Conservation Panel / members about what constitutes good design before, during and after construction.

#### 16428 Object

Summary:

No, not so far.

#### 17858 Object

Summary:

Often not. E.g. buildings that are unacceptable in scale or in their impact on surrounding buildings have been allowed if built from attractive materials.

#### 8450 Support

Summary:

Respect for the low-rise, intimate nature of the city; use of local or high quality materials. More care to protect what's good would be valuable. The Petty Cury of my childhood was full of strange delights; it's now no different from lots of UK cities. Some recent buildings jarr: The Travel Lodge, the tower of the Belvedere, the colour of the English Faculty on the Sidgwick site. By contrast, John Lewis and the new Grand Arcade with their fine stone seem to me to enhance the city. I think the new building at Station Road corner by the Botanic Gardens is over large; Cripps building of Queen's destroyed a beautiful view and its concrete bears no relation to the brick of the rest of the college.

#### 13655 Support

Summary:

I do not think the Local Plan has been successful in securing high quality design. While there are some notable exceptions, such as Accordia and the forthcoming Seven Acres development, many new developments are of very poor quality. Greater rigour in approving planning applications, in testing design codes and the appointment of design champions are needed.

#### 18294 Support

Summary:

Yes, they are successful.

### **10652 Object**

Summary:

Additions/alterations to existing buildings should be subject to same criteria as new builds; need to address densification and over-development issues.

### **10871 Object**

Summary:

A greater emphasis could be made on achieving quality buildings through insisting on sufficient design resources to be put in place and the ability to quality control implementation.

### **13375 Object**

Summary:

Refurbishment should be deleted from this policy as it is covered in Option 66.

### **18295 Object**

Summary:

Yes. A greater emphasis could be made on achieving quality buildings through insisting on sufficient design resources to be put in place and the ability to quality control implementation.

### **8451 Support**

Summary:

Relationship to its neighbours should be an explicit criterion of judgement of proposed new buildings.

### **9059 Support**

Summary:

Greater weight should be given to the views of the Design and Conservation Panel. Although voluntary and advisory, its professional expertise should be recognised by requiring, as a matter of Local Plan policy, that an overall verdict of at least "amber" must be obtained before consent can be given.

### **13051 Support**

Summary:

Some of the points about low-carbon building which were made in chapter 6 should also be included here (or at least one statement about the need to design buildings to be as energy-efficient as possible and use low-carbon building materials). This issue is too important to be confined to one part of the plan.

### **14964 Support**

Summary:

Extend planning controls to residential boats.

### 6890 Object

Summary:

No - support good (visually pleasing and functional) design without insistence on contemporary design. Indeed in some places it may be much better to have designs that blend well with older buildings.

### 9061 Object

Summary:

Not actively promoting - we would get too many "current fad" designs.

### 10876 Object

Summary:

No, promote quality architecture with architects and designers of sufficient calibre. You can get poor quality contemporary 'bolt-ons' just like you can neo-Victorian. Being contemporary does not of itself make it OK. High quality must be paramount whatever the architectural style

### 11091 Object

Summary:

Too often the decision-maker / advisor is unable to acknowledge that both a well-designed 'contemporary' building or a well-detailed 'traditional' design can be equally appropriate to a site - and too often there is a difference of opinion between the officers and, for example the Design and Conservation Panel. More guidance on how these conflicts are resolved is needed.

### 13378 Object

Summary:

Too often the decision-maker / advisor rely on subjective judgements rather than reference back to any criteria by which 'high quality design' might be defined. A well-designed 'contemporary' building or a well-detailed 'traditional' design can both be appropriate - and if the City Council tries to promote one form of development over another in policy, it runs the risk of not complying with NPPF paragraph 60.

### 17859 Object

Summary:

Neither promoting nor stifling, but allowing good contemporary design to replace older buildings if the latter are mediocre.

### 18296 Object

Summary:

No. Promote quality architecture with architects and designers of sufficient calibre. You can get poor quality contemporary 'bolt-ons' just like to can neo-Victorian, it should not make it supportable.

### 8452 Support

Summary:

Yes. The contemporary can fit well with the historic; it's a question of the architect's sensitivity to place.

### 10654 Support

Summary:

Yes where appropriate but avoid following 'fashion', which will not stand the test of time. Innovative design is part and parcel of an architect's brief in responding to site, space and function so unlikely to be stifled.

### 13662 Support

Summary:

Yes, as long as it is appropriately respectful to local context. Just because a building may be innovative does not mean it is disrespectful to local context and basic principles of good design.

### 16431 Support

Summary:

So long as the innovative design is good, why should this option stifle it?

---

### 18297 Support

Summary:

Probably little, as Design and Build contracts dominate the process and planning policy cannot dictate this.

## **12170 Support**

Summary:

Additionally, new designs should seek to forcibly separate cyclists and pedestrians. The mutual nuisance appears to be unrecognised throughout this plan. Both walking and cycling are safer and more pleasant if cyclists and pedestrians are kept apart.

## **12965 Support**

Summary:

Heritage groups should be consulted before schemes instigated. Cambridge City Centre a 'dogs dinner' in places.



### 15549 Object

Summary:

An additional bullet point on the need to avoid clutter would be appropriate.

### 16439 Object

Summary:

Agree, with reservations about the word 'palette' (see Orchard Park and parts of the Station Development where painting flats with bright colours has made them look cheap and nasty).

### 17101 Object

Summary:

I notice the continual whittling away of our tree canopy, and where trees are 'said' to be old or dangerous the replacement policy is not like for like.

We seem to build almost to the road side. We should be lining these pavements with maturing trees, setting back the building line. We should encourage architects to step-rise these developments so as to open the air corridors and clear pollution more quickly. We are just trapping and funnelling more particulates.

I strongly believe that the local plan should speak about the Greening of the City not just Green Spaces.

### 7671 Support

Summary:

Perhaps even more important than the building itself.

### 10102 Support

Summary:

But, bullet point 6 needs to be strengthened.

High-quality, robust, well-mannered street furniture we would like, coupled with a city-wide removal of unnecessary, ill-designed notices.

### 10197 Support

Summary:

to improve our living environment

### 10352 Support

Summary:

Agree with all the points, but provision of space for allotments or community gardens/growing spaces is not specified here.

### 10655 Support

Summary:

bullet point 4: consider use of movement activated lighting in side streets and walk ways

### 10794 Support

Summary:

Good idea

### 12425 Support

Summary:

Again, basic good practice.

### 12671 Support

Summary:

agree

### 13175 Support

Summary:

We would support a criteria based policy which sets out guidance on the design of the public realm, landscape and other external spaces. The guidance would be relevant to Compass House should the proposal be for refurbishment of the existing building or construction of a new building. In relation to the development of Compass House, any proposals which come forward will have regard to this criteria based policy. We support the policy as it will seek to ensure high quality design of buildings and spaces which will enhance the built environment of Cambridge.

### 13383 Support

Summary:

There is a need to tailor the policy to reflect the different scales of development (eg single building v major redevelopment area). Public realm improvements should be largely funded by S106. May be an opportunity to reduce consultancy costs by having direct Council employee to provide green space advice and planning.

## **13559 Support**

Summary:

Trees, yes please. Biodiversity, yes please.

## **14802 Support**

Summary:

Important to:

- 1) Avoid destruction of beautiful and historic streets (e.g. as in Bridge Street, spoiled by very inappropriate new build even if it does house the U3A).
- 2) Ensure trees are retained and planted.

## **14852 Support**

Summary:

In general I support this but I think we need to consider very carefully where shared space is appropriate and where it would lead to road users or pedestrians feeling unsafe or intimidated.

## **15193 Support**

Summary:

Public realm should be really useful spaces not bits left over after the builder has finished. scraps of land should not be counted as contributing to public open space requirements and in general developers should aim to make such provision in a single block as part of their overall design. London's garden squares are still regarded as the most effective way of providing open space for residents of very high density developments. In designing surfaces the needs of elderly and disabled people needs to be given full consideration.

## **16735 Support**

Summary:

This should include recreational areas around the city

## **16897 Support**

Summary:

We would welcome a policy which is directed at improving the quality of public spaces whether these are expansive (as in parks and large open spaces) or quite local intimate. There are opportunities to enhance the public space in even quite densely built up streets to enable residents to meet and relax, and enjoy a more varied streetscene. This might be particularly appropriate within for example a Conservation area.

## **17107 Support**

Summary:

The four parishes of Barton, Coton, Grantchester and Madingley have submitted a vision document to the South Cambridgeshire and Cambridge City Council, entitled "A Quarter to Six Quadrant". This sets out in detail how the QTSQ part of Cambridge could contribute to Cambridge's green infrastructure, ensuring that the total development of Cambridge and District is developed in a sustainable manner.

### 12072 Object

Summary:

There is no need for a Local Plan policy addressing this issue. This is a matter that is better dealt with as guidance in a Supplementary Planning Document.

### 13229 Object

Summary:

Option 64 of the issues and Options Report seeks to develop a criteria based policy of the design of the public realm, landscape and other external spaces. Our client considers that sufficient guidelines are provided in the Cambridgeshire Design Guide for Streets and the Public Realm, Cambridgeshire County Council, 2007. This Design Guide sets out detailed principles for the design of the public realm, landscape and external spaces. The Council should ensure that its emerging policies comply with paragraph 21 of the NPPF.

Therefore our client considers that progressing Option 64 is unjustified and would negatively impact upon the soundness of the Core Strategy.

### 17405 Object

Summary:

The inadequate provision of open space in recent developments needs to be corrected, including twin requirements - to require on-site open space, not commuted sums as has been over-allowed for some of the most intensive sites - being even tougher in favour of open space in areas of the city with an open space deficit, including where recent development decisions have made it worse, and recognise in particular provision for children and the increased number of families living in flats due to excess local housing costs, and children living in over-developed parts of Cambridge.

### 7106 Support

Summary:

Yes, but any policy is likely to prove difficult to implement in practice. Developers have strange ideas as to how amenity and recreational open space is to be created, e.g the over regimented spaces emerging from the CB1 development.

### 7281 Support

Summary:

Very important to keep idea of public space alive.

### 7307 Support

Summary:

Tranquillity and relaxation should be the priority for a park. It should not become a busy noisy transport corridor; in particular running a bus across it should be avoided .

### 8002 Support

Summary:

Yes. Option 64 covers this well; the integration of surface water management into the wider landscape design is essential.

### 8303 Support

Summary:

need policy

### 8453 Support

Summary:

yes

### 8895 Support

Summary:

There seems to be considerable overlap with other proposed policies, e.g. on green space and sustainable development. We would suggest that the policies are integrated where possible to avoid confusion.

### 10098 Support

Summary:

There is clearly a need for a policy.

### 10112 Support

Summary:

yes

### 10562 Support

Summary:

Yes. Would add need for wider pavements. As buildings grow in height they cut out light and both dwarf and intimidate the pedestrian on narrow pavements with cars rushing by, e.g. outside Belvedere, but also in the city centre in Magdelene St or Regent St. Cambridge aspires to the European model of compact cities, but one of their attractions are often tree lined boulevards with wide pavements.

### **10657 Support**

Summary:

yes

### **10795 Support**

Summary:

Good idea

### **10880 Support**

Summary:

yes

### **13664 Support**

Summary:

Yes

### **14967 Support**

Summary:

The River Cam should be a recognised feature of the landscape deserving protection of sightlines.

### **16454 Support**

Summary:

Yes, definitely.

### **16808 Support**

Summary:

Yes - support

### **17860 Support**

Summary:

Yes

### **18298 Support**

Summary:

Yes

### **18431 Support**

Summary:

Support

### 10882 Object

Summary:

Yes, as above. A greater emphasis could be made on achieving quality public realm design through insisting on sufficient design resources to be put in place and the ability to quality control implementation.

### 16809 Object

Summary:

There is a need in Romsey and other conservation areas for planning policies to upgrade the public realm, in keeping with the history and heritage of the area. This means street lighting that is in keeping with the area, the replacement of slurry pavements with York stones or similar and the removal of unnecessary signage. A supplementary planning document should be drawn up to cover these issues and publicised appropriately, with funding through CIL.

### 17125 Object

Summary:

Yes, close the Town Centre to traffic, reinvigorate the crummy Market Square, let's have a few Fountains. As we have had to bear with developers 'rubber stamping' their residential builds with appalling, unlovely and unloved urban 'sculptures' - instead ask them for water features, flower beds - its really not rocket science. And apparently we can do that!

### 17406 Object

Summary:

The inadequate provision of open space in recent developments needs to be corrected, including twin requirements - to require on-site open space, not commuted sums as has been over-allowed for some of the most intensive sites - being even tougher in favour of open space in areas of the city with an open space deficit, including where recent development decisions have made it worse, and recognise in particular provision for children and the increased number of families living in flats due to excess local housing costs, and children living in over-developed parts of Cambridge

### 17861 Object

Summary:

You note the need for an integrated approach to the design and siting of street furniture, boundary treatments, public art and lighting. The approach to these things also needs to be integrated with transport policy and your vision of foot, bicycle and public transport being the norm. If you want elderly people to walk and take public transport more, lots of benches are needed, especially at bus stops.

### 18299 Object

Summary:

Yes. A greater emphasis could be made on achieving quality public realm design through insisting on sufficient design resources to be put in place and the ability to quality control implementation.

### 18432 Object

Summary:

The County Council as Highway Authority, Waste Authority and as Education Authority asks that further consideration be given to future maintenance and durability of materials in the light of further increases in population density within the City.

The general thrust of the options proposed within chapter 7 is to provide high quality places; however there is little or no consideration of future maintenance and the selection of materials and designs to provide places that can enhance the quality of life indefinitely in an environment of dwindling resources, both physical and financial.

### 7232 Support

Summary:

There is a need to stress distinctiveness and avoid the same palette of materials used all over the city in private or publicly managed green spaces; the opportunity should be taken to improve outlying parks (Arbury Town Park, Cherry Hinton Park, Trumpington/Foster Road/ King George VI Playing Fields etc), giving them higher ornamental value with interest throughout the year. Thus priorities for refurbishments of parks should be identified, supported by planning obligations and infrastructure levies. Parks with diverse interest need spreading throughout the City.

### 8454 Support

Summary:

Creation of small wild-life corridors

### 10659 Support

Summary:

Add replacement/maintenance of trees/hedges/shrubs/gardens/grassy areas.

### 13672 Support

Summary:

I would like to suggest a unified, city-wide design code when it comes to designing the public realm. Rather than having different types of pavement in different developments (for example), we should be encouraging very similar types of paving throughout the city, with only a few notable exceptions. By unifying examples of public realm design, we tie together the different parts of the city, and avoid the 'gated community' feel of new developments.

## 14112 Support

Summary:

I should like to suggest support for community gardens and incorporating space for these within small and large scale developments as well as public spaces.

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### CHAPTER: 7 - Delivering High Quality Places      Question 7.14

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## 10661 Object

Summary:

Guide was published in 2007 and has not been successful in preserving green areas in Newtown. It needs updating and strengthening? Does it apply with equal effectiveness to alterations to existing properties as to new developments?

## 10967 Object

Summary:

Paragraph 59 of the NPPF states "design policies should avoid unnecessary prescription", and paragraph 60 states that policies "should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles."

Therefore, Bidwells considers that there is no need for an additional Supplementary Planning Document in addition to the guidance in Policy 64, as this would become too prescriptive and potentially stifle innovation.

## 17408 Object

Summary:

The inadequate provision of open space in recent developments needs to be corrected, including twin requirements - to require on-site open space, not commuted sums as has been over-allowed for some of the most intensive sites - being even tougher in favour of open space in areas of the city with an open space deficit, including where recent development decisions have made it worse, and recognise in particular provision for children and the increased number of families living in flats due to excess local housing costs, and children living in over-developed parts of Cambridge

## 17862 Object

Summary:

Possibly. The current guidance has not resulted in contemporary lighting as beautiful as, for example, the 1930s lights in Trinity Street.

## 18300 Object

Summary:

Yes and training for Highways and Planning officers. A planning applicant should not comply with policy and then have CCC inter-department conflicts prevent progress.

## 7233 Support

Summary:

A joint design guidance should be agreed with the County Council for the urban, suburban and rural highway areas, and for heritage commons and green spaces where rights of way or cycle routes are proposed. Recent failures have included street lighting and colour co-ordination of pay & display machines within Conservation Areas.

## 9062 Support

Summary:

Work with County Council to reduce street clutter. Is there scope to have road signs fixed to lamp-posts rather than stand-alone poles? In centre and on main access routes, more lamps bracketed to buildings rather than in posts?

## 10883 Support

Summary:

Yes and training for Highways and Planning officers. A planning applicant should not comply with policy and then have CCC inter-department conflicts prevent progress.

## 13385 Support

Summary:

Further Supplementary Guidance might help clarify the point raised above.

## 13673 Support

Summary:

Yes

**17409 Object**

Summary:

The inadequate provision of open space in recent developments needs to be corrected, including twin requirements - to require on-site open space, not commuted sums as has been over-allowed for some of the most intensive sites - being even tougher in favour of open space in areas of the city with an open space deficit, including where recent development decisions have made it worse, and recognise in particular provision for children and the increased number of families living in flats due to excess local housing costs, and children living in over-developed parts of Cambridge

**18301 Object**

Summary:

Yes. CCC (or a Corporation entity) could become the strategic developer for expansion areas around the city. The body could (if sufficiently resourced) deliver the necessary infrastructure and public realm, prior to offering parcels of land to developers. It is also possible that this process could control the value of allocated land and SIL early in the process.

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**15550 Object**

Summary:

It would be prudent to undertake a review of the success of the design codes at the Southern Fringe before adopting them more widely.

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**10416 Object**

Summary:

Too many policies can override common sense.

**13176 Object**

Summary:

Although not relevant to Compass House, this policy would be of concern as it creates another tier of Design and Access Statements and may lead to unnecessary expense and delays in the preparation and submission of planning applications owing to the process of producing and agreeing a Design Code. Flexibility in the implementation of this policy would be key, basing this on site specific requirements.

**16911 Object**

Summary:

Object. Sites need to be developed on an individual basis.

**10198 Support**

Summary:

To ensure a high quality of design.

**11541 Support**

Summary:

Yes, critical otherwise development piecemeal.

**13393 Support**

Summary:

This is a sensible provision but realistically can only be required for large scale development.

**15195 Support**

Summary:

Agree

**10662 Object**

Summary:

Yes - but why just to growth areas - why not throughout city?

**9063 Support**

Summary:

Yes - and SPDs/ADFs should be given greater weight. Adherence to masterplans should be enforceable.

**11543 Support**

Summary:

Agree

**13676 Support**

Summary:

Yes

**14969 Support**

Summary:

Yes, support.

**15609 Support**

Summary:

Yes, and it should include requirements that street and path layout and design should encourage walking and cycling and not car use. Also that cycle parking places should (in homes, shops, leisure sites and workplaces) be more easily accessible (to resident, visitor, customer and employee) than parked cars.

This principle is already recommended on p5 of the city's Cycle Parking Guide, quoting Manual for Streets. It should be applied to all development proposals, large and small.

**16455 Support**

Summary:

Yes, emphatically.

**18302 Support**

Summary:

Yes



**10663 Object**

Summary:

Where growth areas abutt conservation areas need to ensure design codes are compatible.

**15401 Object**

Summary:

Design Codes are strongly welcome, but must be subject to much greater public consultation and awareness.

**18303 Object**

Summary:

Yes, Design Codes are a vital tool. Designers, developers and other stakeholders may change many times before construction starts. Codes, when written well, can ensure continuity, consistency and promote quality over time. However, they are only a back stop. If a developer chooses to dumb down design quality, it would take a strong development control and implementation team to use a code effectively.

To answer the question, codes can be used for strategic and detail purposes but they favour the strategic.

**9064 Support**

Summary:

Yes - and SPDs/ADFs and masterplans should be given greater weight. Adherence to masterplans should be enforceable

**13678 Support**

Summary:

I strongly support the use of design codes, but would also strongly advise the appointment of design champions as well. All too often, new developments try to circumvent or loosely interpret the criteria laid out in design codes. A design champion can help mitigate this.

**14557 Support**

Summary:

Design codes for Option 65 (Detailed Level) should include a requirement that by default car parking is located at a distance from the residence and bicycle parking in the immediate vicinity of the residence. This allows for consolidated car parking solutions, which reduces overall space requirements

**15611 Support**

Summary:

See answer to 7.16

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**18304 Object**

Summary:

Yes. Better resources within CCC to constantly steer developers not wishing to comply with planning obligations.

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**14558 Support**

Summary:

The city being a national leader in cycling, public art projects (stationary and performance based), should be commissioned which address this mode of transportation, its history, its joy and its importance.

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**15197 Support**

Summary:

Public art is art visible to the public. What is provided is probably best left to individuals and I would back most developers against a local authority committee any day. If stuck, canvass local people for ideas, they could well surprise you by expressing a long-felt want that could be met by public art. I believe the replacement for Little Ben (long after its removal) at the station end of Victoria Street in London was the result of such an initiative.

### 9065 Object

Summary:

Public art is desirable but not essential in every development.

### 10888 Object

Summary:

For me, public art is at a lower importance level and lower strategic scale than the other elements in this chapter. Question the need for a policy. Avoid choosing 'by committee'.

### 10962 Object

Summary:

Bidwells considers that the inclusion of public art would only be viable and of significant benefit as part of major development proposals. Therefore, Bidwells suggest that the wording of bullet point 13 of Option 62 is amended to read: "The inclusion of public art as an integral part of major new developments".

### 11221 Object

Summary:

Questions need to be continually asked about the relevance of public art and development projects to ensure that there is a correlation between the two and that there is a clear link established in order the Council can show that it is necessary, and directly and reasonably related to the specific development project.

### 12074 Object

Summary:

There is no need for a Local Plan policy addressing this issue. This is a matter that is better dealt with as guidance in a Supplementary Planning Document.

### 12078 Object

Summary:

There is no need for a separate Local Plan Policy defining public art.

### 17863 Object

Summary:

Perhaps, because RAON's view is that most of the recent public art in Cambridge is gratuitous and does not contribute to the attractiveness of Cambridge. Our preference is that whatever time and money is available be channelled into functional design—such as high quality street furniture including benches, lighting and attractive street surfaces—and trees.

### 18305 Object

Summary:

Not when considering this strategic scale of urban growth. Yes, a percentage of any s106 agreement for art on a site by site basis, subject to local conditions and consultation at that time; however, not selected by committee.

### 8305 Support

Summary:

need policy

### 8455 Support

Summary:

yes

### 10564 Support

Summary:

Yes. It should include criteria that ensure developers cannot wriggle out of Public Art commitments as at Christ's Lane. Looking at what went wrong there, and why the developers were not made to follow through with the scheme would give some clues to more forceful wording. It would also be welcome to see the use of more local artists, especially in neighbourhood schemes. Some public art contractors have no feel for Cambridge - sometimes good to have an outside view, but not always.

### 10664 Support

Summary:

yes

### 12178 Support

Summary:

Public art is important outside of the city centre as it helps enhance the sense of local identity and pride.

### **13398 Support**

Summary:

A specific public art policy would be sensible.

### **13679 Support**

Summary:

No

### **14970 Support**

Summary:

Yes, support.

### **15761 Support**

Summary:

Yes, primarily so it can't be avoided, and also to say what's expected.

### **16044 Support**

Summary:

There is a need for public art, but of a kind that is acceptable to the public. My definition is art that belongs to the public and is intended to enhance the public domain. It should have wide appeal and acute pleasure and curiosity or even amazement. Works of art that can only be understood by the artist can be baffling to the point of annoyance and therefore should not be condoned. People must support the concept of public art and not come to regard it as wasting money. Public consultation is essential.

### 10963 Object

Summary:

Bidwells considers that the inclusion of public art would only be viable and of significant benefit as part of major development proposals. Therefore, Bidwells suggest that the wording of bullet point 13 of Option 62 is amended to read: "The inclusion of public art as an integral part of major new developments".

### 17864 Object

Summary:

Objects, installations or interventions which are not integral to the functional design of a building or space.

### 18306 Object

Summary:

Public art across the city, selected by local authority committees, is generally the worst public art.

### 8456 Support

Summary:

Art in public spaces other than museums. A imaginative policy might include designated spaces for performance art.

### 9066 Support

Summary:

Public art should be permanent i.e. not like the CB1 "light shows". It should also be remembered that public art is about improving visual appearance of streets/places, not about encouraging artists.

### 10665 Support

Summary:

A feature that can be seen, enjoyed and used by the public - not as has happened in the past only by those who benefit from a development, i.e. truly publicly available.

### 13403 Support

Summary:

There needs to be acceptance that forms of art take many guises and therefore there needs to be a very broad definition of what constitutes art. Similarly there needs to be recognition that the appropriate level of public access may be dependent on the art form itself.

### 13682 Support

Summary:

While I support the idea of public art in principle, I believe the commissioning and execution of public art should not be left in the hands of developers or even the council. High quality examples of public art need to be commissioned by those who work or deal in art; organisations such as Kettle's Yard or Anglia Ruskin should be responsible for deciding the shape, form and nature of public art.

### 14400 Support

Summary:

I think it is critical that public art is intended to last as long as the development it is associated with. I think spending public art funds from developments on workshop sessions for example is not appropriate as the impact of these will be lost while the developments remain standing.

I would rather have good functional architecture which is "art" itself rather than make those looking for places to live pay even more for homes to fund add-on art.

### 14972 Support

Summary:

Public art is installations which stimulate the senses (visual, mobile, tactile), reflecting the natural habitat, culture and history of the area. They could also be educational and fun, for children and adults.

### 15762 Support

Summary:

My experience of public art provision is that someone in the council goes out and procures some. I think this is a great mistake. Public art should be chosen with the full input and consultation of the community, especially of the community in which it is to be placed and who will see it every day. It is not right to "impose" art. In some cases this may mean space for public art is reserved in a development, and developer funds ring-fenced, but only selected by the local community once the development is occupied.

### 16045 Support

Summary:

There is a need for public art, but of a kind that is acceptable to the public. My definition is art that belongs to the public and is intended to enhance the public domain. It should have wide appeal and acute pleasure and curiosity or even amazement. Works of art that can only be understood by the artist can be baffling to the point of annoyance and therefore should not be condoned. People must support the concept of public art and not come to regard it as wasting money. Public consultation is essential.

### **11544 Object**

Summary:

Consider height too?

### **7672 Support**

Summary:

Existing buildings should be included as well.

### **8098 Support**

Summary:

I think the criteria based policy should be applied for alterations and extensions

### **8306 Support**

Summary:

we support option 66

### **9871 Support**

Summary:

To ensure that there are relevant criteria for assessing such applications.

### **10205 Support**

Summary:

To ensure that there are relevant criteria for assessing such applications.

### **10796 Support**

Summary:

Good idea

### **11092 Support**

Summary:

The need for such a policy and the scope are generally supported.

### **12198 Support**

Summary:

Options 66 (p. 147), 70 (p. 158), 164 (p. 263), 178 (p. 277) and 200 (p. 301) are essential.

### **12426 Support**

Summary:

Common sense.

### **12672 Support**

Summary:

agree

### **13082 Support**

Summary:

The need for such a policy and the scope are generally supported.

### **13178 Support**

Summary:

We would support this policy as it seeks to provide clear guidance to applicants as to what is required as part of development proposals. It recognises the role that existing buildings play in the built form of Cambridge and seeks to ensure that alterations or extensions enhance both the building itself and the surrounding built form.

### **13329 Support**

Summary:

I have concerns over large extensions and loft conversions that overshadow and overlook neighbouring properties. The size and placement of dormer windows are a serious issue with regard to this. The character and appearance of conservation areas should be protected.

### **15198 Support**

Summary:

The areas covered appear very reasonable

## **16758 Support**

### Summary:

The criteria that are proposed for extensions seem to me to strike a good balance between permitting adaptation so that properties are developed to meet users' needs, and maintaining the character and improving the environmental sustainability of an area. I would propose also: (i) widespread and timely notification of local households within 50 yards, with opportunity to comment (ii) perhaps criteria placed on the process of building such extensions (eg timing, noise etc), perhaps to ensure that no-one is surrounded by extensions, that builders carry out work promptly, and that they do not work at inappropriate times or make unnecessary noise. These practices could be enforced through ad hoc site inspections.

## **16929 Support**

### Summary:

We would support a policy which provided more guidance to residents on alterations and extensions, particularly now that the area is included in a conservation area. The demand for such development is increasing locally as residents seek to adapt their homes to new family, work and leisure patterns, and a policy which addresses these needs and sets clear limits as to what might be acceptable could help reduce both abortive costs and the number of neighbour disputes.

### 9872 Object

Summary:

Because developments to existing buildings need to respect their context particularly as regards character and appearance of Conservation Areas.

### 12075 Object

Summary:

There is no need for a Local Plan policy addressing this issue. This is a matter that is better dealt with as guidance in a Supplementary Planning Document.

### 8075 Support

Summary:

Strongly support - the recent extensions on my street, which has just become a Conservation Area. Should boxes continue to stay on top of the Victorian terraces? Surely, something more in keeping could be more appropriate?

### 8307 Support

Summary:

need policy

### 10113 Support

Summary:

yes

### 10210 Support

Summary:

Because developments to existing buildings need to respect their context, particularly as regards character and appearance of Conservation Areas.

### 10570 Support

Summary:

Yes. Especially re roof extensions - often look like sheds sitting on top of the house, and dwarf neighbourhood, esp with small terraces. Would allowing the ridge to be raised be a way forward ?

### 10666 Support

Summary:

yes

### 10892 Support

Summary:

yes, policy needed. Existing buildings are a vital resource.

### 13053 Support

Summary:

Yes, a criteria based policy for alterations and extensions to existing buildings should help ensure high quality in these.

### 13406 Support

Summary:

The need for such a policy and the scope are generally supported.

### 13683 Support

Summary:

Yes

### 13986 Support

Summary:

There is a great pressure to extend existing Buildings, and Policies and criteria need to be reinforced to regulate the impact on public space and neighbours. I would like to also bring your attention to the fact this is related to consideration of density.

### 14173 Support

Summary:

A need for larger family houses in some areas where properties are small may mean that there should be a higher willingness to grant permission for extensions, restricting future use to family occupation and not as HMOs.

### 16456 Support

Summary:

Yes

## 17865 Support

Summary:

Yes. All the points you make are very important to the character of Cambridge.

## 18307 Support

Summary:

Yes

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### CHAPTER: 7 - Delivering High Quality Places      Question 7.22

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## 9067 Object

Summary:

Should not contrast, "successfully" or otherwise, with existing buildings, especially in conservation areas (cf 5 Shaftesbury Road).

## 10668 Object

Summary:

Add Buildings of Local Interest and Conservation Areas as deserving of specific protection; also emphasize that unless city planning enforcement is vastly improved at the time work is being done and retrospectively this whole policy counts for nothing.

## 11095 Object

Summary:

The section on dormers needs to be more carefully drafted - there may be instances where larger dormers are appropriate. This policy needs also to consider alterations made to improve sustainability / energy efficiency.

## 13409 Object

Summary:

The policy needs also to consider alterations made to improve sustainability / energy efficiency.

## 17866 Object

Summary:

One of your bullet points mentions the space between buildings but you do not explicitly talk about the subdivision of existing plots. A policy similar to the 2006 Local Plan's 3/10 'subdivision of existing plots' should be included in the new Local Plan.

## 18308 Object

Summary:

Yes. Existing buildings are a vital resource that should be assessed using 'renewable resource' and sustainability criteria.

## 13055 Support

Summary:

Some of the points about low-carbon building which were made in chapter 6 should also be included here (or at least one statement about the need to design buildings to be as energy-efficient as possible and use low-carbon building materials). This issue is too important to be confined to one part of the plan.

## 13685 Support

Summary:

I am concerned that there are several loopholes in the criteria for altering buildings in conservation areas. Poor quality roof extensions, if built before a conservation area has been designated, can be used as an acceptable precedent for another poor quality roof extension nearby. Such loopholes make a mockery of conservation area designations. Likewise, I am disappointed that there are not more Article 4 directions preventing the installation of poor quality PVC windows instead of sustainable sash windows.

## 14011 Support

Summary:

I should like to see included reference to impact on daylight levels and sunlight availability to main residential living rooms and some specific criteria in particular relating to the spaces between buildings (not only in relation to the character of an area but also in relation to amenity) and the issue of overshadowing and visual domination - presently this seems to be subjective so specific minimum standards or criteria/guidance about acceptable standards would be helpful.

## 14559 Support

Summary:

Conversion of front garden space to parking space should involve a permit process and include a fee. Design should adhere to rain water run-off reduction targets, should be minimal, and make use of shared drive-ways if possible

A remedial policy should be in place and advertised which offers significant economical support for home-owners who want to reconvert front garden parking into green space

## 16457 Support

Summary:

Include the nuisance created by people building extensions that seriously affect their neighbours.



## 17616 Object

### Summary

The Council should consider a more innovative approach to the extension/alteration of buildings. With the shortage of sizeable affordable family housing in Cambridge, there should be active encouragement/incentive for people to create additional space in their lofts (or basements). If homeowners were supported it might help ease the housing shortage in the City without actually building any more houses. The "help" would be in the form of easy-access advice packs, suggesting the most reputable contractors to choose from, and teaming up with a lender to offer advantageous loans/mortgages. If there were a welcoming policy with strict planning guidelines, then it could make things easier for people.

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## APPENDIX C: ANALYSIS, RESPONSES AND PREFERRED APPROACH TO PROTECTING AND ENHANCING THE HISTORIC AND NATURAL ENVIRONMENT, PLUS SUMMARIES OF REPRESENTATIONS RECEIVED

ISSUE: PROTECTING AND ENHANCING THE HISTORIC AND NATURAL ENVIRONMENT

<b>Total representations: 37</b>	
<b>Object: 17</b>	<b>Support: 20</b>

OPTION NUMBER	KEY ISSUES ARISING FROM CONSULTATION
Option 67: Protecting and enhancing the historic and natural environment (Strategic priority)	<ul style="list-style-type: none"> <li>• The city should have a heritage policy and a discrete environment policy;</li> <li>• Reference should be made to minimising light pollution;</li> <li>• Hazards to heritage assets should be clearly defined so that aims become meaningful;</li> <li>• Concerns at the loss of green spaces and the need for more trees;</li> <li>• English Heritage has commented that the strategic priority needs to be stronger and suggested some wording changes;</li> <li>• Seeks specific inclusion of college playing fields as part of Cambridge's distinctive historic environment;</li> <li>• Victorian/Edwardian suburbs such as North Newtown should be given special consideration and mention in the Local Plan and their heritage assets protected;</li> <li>• Support the clear distinction between the historic setting of Cambridge and rural area beyond and suggest it is a good reason to retain the Green Belt.</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT
<p>This option should ensure that new development contributes to the protection of the city's historic assets and improvements in its environmental quality. In doing so this option should help address key sustainability issues relating to landscape, townscape and also the impact on biodiversity. The option should benefit all areas in the city, particularly those wards where significant population growth is anticipated. Specific reference to improving air quality and increased tree cover should also help improve the health and well being of residents and contribute to mitigating and adapting to the effects of climate change.</p>

KEY EVIDENCE
<ul style="list-style-type: none"> <li>• Cambridge City Council (2006) Historic Core Area Appraisal;</li> <li>• Cambridge City Council, Conservation Area Appraisals (various dates);</li> </ul>

- Cambridge City Council (2006) Nature Conservation Strategy
- Cambridgeshire Green Infrastructure Strategy (2011);
- Cambridge City Council's Local List of Heritage Assets;
- Cambridgeshire County Council. Cambridgeshire Historic Environment Record;
- Cambridgeshire Local Biodiversity Action Plan;
- National Planning Policy Framework (March 2012).

**CURRENT POLICY TO BE REPLACED**

- Not applicable.

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Cambridge is a small city with a diverse and vibrant character. Some of the key distinctive qualities of the historic environment of the city include the richness of college and university architecture; the wealth of public and private historic open spaces; and the Victorian/Edwardian suburbs and post-war housing developments. Across the city, where areas and sites are considered to have special character and distinctiveness worthy of a heritage asset, the Council seeks to designate Conservation Areas; put forward buildings/structures for listing to English Heritage and include buildings on the Council's List of Buildings of Local Interest. The development of a number of policies on designated and undesignated heritage assets will support the protection and enhancement of these sites and areas. Using the existing policies in the Cambridge Local Plan 2006 and their successors will ensure that heritage assets are given due consideration in the planning process. The level of impact of development on a heritage asset will continue to be assessed on a case by case basis, due to the wide range of heritage assets within the city.

Two of the twelve principal objectives of planning set out in paragraph 17 of the National Planning Policy Framework are the conservation of heritage assets in a manner appropriate to their significance and the conservation and enhancement of the natural environment. Addressing both of these issues will not only protect and enhance the historic and natural environment itself, but will contribute actively to the quality of life of this generation and future generations. Local Plans should set out strategic policies to conserve and enhance the historic and natural environment of the area (paragraph 156 of National Planning Policy Framework). It is considered that Option 67 represents a starting point for the development of a strategic level policy on the protection and enhancement of the historic and natural environment. This approach will be supported by the development of more detailed policies on specific types of heritage asset and nature conservation sites and specific issues facing the historic and natural environment, such as climate change adaptation and the potential for strategic landscape-scale biodiversity enhancement.

As a statutory consultee, English Heritage has raised concerns surrounding the detail, in that the strategic priority needs to be stronger and has suggested amendment of the wording to read "tree canopy cover and positive enhancement of the city's heritage assets." Furthermore, English Heritage has suggested that the first objective pertaining to the historic and natural environment should read "To protect and enhance all heritage assets, including the wider landscape and the appreciation

of the historic city, its character and setting.” It is considered that these suggestions are reasonable and would strengthen the policy.

Other issues raised related to light pollution and concerns about loss of green spaces and the need for more trees. Cambridge’s historic and natural environment is subject to many pressures and challenges, including light pollution; the loss of green space and the need for more trees. Impacts from light pollution include disruption of natural habitats and wildlife and reductions in residential amenity and the overall quality of the wider environment. Option 88 seeks to address concerns about light pollution by setting out a criteria-based approach for considering planning applications with lighting impacts. Minimising the impacts of light pollution is also considered in paragraph 125 of the National Planning Policy Framework, which states that planning policies and decision should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Green spaces and trees have a vital role to play in the sustainability of the city, improving quality of life, cooling the urban environment, contributing to biodiversity, and forming the setting of the city. College playing fields, other sports pitches, historic parks and gardens, allotments, amenity green space, commons and nature reserves all form part of the city’s open space provision and are designated as Protected Open Space and/or are located within the Cambridge Green Belt. Regarding the loss of green spaces as a whole and the need for more trees, Options 164 and 83 respectively address the need to protect open space and trees, whilst Options 165 – 167 deal with the need to provide open green space through new development and Option 49 and 64 refer to the planting of trees. In respect of the Cambridge Green Belt, it is noted that it plays a key role to maintain the setting of the city as well as the separation of the historic city and its suburbs from the surrounding rural villages. As noted elsewhere in Options 20 and 21, the landscape setting of the city remains vitally important.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 67 with amendment of the wording to read “tree canopy cover and positive enhancement of the city’s heritage assets” within the final sentence. Furthermore, the first objective pertaining to the historic and natural environment will be amended to read “To protect and enhance all heritage assets, including the wider landscape and the appreciation of the historic city, its character and setting.” Additionally, in light of the duty to cooperate and English Heritage’s role as a statutory consultee, officers will undertake further discussions with them in order to ensure that this policy is sufficiently robust and that there is a positive strategy for the historic environment within the Local Plan.

**ISSUE: PROTECTION AND ENHANCEMENT OF CAMBRIDGE'S HISTORIC ENVIRONMENT**

<b>Total representations: 87</b>	
<b>Object: 27</b>	<b>Support: 60</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 68: Protection and enhancement of Cambridge's historic environment	<ul style="list-style-type: none"> <li>• Recent development of tall buildings has detracted from the skyline. High rise should not be a feature of Cambridge;</li> <li>• Historic buildings, rivers and green spaces are essential to the character of Cambridge;</li> <li>• Cambridge's historic environment is what makes it special, it is internationally important;</li> <li>• This section tries to cover too much ground and should be split up. Too many issues to be covered by one policy;</li> <li>• 'Views' which have been used extensively to argue against development in large areas of the city need to be carefully considered. There is no definition of 'local' or 'strategic' views;</li> <li>• Support the protection of the wider setting of the city;</li> <li>• There is also a need to maintain the usability of historic buildings, heating and insulation for example;</li> <li>• Buildings may not just have architectural merit but also may be important in terms of local history;</li> <li>• The 2006 Local Plan should be a template for any new policy;</li> <li>• The policy should not be unnecessarily prescriptive or restrictive and should support 'sustainable development';</li> <li>• A policy on Article 4 directions;</li> <li>• Enhance protection of conservation areas;</li> <li>• Protection and enhancement should include 'in line with ecological needs';</li> <li>• Protection of views should include views that are created;</li> <li>• The current policies on Listed Buildings and Conservation Areas are fine and should be replicated together with a policy on archaeology;</li> <li>• There is a need to retrofit energy efficient improvements to Cambridge's historic stock;</li> <li>• There may be instances where 'wider public benefit' should be taken into account in relation to proposed works/development to historic buildings;</li> <li>• Enhancement must include stringent approval of materials;</li> </ul>

	<ul style="list-style-type: none"> <li>• A separate policy on the setting of designated heritage assets would be useful</li> <li>• There is a need to recognise that Buildings of Local Interest are undesignated heritage assets. Consequentially the wider public benefit required to outweigh their loss will be less than for designated heritage assets;</li> <li>• More important to protect the historic environment where it is damaged e.g. Newmarket Road.</li> <li>• English Heritage strongly support the coverage outlined in Option 68, with the caveat that the aspects to be covered are also identified within an overall strategy e.g. strategic option.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

This option is likely to help protect or enhance the city’s heritage assets while also recognising the context of their setting helping address key sustainability issues identified within conservation areas, the landscape, townscape and cultural heritage topics. Recognition of the significance of the historic environment should give it added protection and may indirectly ensure new development is of appropriate design and scale. This option should have positive effects across all areas, in particular the Conservation Areas and the historic core.

**KEY EVIDENCE**

- Cambridge City Council (2006) Historic Core Area Appraisal;
- Cambridge City Council, Conservation Area Appraisals (various dates);
- Cambridgeshire County Council. Cambridgeshire Historic Environment Record;
- Cambridge City Council’s Local List of Heritage Assets

**CURRENT POLICY TO BE REPLACED**

- 4/9 – Scheduled Ancient Monuments/Archaeological Areas
- 4/10 – Listed Buildings
- 4/11 – Conservation Areas
- 4/12 – Buildings of Local Interest

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

One of the twelve principal objectives of planning set out in paragraph 17 of the National Planning Policy Framework is the conservation of heritage assets in a manner appropriate to their significance. In line with Section 12 of the National Planning Policy Framework, it is necessary to set out a positive strategy for the conservation and enjoyment of the historic environment of Cambridge and for the ongoing sustainable development of the city by articulating the issues that the Council considers important in the consideration of development affecting the historic environment. This option sets out the need to consider the protection and

enhancement of heritage assets, preservation of the wider setting of the city and the setting of specific heritage assets in Cambridge, an internationally renowned city for the quality of its historic built and natural environment. The Plan needs to take into account the following, which build upon the content of existing policies contained within the current Local Plan:

- The continued preservation and enhancement of existing, and, where appropriate, designation of new Conservation Areas. This would need to be supported by the ongoing production and review of Conservation Area Appraisals;
- The continued protection and enhancement of listed buildings, historic parks and gardens and scheduled monuments, buildings of local interest and other heritage assets;
- The identification and, where appropriate, protection of the city's archaeological heritage and assets of local importance;
- The protection of strategic and local views, the wider historic setting of the city and the setting of heritage assets, as well as, where applicable, their townscape value; and
- Addressing Heritage at Risk (including those assets on the Heritage at Risk Register) in a positive and proactive manner.

Any future policy could include the following elements:

- Development proposals affecting a heritage asset should preserve or enhance the significance of the asset, its setting and wider townscape value;
- Proposals should demonstrate a clear understanding of the wider context in which they sit as well as an understanding of the significance of assets;
- Impacts of proposed development on the special character of a heritage asset should be identified and assessed; and
- Where development is proposed that would lead to the harm of a heritage asset or its setting, clear justification for the works is required so that the harm could be weighed against the wider public benefits of the proposal.

Further detail will be considered as Option 68 is taken forward into the draft plan.

A number of detailed points have been made in relation to this policy, some of which will be addressed through the detailed wording of the policy and its supporting text. Some of the other issues, such as Buildings of Local Interest, climate change and the historic environment, and tall buildings and views are dealt with by other Options in the Issues and Options Report. A policy on Article 4 directions has been raised. The introduction of Article 4 directions would involve a separate legal process and would not form part of the Local Plan.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 68 setting out a positive strategy for the historic environment, that builds on current policies, guidance in the National



planning Policy Framework and other relevant guidance. The policy will not be overly prescriptive. Where appropriate, further discussions will also be carried out with English Heritage.

**ISSUE: PROTECTION OF BUILDINGS OF LOCAL INTEREST AND DEVELOPMENT OF A LOCAL LIST**

<b>Total representations: 62</b>	
<b>Object: 13</b>	<b>Support: 49</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES</b>
<p>Option 69: Protection of Buildings of Local Interest and Development of a Local List</p> <p>The aim of this option is to ensure the protection of Buildings of Local Interest as far as practically possible.</p>	<ul style="list-style-type: none"> <li>• There are no requirements stated within the National Planning Policy Framework relating to locally listed buildings. A specific policy dealing with Buildings of Local Interest is out of step with the National Planning Policy Framework;</li> <li>• Colleges depend on being able to use and modify their buildings in order to achieve their educational purpose. Colleges are not simply curators of buildings which others decide should be on a local list and at the expense of their practical use;</li> <li>• There is no reason why, in a compact city such as Cambridge where over 1000 buildings are listed and almost ¼ of the city covered in Conservation Areas, Buildings of Local Interest should be considered so valuable to the city’s heritage that they should be given a higher level of protection than that contained within the National Planning Policy Framework;</li> <li>• The Council’s reason for designation of Buildings of Local Interest needs to be far more transparent and there should be a statement of what is significant about each Building of Local Interest.</li> <li>• English Heritage supports the inclusion of a policy for Buildings of Local Interest. They also note that consideration should also be given to the use of Article 4 Directions to afford additional protection to Buildings of Local Interest.</li> </ul>

<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>
No additional options have been suggested.

### **SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

By increasing the levels of protection afforded to Buildings of Local Interest, this option should help to protect the character and distinctiveness of the built environment in all areas of Cambridge. The retention of buildings could potentially impact the viability of some development schemes including much needed housing/office provision. Furthermore, the protected status of some buildings may reduce the opportunities to deploy energy efficiency and renewable energy technologies.

### **KEY EVIDENCE**

- Cambridge City Council's Local List of Heritage Assets

### **CURRENT POLICY TO BE REPLACED**

- 4/12 – Buildings of Local Interest

### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Paragraph 135 of the National Planning Policy Framework sets out the need to take into account the effect of an application on the significance of a non-designated heritage asset in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Buildings of Local Interest are locally assessed by the Council and are considered to fall within the definition of heritage assets. Paragraph 126 of the National Planning Policy Framework also states the requirement for Local Planning Authorities to have a "positive strategy" for the "conservation and enjoyment of the historic environment...", including maintaining a list of heritage assets. Furthermore, the definition of a heritage asset within the National Planning Policy Framework includes designated heritage assets and assets identified by the local planning authority (including local listing).

There are over 1,000 Buildings of Local Interest in Cambridge on the Council's Local List of Heritage Assets. These buildings have been locally designated because of their architectural merit and, in some cases, their historical associations. They may contribute to and help to define the character of the townscape of an area, or be significant in the historical and architectural development of the city. Many are 19th and 20th century buildings and some street furniture is also included. The inclusion of a building on the Local List of Heritage Assets does not preclude the effective re-use of buildings for a range of purposes. Retention and re-use of a Building of Local Interest will always be sought in the first instance, as approximately 15 Buildings of Local Interest have been demolished in the last 5-10 years. Such a policy approach would help to address the difficulties that the Council has faced in protecting Buildings of Local Interest, which add to the character and distinctiveness of the city. While there could be a concern from some that the retention of Buildings of Local Interest may have an impact on the viability of schemes, the adaptive reuse of buildings is almost always the most sustainable option.

When not located in a Conservation Area, planning permission for the demolition of

a Building of Local Interest is not required. When located in a Conservation Area, Conservation Area Consent is required for their demolition, and in Conservation Areas, Local Plan Policy 4/12 has been applied in such cases since 2006. In order to further safeguard Buildings of Local Interest outside Conservation Areas, English Heritage has suggested that consideration be given to the use of Article 4 directions to remove the permitted development rights for demolition of Buildings of Local Interest. This would mean that the demolition of a Building of Local Interest outside a Conservation Area would require planning permission for this process. The Council will consider the need for Article 4 directions for this purpose. However, it should be noted that the introduction of Article 4 directions would involve a separate legal process and cannot be carried out through the review of the Local Plan.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 69, linked to the ongoing development of a Local List of Heritage Assets in line with the requirements of the National Planning Policy Framework.

**ISSUE: CLIMATE CHANGE AND HERITAGE ASSETS**

<b>Total representations: 32</b>	
<b>Object: 7</b>	<b>Support: 25</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 70: Works to a heritage asset to address climate change	<ul style="list-style-type: none"> <li>• There are occasions when maintaining the existing use may require a more substantial loss of significance to a heritage asset than a new use;</li> <li>• It is not clear what the third bullet point (in the case of change of use; ensuring the sympathetic reuse of the heritage asset) brings to the consideration of climate change and heritage assets;</li> <li>• The option should be more weighted to protect the historic asset;</li> <li>• Conservation and renewal need to allow for embodied energy;</li> <li>• The age and importance of the building should not be used as an argument for no action or too little action to reduce carbon emissions of such buildings;</li> <li>• Adaptation to the works or the historic fabric should primarily use traditional materials;</li> <li>• Traditional methods/materials may not be the most appropriate or sustainable ways of enhancing the performance of historic buildings.</li> <li>• English Heritage have commented that it is reasonable to include a future policy on this matter; they also note that Supplementary Planning Guidance on this issue might be sufficient, and would be beneficial in providing more</li> </ul>

	detailed advice
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

<b>SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT</b>
This option’s hierarchical approach to carrying out works to heritage assets should ensure their protection and enhancement and help promote the character and distinctiveness of Conservation Areas and the wider city. The extent to which such works will help contribute to addressing climate change through improved energy performance is unclear, particularly given existing requirements to comply with Part L of the Building Regulations.

<b>KEY EVIDENCE</b>
<ul style="list-style-type: none"> <li>• Part L of the Building Regulations;</li> <li>• Adapted from CIBSE (2002) Guide to building services for historic buildings. Sustainable services for traditional buildings;</li> <li>• English Heritage (2011). Energy efficiency and historic buildings. Application of Part L of the Building Regulations to historic and traditionally constructed buildings;</li> <li>• Sustainable Traditional Buildings Alliance (2012). Responsible Retrofit of Traditional Buildings.</li> </ul>

<b>CURRENT POLICY TO BE REPLACED</b>
<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>

<b>ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE</b>
<p>Cambridge City Council is committed to tackling climate change and reducing the carbon emissions of Cambridge. The Council seeks to secure the highest possible standards of sustainability in all buildings, including the promotion of increased energy efficiency, renewable energy generation and climate change adaptation in the city’s existing building stock.</p> <p>We are also committed to conserving the city’s historic environment, preserving and enhancing the character and appearance of its Conservation Areas and the special historic and architectural interest of its Listed Buildings and Buildings of Local Interest. Well managed heritage assets improve the overall appearance of the built environment, enhancing people’s quality of life by giving a sense of place and promoting civic pride. A balanced approach between enhancing environmental performance and the conservation of heritage assets is therefore required.</p> <p>All works to heritage assets will require a sensitive and sequential approach to design and specification. It is difficult to match the performance of traditional buildings with that of modern buildings, given the differences between vernacular and modern types of construction. However, that is not to say that historic buildings cannot be considered to be ‘sustainable’. Vernacular design and traditional construction have evolved over centuries to meet local needs and deal with local</p>

conditions. The adaptive re-use of buildings also presents potentially significant carbon savings in terms of the embodied energy within the fabric of buildings. Instead, the focus should be on enhancing the performance of traditional buildings as much as practicable, without damaging the value and importance of those buildings and their setting.

Representations on this option raised no objection in principle towards pursuing a policy. The subject of works to a heritage asset to address climate change is a relatively new challenge, in some cases linked to owners of Listed Buildings being subject to the requirements of the Carbon Reduction Commitment, for example the University of Cambridge and its colleges. There is a growing body of research and literature to help guide those involved in both promoting and assessing works to such buildings. English Heritage, Historic Scotland and the Society for the Protection of Ancient Buildings have recently published findings and guidance, for example on matters such as fabric improvements for energy efficiency, a key issue in relation to historic buildings.

As background to this subject in England, English Heritage has provided guidance on the application of Part L of the Building Regulations (Conservation of Fuel and Power) titled “Energy Efficiency and Historic Buildings – Application of Part L of the Building Regulations to historic and traditionally constructed buildings”. It should be noted that the requirements in Part L do not apply to Grade I, Grade II\* or Grade II buildings, buildings in Conservation Areas, or to Scheduled Ancient Monuments. However in the event that works to improve energy efficiency are proposed to an historic building, there are key considerations that must be taken into account in terms of materials, technologies, building fabric, assessment and impact on building character. English Heritage’s guidance is a useful reference of best practice for undertaking such works. The purpose of such guidance is to help prevent conflicts between energy efficiency requirements and the conservation of historic and traditionally constructed buildings. Preventing such conflict lies at the heart of this option and any future policy that might be forthcoming.

The Council supports efforts to improve the energy performance of the building stock of the city and to better adapt buildings to our changing climate. However, care needs to be taken to ensure that works to heritage assets do not compromise their special character or significance. Owners of listed buildings should also ensure that there is minimal intervention in a historic building’s fabric and that the works are reversible and do not harm the building’s historic integrity.

Some representations felt that there was no need for a policy on this matter, and that the issue of climate change and the historic environment could be dealt with through a Supplementary Planning Document. However, the National Planning Policy Framework is clear that Local Planning Authorities should set out a “positive strategy” for conservation of the historic environment. A key part of such a strategy should be a clear planning policy on this subject. It is also considered that given the presence of a significant number of guidance notes from bodies such as English Heritage and Sustainable Traditional Buildings Alliance, further guidance in the form

of a Supplementary Planning Document would be unnecessary. The supporting text of the policy could provide references to some of these guidance notes.

The “weighting” of benefit or harm to a heritage asset in respect of works to address climate change is partly clarified by the National Planning Policy Framework. Paragraph 132 states: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be”. In effect, this is a sliding scale of importance, and each individual case would be considered on its merits.

When carrying out works to a heritage asset to improve its environmental performance, it is important that the energy hierarchy is adopted. Prior to looking at alternative means of generating energy, it is important that all possible means of conserving energy are investigated and put into practice. Any works should be on the basis of a thorough understanding of how the building performs as a structure and how it is used. This analysis and understanding of the building must include both the conservation and sustainability constraints and opportunities as well as an understanding of baseline energy consumption. Works to historic fabric generally should use materials that either match the original building materials or are sympathetic to them. In the event that modern materials and methods are proposed, it is important to carefully assess how well they will fit with the existing materials and methods of construction in order to reach a balanced judgement of what method is more appropriate.

When considering the installation of renewable technologies, the viability of a range of technologies should be assessed in order to ensure that the correct technology is specified. Consideration must be given to the significance of the designated heritage asset, as this may rule out the use of certain technologies. In some cases, it may be possible to connect buildings to existing renewable or low carbon energy infrastructure, for example district heating networks. The specification of microgeneration technologies such as photovoltaic panels is also becoming increasingly popular. There are a number of key questions that must be asked when considering the installation of renewable energy technologies in the historic environment, including:

- Has the proposal been designed sensitively to fit with the appearance of the existing building?
- Will it harm the character or appearance of the building or conservation area?
- Will it be visible from the public realm?
- In the case of a listed building, will the proposed installation harm the historic fabric of the building and are the works reversible?

Given the need to balance the importance of protecting heritage assets and responding to the challenges of climate change, it is considered that a policy with specific criteria to act as a guide for proposals would assist the Council and applicants in getting that balance right.

<b>RECOMMENDATION FOR PREFERRED APPROACH</b>
<p>The recommendation is to pursue Option 70, and develop a policy setting out the hierarchical approach that should be taken to carrying out works to heritage assets to enhance their environmental performance. The approach could involve:</p> <ul style="list-style-type: none"> <li>• Where at all possible, retaining the heritage asset and its existing/original use;</li> <li>• Making every effort to preserve the historic fabric, using traditional methods of adaptation/construction;</li> <li>• In the case of a change of use, ensuring the sympathetic re-use of the heritage asset;</li> <li>• Seeking to improve the energy efficiency of the building in order to reduce carbon emissions; using sympathetic approaches, that respect the architectural and/or historic significance of the building;</li> <li>• Specifying environmentally conscious materials suitable for the development. There should be a presumption in favour of traditional materials where possible.</li> </ul>

**ISSUE: SHOPFRONTS AND SIGNAGE**

<b>Total representations: 39</b>	
<b>Object: 7</b>	<b>Support: 32</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 71: Shopfronts and signage policy</p> <p>The purpose of this option is to ensure the protection of existing shopfronts when alterations are proposed and to ensure new signage is appropriate when proposed as part of a shopfront</p>	<ul style="list-style-type: none"> <li>• Shopfronts and signage should be required to be sympathetic and positive in relation to the character of the building;</li> <li>• There still needs to be much work done with corporate brands like phone shops for example;</li> <li>• Some shops require shutters or bollards to deter robbers;</li> <li>• A policy allied to a review of the Shopfront Design Guide would be appropriate;</li> <li>• There is no need for a Local Plan policy on shop fronts and guidance. Advice on these and other ‘advertisement’ issues could be provided in Supplementary Planning Document guidance;</li> <li>• Commercial development in the historic city centre must be controlled in order to maintain a sense of place;</li> <li>• Support aligned to a policy supporting small units and diversity of use types;</li> <li>• Current policy seems to be sufficient;</li> <li>• There should be a presumption against chains using their house style and an effort made to harmonise shop fronts in the City Centre (e.g. convenience stores or fast-food outlets);</li> <li>• Remove shutters from premises that have them and don’t permit new ones;</li> <li>• The use of advertising billboards on busy pavements</li> </ul>

should be stopped.

**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

This option should contribute to addressing key sustainability issues relating to the protection and enhancement of the built environment and maintaining and improving the quality of the city. This option may also result in economic benefits obtained through maintaining and enhancing the attractiveness of district and local centres as places to work and spend leisure time.

**KEY EVIDENCE**

- Cambridge City Council (2006) Historic Core Area Appraisal;
- Cambridge City Council, Conservation Area Appraisals (various dates);
- Cambridge City Council (1997), Cambridge Shopfront Design Guide.

**CURRENT POLICY TO BE REPLACED**

- 3/15 – Shopfronts and signage

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Paragraph 64 of the National Planning Policy Framework states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Additionally, paragraph 67 of the National Planning Policy Framework asserts that “Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority’s detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.” Furthermore, the National Planning Policy Framework at paragraph 58 (second bullet) sets out the requirement for planning policies and decisions to “establish a strong sense of place, using streetscapes and buildings to create attractive...places to live, work and visit”, whilst the fourth bullet point of the same paragraph indicates that policies and decisions should aim to ensure that developments “respond to local character and history...”.

Shopfronts and signage form a major part of the streetscape of Cambridge. They can contribute to the character and quality of the city and play an important part in defining distinct and attractive shopping areas. There is an expectation that shopfronts and signage in Cambridge will be of a high quality and will be in keeping with their context. When approval of new signage is required, the Council works closely with corporate brands to ensure a proposed sign (whether a fascia sign or otherwise on shopfront) is sympathetic to its location, and there are examples in and around the City Centre of such signage being customised to suit its particular



location.

Some shops require shutters or bollards to deter theft, dependent on the type of merchandise sold in the shop. Usually the greater the value of the merchandise, the greater the likelihood of the owner using shutters or bollards. Applications for shutters and bollards will be considered on a case by case basis using this policy approach, which may incorporate some details from the Council's Shopfront Design Guide. Option 89 addresses visual pollution, which will include advertising billboards and 'A' Boards. The use of advertising billboards in busy areas must be considered on a case by case basis but a proliferation of these in the City Centre can be a concern.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 71 to ensure that works to shopfronts, including signage and security measures, promote high quality design that respects the local character of areas. Such a policy approach will have wider benefits in terms of maintaining a high quality environment, which will attract shoppers, visitors and investment into the city.

**ISSUE: TALL BUILDINGS AND THE SKYLINE**

<b>Total representations: xx</b>		
<b>Object:</b>		
<b>Option 72: 7</b>	<b>Option 73: 7</b>	<b>Option 74: 8</b>
<b>Support:</b>		
<b>Option 72: 22</b>	<b>Option 73: 10</b>	<b>Option 74: 34</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES</b>
Option 72: Criteria based tall buildings policy	<ul style="list-style-type: none"> <li>• We need to emphasise the city's heritage and approve only mid-height buildings;</li> <li>• The historic core is particularly unsuitable for tall buildings;</li> <li>• This could be used in conjunction with Option 73 (identifying specific areas suitable for tall buildings) to create individual, iconic and slightly taller buildings in some areas and groups of significantly taller buildings away from the city's historic core;</li> <li>• Overall bulk of buildings must also be considered carefully;</li> <li>• Tall buildings do not fit with Cambridge and should only be allowed in exceptional cases;</li> <li>• The criteria must be much more demanding without being restrictive. High quality materials and craftsmanship should be included. Aesthetic values such as colour, texture, contrast, detail and massing need to be taken into account. Tall buildings should only be for</li> </ul>

	<p>extraordinary exceptions;</p> <ul style="list-style-type: none"> <li>• Support the development of the policy supported by guidance setting out design and locational criteria in order to assess the suitability of development proposals on a case by case basis;</li> <li>• Tall buildings can work well in the right place if proper thought is given to design;</li> <li>• It would be better to have a policy that precludes tall buildings unless they can clearly demonstrate that they will not result in harm to the setting of historic buildings or the historic core, including more distant views of the city's skyline;</li> <li>• Need to know what the Council's definition of tall is.</li> </ul>
<p>Option 73: Policy identifying specific areas suitable for tall buildings</p>	<ul style="list-style-type: none"> <li>• Tall buildings can provide a positive contribution to the street scene, the Compass House site within the Eastern Gate would be an area suitable for tall buildings;</li> <li>• Specifying areas for tall buildings is unnecessary, development should respond to local character and distinctiveness.</li> </ul>
<p>Option 74: Limits on buildings heights</p>	<ul style="list-style-type: none"> <li>• Specifying a maximum height for buildings is unnecessary. An upper limit might encourage developers to build to just below it;</li> <li>• A policy which limits building heights is needed;</li> <li>• Need a policy like this to protect the historic core;</li> <li>• The limit should be 5 storeys;</li> <li>• Needs to be one height restriction over the historic core and a less onerous but proportionate one over the rest of the city;</li> <li>• A policy like this would limit innovative design and would reduce the opportunity to make the most efficient use of land which in turn would impact on development viability;</li> <li>• A criteria based approach that deals with tall buildings on a case by case basis would be better;</li> <li>• Height should relate to function and purpose so a rigid limit is not appropriate;</li> <li>• One of the attractions of Cambridge is its human scale. The gradual encroachment of tall buildings negatively impact on this;</li> <li>• Area wide restrictions on building heights would be unnecessarily prescriptive;</li> <li>• Need to safeguard the historic skyline;</li> <li>• It is essential that building height and density is in keeping with neighbouring areas, particularly where domestic buildings are concerned;</li> <li>• There should be guidelines on the height of buildings</li> </ul>

	<p>permitted;</p> <ul style="list-style-type: none"> <li>• Height should be measured in absolute terms and not just by the number of storeys as residential and commercial buildings have different floor heights;</li> <li>• Missing comment about rooftop visual garbage (air conditioning, lifts, aerials) that can be detrimental to views;</li> <li>• Preservation of views of open space needs to include the River Cam corridor.</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

<b>SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT</b>	
Options 72-74	<p>All aesthetic considerations involve some uncertainty. Despite this, the criteria based approach used in options 72 and 73 should offer good protection to the city's townscape. Greater protection would be provided by a limit on the height of buildings. With all options there is an uncertain economic impact. Extensive protection may stifle innovative developments that could contribute positively economically. Alternately, a negative impact on the skyline could hinder economic development, for instance through lost tourism. Option 72 is likely to offer a balanced approach to skyline protection and development opportunity across all areas. Option 73 looks to allocate or protect specific areas, subject to the criteria set out in option 72. Option 74 may vary height limits by location. The details of how such decisions would be made are not provided and so localised effects cannot be effectively appraised.</p>

<b>KEY EVIDENCE</b>
<ul style="list-style-type: none"> <li>• Cambridge City Council (2012). Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan, 2006)</li> </ul>

<b>CURRENT POLICY TO BE REPLACED</b>
<ul style="list-style-type: none"> <li>• Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006).</li> </ul>

<b>ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE</b>
<p>The National Planning Policy Framework (paragraph 59) is supportive of guiding the height of new developments in relation to neighbouring buildings and local areas and recommends that it should be addressed through local design policies. Consultation revealed that the majority of respondents supported Option 72: Criteria based policy for tall buildings. This option would result in a requirement to assess the suitability of tall building proposals on a case by case basis. Such an approach is consistent with the Cambridge Skyline Strategy (2012) produced by Cambridge City Council. Consultation raised a concern that Option 72 should also cover the 'aesthetic values'</p>

of tall buildings (including colour, texture contrast and detail). Whilst these issues are crucial to the design of any building, including this matter in the option relating to tall buildings will duplicate proposed policies covering the design of new buildings. The architectural quality of buildings is addressed in Option 63 'Criteria based Policy for the Design of Buildings'. The Plan should be read as a whole, and accordingly, there will be a number of policies that need to be read together when considering the design and appropriate scale of development proposals.

Of the three options presented relating to tall buildings, Option 73 received the most objections. Comments suggested that a location specific or 'zoning-based' policy would be unnecessary and that development should respond to local character and distinctiveness. Several representations suggested combining Options 72 and 73 to create a criteria based policy that supports the development of taller buildings in certain locations around the city. It is considered that due to the modest scale of the city, there is no need and indeed little opportunity to create zoned areas for tall buildings. Whilst some locations lend themselves to localised increases in scale, such as at local nodes (focal points of urban activity), key junctions and corners, at the ends of vistas, and at transport intersections, zoning would be a crude in application and would not be responsive to context or particular characteristics of different parts of Cambridge. It is considered that combining Options 72 and 73 should not be pursued for this reason.

Many of the representations received to Option 74 supported setting limits on building heights for both the historic core and the rest of the Cambridge. It is considered that a blanket height limit would be unsuitable given the modest scale of Cambridge and the sensitivity of important historic landmark buildings. Such an approach is unresponsive to changing circumstances around the city and could lead to unimaginative and inappropriate developments that could negatively impact on the skyline. A 'context led' approach for the development of tall buildings, as proposed within Option 72, is more appropriate as it reinforces the need to analyse context and character when considering tall buildings. It is considered that precluding tall buildings unless they can demonstrate that they will not result in harm to the setting of historic buildings and the historic core is a negative approach which is not in keeping with the requirements of the National Planning Policy Framework. Whilst more positively worded, Option 72 would only applications for tall buildings to be granted where they can be justified against a series of assessment criteria.

In clarifying what constitutes a 'tall building', the definition adopted in the Council's guidance is taken from English Heritage and CABI 'Guidance on Tall Buildings' (2007): 'A tall building is any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form' and reflects the need for a context led approach to the development of taller buildings in Cambridge.

Where comprehensive or large-scale development sites are identified, maximum building heights, along with other parameters have been established as part of the Outline Planning permission in line with DCLG Circular 01/2006. Given that commercial and residential floor heights are different, concern was raised during

consultation that heights should be measured in ‘absolute terms’ and not just by the number of storeys. The current Skyline Guidance uses an assumed height of 3.7m floor-to-ceiling heights (4m floor-to-floor) for commercial uses. Residential floors are assumed to have a 2.7m floor-to-ceiling height (3m floor-to-floor). Floor to floor heights assume a 300-400mm depth of construction for floors. Such a clarification would be needed within the supporting text associated with the option. Where the supporting text to Option 72 looks to identify specific storey heights, heights in metres, including the height of the rooftop plant should be provided. With regard to addressing roof top plant, lift overruns, aerials and air conditioning, these elements can often impact negatively on the quality of buildings from key views. Rooftop plant and other services should be integrated, well designed and discreetly located. The impact of roof plant should be fully evaluated in applications and shown on submissions. Policy Option 63 ‘Criteria based policy for the Design of Buildings’ (bullet point 4) references the requirement to integrate plant and other services into the design of new or refurbished buildings. In order to avoid duplication, it is considered that this is covered by Option 63.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 72 to develop a criteria-based policy supported by guidance setting out design and locational criteria in order to assess the suitability of development proposals for tall building on a case by case basis.

**ISSUE: CAMBRIDGE AIRPORT PUBLIC SAFETY ZONE AND SAFEGUARDING ZONES (OPTION 75) – THIS ISSUE WILL BE CONSIDERED AT JANUARY’S DEVELOPMENT PLAN SCRUTINY SUB COMMITTEE**

**ISSUE: HARD SURFACING OF FRONT GARDENS**

<b>Total representations: 50</b>	
<b>Object: 7</b>	<b>Support: 43</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 76 – Paving over front gardens</p> <p>This option seeks to reduce flood risk, protect and enhance biodiversity and maintain visual amenity through a criteria-based approach to planning applications for hard surfacing on front gardens</p>	<ul style="list-style-type: none"> <li>• Simply require paved over gardens to have adequate soakaways for their drainage systems;</li> <li>• Ideally soft paving should always be used;</li> <li>• This will continue to increase our capacity to reduce flood risk;</li> <li>• All developments, not just front gardens should increase porosity by use of adequate materials and soakaways;</li> <li>• Support clear guidance on the factors that need to be considered when contemplating paving over front gardens, including the impact of the character of the area and surface water runoff;</li> <li>• Support for a policy because of the negative visual impact of paving over front gardens;</li> <li>• The removal of walls in conservation areas to facilitate</li> </ul>

	<p>extra parking is something that should be resisted;</p> <ul style="list-style-type: none"> <li>• Silly to go for green roofs if we are concreting front gardens;</li> <li>• With stringent restrictions on parking in the city, there should not be any restrictions on people parking in front of their houses;</li> <li>• Given that this is often permitted development, the policy is unnecessary. If it is a concern in conservation areas, it should be flagged up in Conservation Area Management Plans;</li> <li>• There needs to be clear control on this and potentially rear gardens as well.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

As planning permission is already required for non-permeable driveways it is unclear how this option will affect flood risk. The addition of visual amenity and biodiversity related criteria to the consideration of paving proposals is likely to have a positive effect. As this option only applies in a limited number of cases, it is not possible to determine area by area effects.

**KEY EVIDENCE**

- National Planning Policy Framework (March 2012);
- Committee on Climate Change: Adaptation Sub-Committee, Progress Report 2012 – Is the UK preparing for flooding and water scarcity? (July 2012);
- The Town and Country Planning (General Permitted Development) Order 1995, as amended;
- The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

**CURRENT POLICY TO BE REPLACED**

- Not applicable

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Surface water or pluvial flooding can cause considerable damage and disruption, with the potential for loss of life in the worst instances. Cumulatively, paving over front gardens can contribute to surface water flooding after heavy rains as the drainage system struggles to cope with considerable levels of run-off. Where possible, the Council is addressing the risk of surface water flooding by requiring new developments to limit discharge of surface water and designing in more effective rainwater management measures. Additionally, the Council is actively addressing surface water flooding by designing open spaces to accommodate surface water, where necessary. However, the collective impact of impermeable hard surfacing on front gardens should not be underestimated. The Government’s Committee on Climate Change – Adaptation Sub-Committee reported in July 2012 that indicators

show that in towns and cities the proportion of gardens that have been paved over increased from 28% of total garden area in 2001 to 48% in 2011.

Under permitted development legislation, specific limits apply for householders wishing to introduce hard surfacing on their front gardens. The same restrictions do not apply to back gardens. Planning permission is not required if the new or replacement driveway of any size uses permeable materials, such as gravel, which would allow water to drain through the surface, or where rainwater is directed into a lawn or border to drain. If the size of the area of hard surfacing exceeds five square metres and the surfacing to be used is impermeable and no provision is made for rainwater to soak away naturally, planning permission would be required. Although it is recognised that the creation of driveways may reduce impacts on on-street parking in some areas, it should be noted that the creation of vehicular crossovers reduce the amount of on-street parking possible and changes the character of the area.

Whilst it is recognised that there is a range of materials available to allow householders to use permeable materials for driveways, it is difficult to enforce this matter. Furthermore, the creation of hard surfaced areas for parking has a negative visual impact in itself and can also give rise to the loss of walls and other features, which may have contributed positively to the character and appearance of an area. In the interests of mitigating surface water flood risk across the city and in maintaining the character and appearance of the townscape, particularly in Conservation Areas, it is considered that this policy approach would require greater consideration and weight to be given to the potential impacts of and mitigation against this form of development. This matter can also be raised in Conservation Area Character Appraisals and Management Plans as an area of concern, but the policy would allow the Council greater opportunity to address the issues at hand.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 76. This would ensure that the Local Plan sets out criteria that would be applied to planning applications affecting the development of front gardens. Criteria could include:

- The impact of proposals on surface water run-off, particularly for those areas of the city with high levels of surface water flooding. The preference would be for the use of porous surfacing on all applications;
- The impact of proposals on the visual amenity of an area; and
- The impact of the proposals on biodiversity.

**ISSUE: PROTECTION OF SITES OF NATIONAL AND LOCAL NATURE CONSERVATION IMPORTANCE**

<b>Total representations: 77</b>	
<b>Object: 58</b>	<b>Support: 19</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 77:	<ul style="list-style-type: none"> <li>• There were several general statements of support for</li> </ul>

<p>Protection of sites of nature conservation importance</p> <p>This includes protection of Sites of Special Scientific Interest, Local Nature Reserves, County and City Wildlife Sites.</p>	<p>this policy which is seen as important;</p> <ul style="list-style-type: none"> <li>• Objection to the appropriate assessment of sites that are not covered by the Conservation Regulations 1994 (e.g. County or City Wildlife Sites). This requirement would be unnecessarily onerous and could impact on the viability of development;</li> <li>• Development proposals near such sites should not be ‘assessed’, they should be thrown out automatically. There should be no development on wildlife sites;</li> <li>• Policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity, where required suitable mitigation measures must be acceptable and deliverable;</li> <li>• The policy is needed and it needs to be enforced robustly;</li> <li>• Better protection is needed for green spaces and commons within the city;</li> <li>• Measures to enhance biodiversity should promote native species.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

The use of a criteria based approach to the protection of sites of nature conservation importance will ensure that the conservation of biodiversity in Cambridge is effective and proportionate. Protection will contribute to the quality of the environment in terms of open and green space across the city. The conservation of biodiversity has potentially positive effects on health and wellbeing. Economically it could contribute positively through protecting ecosystem services, which can include improved water quality.

**KEY EVIDENCE**

- Natural Environment and Rural Communities Act 2006;
- The Conservation (Natural Habitats, &c.) Regulations 1994, SI No. 2716;
- Wildlife and Countryside Act 1981;
- UK National Ecosystems Assessment (2011);
- Cambridge City Council Nature Conservation Strategy (2006);
- Cambridgeshire Green Infrastructure Strategy (2011);
- Lawton, J (2010). Making Space for Nature: A review of England’s Wildlife Sites and Ecological Networks.

**CURRENT POLICY TO BE REPLACED**

- Policy 4/6 Protection of Sites of Local Nature Conservation Importance



## **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

Within Cambridge, there are a number of nationally and locally recognised nature conservation sites, which form an important element of the character and setting of the city. These sites include two Sites of Special Scientific Interest (SSSI), which are designated for their national biodiversity or geodiversity value. SSSIs are statutorily protected by their designation under the Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006. The Council has declared twelve Local Nature Reserves on land that it owns and manages, including a number of the city's commons. Local Nature Reserves are statutorily designated under Section 21 of the National Parks and Access to the Countryside Act 1949 by local authorities. County Wildlife Sites and City Wildlife Sites include a number of the city's commons. They do not have statutory protection. They have been selected as sites of substantive nature conservation interest, against published criteria, as a result of surveys undertaken initially by the local Wildlife Trust for the Council and maintained by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC). Other undesignated green spaces also make up the ecological network of sites across the city and would be subject to this policy, if they are identified as meeting the criteria for City or County Wildlife Site status. A large number of green spaces are also designated as Protected Open Space and would be protected as a result of existing policy coverage under Policy 4/2 of the Cambridge Local Plan 2006 and its proposed successor policy in the Cambridge Local Plan Towards 2031.

Development within or affecting SSSIs, Local Nature Reserves, County Wildlife Sites and City Wildlife Sites is dealt with in paragraph 118 of the National Planning Policy Framework. Given the lack of detail on assessment of the potential impact of development upon sites of local and national nature conservation importance and the need to mitigate the impact of that development, it is considered appropriate to bring forward a policy covering these issues. There is strong support for this option to be pursued in order to protect the hierarchy of locally and nationally significant sites of nature conservation importance.

The policy will ensure that development would only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity or geodiversity; and that, where required, suitable mitigation measures must be acceptable and deliverable. In addition, the potential for the enhancement of the site and adjacent habitats should also be explored. Proposals on or adjacent to a site of national or local conservation importance should not be refused without proper consideration of the potential to enhance the site's biodiversity or geodiversity through enhanced management, habitat creation or the formation of new linkages with adjacent habitat areas. Whilst measures to enhance biodiversity on sites of nature conservation importance will need to promote the use of native species of local provenance, where possible, it is also recognised that this issue should be addressed in relation to policies on landscaping of new developments. This will be reflected in the relevant policy options taken forward in Chapter 7 Delivering High Quality Places.

It is noted that the use of the term 'appropriate assessment' in bullet point 1 of the

policy option has given rise to some confusion. This occurred as the term is usually used in relation to sites of European nature conservation importance. The National Planning Policy Framework states in paragraph 113 that protection should be commensurate with a site's status and give weight to their importance and the contribution that they make to wider ecological networks. The policy option will be reworded to indicate that development within, adjacent to, or affecting locally and nationally significant sites of nature conservation importance will require the submission of appropriate ecological screening information on the potential impacts of development and proposals for protection, mitigation and enhancement measures prior to decision.

**RECOMMENDATION FOR PREFERRED APPROACH**

Given strong local support for this option and the need to protect and enhance sites of national and local nature conservation importance, the recommendation is to pursue Option 77. This would ensure that the Local Plan requires proportional ecological information to determine any application on, adjacent to or affecting a designated nature conservation site. In line with the National Planning Policy Framework's requirements, the policy should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

**ISSUE: PROTECTION OF PRIORITY SPECIES AND HABITATS**

**Total representations: 37**

**Object: 6**

**Support: 31**

OPTION NUMBER	KEY ISSUES ARISING FROM CONSULTATION
<p>Option 78: Protection of priority species and habitats</p> <p>This would not permit development which would have a direct or indirect impact on rare or vulnerable habitats and species.</p>	<ul style="list-style-type: none"> <li>• Several statements of support in favour of a policy for the protection of priority species and habitats;</li> <li>• When a case is made for protection of a species that is not on the Section 41 list, it must also be considered;</li> <li>• No need for a Local Plan policy, detailed guidance should be provided in Supplementary Planning Document guidance on Nature Conservation issues.</li> </ul>

**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

#### **SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

By preventing or mitigating the effects of developments that will directly or indirectly impact upon rare or vulnerable species or habitats, this option should help to conserve threatened biodiversity. This is likely to contribute to the quality of green and open space citywide, along with wider potential benefits from ecosystem service provision.

#### **KEY EVIDENCE**

- Natural Environment and Rural Communities Act 2006;
- UK Biodiversity Action Plan;
- Cambridge City Council Nature Conservation Strategy (2006);
- Cambridgeshire Local Biodiversity Action Plan;
- Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England List, available at <http://ukbars.defra.gov.uk/archive/news/details.asp?X=45> under Lists of Habitats and Species – August and November 2010

#### **CURRENT POLICY TO BE REPLACED**

- Policy 4/8 Local Biodiversity Action Plans

#### **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

This approach would assist the Council in continuing to comply with its duty to conserve biodiversity under the Natural Environment and Rural Communities Act 2006. Furthermore, the National Planning Policy Framework promotes the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets (Paragraph 117). This policy option was strongly supported, reflecting the need for this approach to continue protecting priority habitat and species across the city. Vulnerable habitats and species will continue to be identified on the Section 41 list or in the Cambridgeshire Biodiversity Action Plan.

One representation suggested that protection of priority species and habitats could be dealt with by way of a Supplementary Planning Document. However, the National Planning Policy Framework is clear that Supplementary Planning Documents should not be used to add unnecessarily to the financial burdens on development.

Protection of non-priority species does not lie within the scope of this policy option. Where ecological surveys identify locally important species populations and habitats, the management of these species and their protection will need to be addressed through the policy approach to new development and biodiversity.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 78 to ensure that the Local Plan requires that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on priority habitats and species; and, where required, suitable mitigation measures and proposed enhancement measures are both acceptable and deliverable.

**ISSUE: NEW DEVELOPMENT AND BIODIVERSITY**

<b>Total representations: 96</b>					
<b>Object: 19</b>			<b>Support: 77</b>		
<b>Option 79:</b>	<b>Option 80:</b>	<b>Option 81:</b>	<b>Option 79:</b>	<b>Option 80:</b>	<b>Option 81:</b>
5	8	6	31	21	25

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
Option 79: Enhancement of biodiversity as part of all development proposals	<ul style="list-style-type: none"> <li>It should be amended to allow pooling of biodiversity gain in adjacent sites, nearby green spaces and adjacent corridors;</li> <li>The requirement to minimise the impacts of development on biodiversity and provide net gains in biodiversity is included in the National Planning Policy Framework. It is not necessary to repeat the policy in the Local Plan, it should be incorporated into Option 64 (Design) and the wording should reflect the wording in the National Planning Policy Framework;</li> <li>Guidance in this regard including opportunities to reduce costs through identifying and replicating successful approaches should be developed.</li> </ul>
Option 80: Enhancement of biodiversity as part of major developments	<ul style="list-style-type: none"> <li>Less desirable than Option 79 as it does not apply to all developments.</li> </ul>
Option 81: Include reference to biodiversity within Option 64 (the design of the public realm, landscape and other external spaces)	<ul style="list-style-type: none"> <li>Less desirable than Option 79 as it does not apply to all developments;</li> <li>It would be better if Option 79 was added to Option 64;</li> <li>The requirement to minimise the impacts of development on biodiversity and provide net gains in biodiversity is included in the National Planning Policy Framework. It is not necessary to repeat the policy in the Local Plan, it should be incorporated into Option 64 (Design) and the wording should reflect the wording in the National Planning Policy Framework;</li> <li>So long as ‘public realm’ includes developments of less than 10 houses, a unified approach is welcome;</li> </ul>

	<ul style="list-style-type: none"> <li>• Several statements of support for a policy of this nature;</li> <li>• Some sites have not been designated despite their wildlife value e.g. Chesterton Sidings;</li> <li>• No need for a policy but detailed guidance should be provided in a Supplementary Planning Document on Nature Conservation issues;</li> <li>• Support the inclusion of a biodiversity enhancement programme but suggest it should be wider than the options presented;</li> <li>• Worth noting the value of allotments.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

Option 79, 80 and 81 may all result in higher quality green spaces across the City and so could potentially help contribute to providing wider ecosystem services. The extent to which the options contribute to the enhancement of biodiversity varies, with Option 79 likely to provide the greatest gains due to its strength as a standalone policy and its recognition of the opportunities for enhancement at all scales of development.

**KEY EVIDENCE**

- UK Biodiversity Action Plan;
- Cambridge City Council Nature Conservation Strategy (2006);
- Cambridgeshire Local Biodiversity Action Plan

**CURRENT POLICY TO BE REPLACED**

- Not applicable

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

The National Planning Policy Framework states that planning policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and protection and recovery of priority species (paragraph 117) and that opportunities to incorporate biodiversity in and around developments should be encouraged; (paragraph 118). The three policy options outlined above could give rise to net gains in biodiversity, which would support the Government’s commitment to halt the overall decline in biodiversity (paragraph 109). None of these options seek to designate specific sites for nature conservation purposes, but all options were strongly supported by respondents. None of the options would seek to pool biodiversity gain on adjacent sites as a matter of course. This is in part because changes to planning obligations from 2014 onwards would prohibit the pooling of five or more obligations, but is also based on the need to enhance biodiversity on sites themselves in order to widen ecological networks.

Whilst it is recognised that Option 79 is the most ambitious in requiring the enhancement of biodiversity as part of all development proposals, it has a number of

disadvantages, in relation to implementation of the policy. It could also be very onerous for smaller scale householder applications and could impact on the viability of development, due to the assessment required and the measures to be put in place through the development.

Option 80 would require assessment of the site's position in the ecological network and the provision of suitable protection and enhancement of important nature conservation features for applications for major developments only. This approach would not allow the Council to take opportunities to enhance biodiversity on smaller sites, which could lead to continuing gaps in the city's ecological network. Option 80 would be less desirable than both Options 79 and 81 in relation its lack of coverage of smaller sites within the city. Currently, major developments are assessed for their capacity to enhance biodiversity as required by the Cambridgeshire and Peterborough Biodiversity Checklist. The completion of this checklist for major developments is required by the Council's Sustainable Design and Construction Supplementary Planning Document, which is currently tied to Policy 3/1 in the Cambridge Local Plan 2006.

Option 81 on the inclusion of reference to the enhancement of biodiversity within Option 64 (The design of the public realm, landscape and other external spaces) would allow biodiversity enhancement to be addressed by all scales of development requiring planning permission, but would not require the provision of additional guidance. This would allow biodiversity to be considered in an integrated manner with public realm and landscaping issues. It should also be highlighted that biodiversity enhancement will be addressed in Option 42 which will form a general sustainable development policy and in the option to be taken forward on infill development in rear gardens.

It is considered that Option 81 would ensure that options for biodiversity enhancement are explored by all developments without creating an overly onerous, costly and bureaucratic regime for all developments to follow. In order to maintain the use of the biodiversity checklist approach for major developments, it is suggested that the checklist is referenced within Option 64. Officers will then explore the best way of ensuring that the checklist is submitted as part of planning application, for example through the Local List. This would ensure the continued use of the biodiversity checklist and the associated inclusion of biodiversity enhancement measures in new major developments.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 81, which would involve increasing the breadth of Option 64 to make reference to the need to enhance biodiversity through new development. Additionally, the need to complete a biodiversity checklist for all major development should be included in the text of the criteria based policy on public realm, landscape and other external spaces.

**ISSUE: LANDSCAPE SCALE ENHANCEMENT OF BIODIVERSITY**

<b>Total representations: 32</b>	
<b>Object: 7</b>	<b>Support: 25</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 82: Support for strategic biodiversity enhancement proposals</p> <p>This would consist of large scale projects to join up existing habitats and improve ecological quality of the wider farmed and urban environment.</p>	<ul style="list-style-type: none"> <li>• This option is essential to support the creation of a viable and functioning ecological network across the city to deliver the Green Infrastructure Objectives;</li> <li>• Large sites need to have this assessment;</li> <li>• The 2011 Green Infrastructure Strategy will provide a useful starting point for the identification of proposals.</li> </ul>

**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

This option is likely to improve habitat connectivity within Cambridge, helping create a stronger ecological network and contribute to a positive effect on biodiversity as a result. As strategic biodiversity proposals are capable of having a landscape scale influence, a positive effect on green and open spaces could occur across all areas of the city.

**KEY EVIDENCE**

- Cambridgeshire Green Infrastructure Strategy (2011 – 2020);
- Cambridge City Council Nature Conservation Strategy (2006);
- Lawton, J (2010). Making Space for Nature: A review of England’s Wildlife Sites and Ecological Networks

**CURRENT POLICY TO BE REPLACED**

- Not applicable

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

The delivery of large scale strategic biodiversity enhancement projects at a landscape scale would support the delivery of the Cambridgeshire Green Infrastructure Strategy’s objectives and would be in keeping with paragraph 117 of the National Planning Policy Framework. This would ensure that proposals with the primary objective of biodiversity enhancement would be given appropriate support through the planning process.

With regards to the mapping of strategic biodiversity enhancement projects, this process has already taken place as part of the Cambridgeshire Green Infrastructure Strategy, which forms a background document to the Local Plan Review. The Council will continue to work with partners including the Wildlife Trust, South Cambridgeshire District Council and Cambridgeshire County Council to implement projects identified in this study as appropriate.

Although this option is likely to improve habitat connectivity within Cambridge, helping create a stronger ecological network and contribute to a positive effect on biodiversity, it is considered that these benefits could also be achieved by including specific reference to the delivery of large scale strategic biodiversity enhancement projects at a landscape scale in the policy option on the setting of the city (Option 21). This option already makes reference to landscape improvement proposals that enhance biodiversity and continues the policy approach taken by Policy 3/2 Setting of the City in the Cambridge Local Plan 2006.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is **not** to pursue option 82, but to include support for the delivery of large scale strategic biodiversity enhancement projects at a landscape scale in Option 21 Setting of the City. Option 21 will be discussed at a forthcoming meeting of Development Plan Scrutiny Sub Committee.

**ISSUE TITLE: THE PROTECTION OF TREES**

<b>Total representations: 90</b>	
<b>Object: 9</b>	<b>Support: 81</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p><b>Option 83: Trees</b></p> <p>This option would allow for the development of a policy to protect existing trees affected by development proposals.</p>	<ul style="list-style-type: none"> <li>• Several statements in support of this policy option;</li> <li>• A replacement policy would be more sensible than preventing trees from being harmed;</li> <li>• The ‘wherever possible’ element could allow developers to wriggle out of their responsibility;</li> <li>• In favour of the retention of hedges and veteran trees;</li> <li>• A flexible approach should be promoted;</li> <li>• The criteria for judging whether a tree should be felled needs to be stronger;</li> </ul>



	<ul style="list-style-type: none"> <li>• The policy should recognise the role of trees in the setting and character of the city and its neighbourhoods, and in providing visual amenity, environmental and social benefits;</li> <li>• When a large tree is removed a greater number of smaller trees should be planted, to ensure similar levels of habitat;</li> <li>• The Council’s proposed policy should incorporate the flexibility provided in the National Planning Policy Framework (Paragraph 118) where the loss of veteran trees might be outweighed by the benefits of new development;</li> <li>• Policy needs to account for the felling of trees in anticipation of development;</li> <li>• There should be ongoing maintenance of trees provided as part of large developments.</li> </ul>
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**NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT**

No additional options have been suggested.

**SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT**

The protection of existing trees is likely to contribute positively to maintaining biodiversity, especially in the case of ancient trees and hedgerows, which provide important habitat and ecological connectivity. Given that the presence of trees also contributes positively to visual amenity, this option should also help enhance both the setting of the city and its townscape, as it seeks to protect trees with significant amenity value to the public realm. The retention and enhancement of hedges and trees, is likely to have positive effects on community and wellbeing, as green and open space is protected. In addition, air quality in and around Cambridge City Centre has been identified as a key issue, and this option is likely to contribute to improved air quality. Positive effects may also result with respect to flood risk, as protecting trees will contribute to enhancing natural flood risk management infrastructure.

**KEY EVIDENCE**

- National Urban Forestry Unit (2005). Trees for cities.
- Town and Country Planning Act 1947
- Cambridgeshire’s Green Infrastructure Strategy 2011-2020
- Conservation Area Appraisals
- 2003 Cambridge Landscape Character Assessment

**CURRENT POLICY TO BE REPLACED**

- Policy 4/4 (Trees)

## **ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

The majority of representations support the proposed policy for the protection of existing trees and hedges. This policy option recognises the valued contribution trees make to the built and natural environment. This policy approach for the protection and enhancement of trees and hedges is likely to have a wide range of environmental and social benefits including: improving air quality, reducing noise, cooling the urban environment, aiding sustainable drainage, and adding economic value to areas. It is also likely to contribute positively to maintaining biodiversity, especially in the case of ancient trees and hedgerows, which provide important habitats and ecological connectivity. These positive benefits were reflected in the findings of the Sustainability Appraisal.

Policy Option 83 is also likely to have positive implications for the protection of trees and hedges that contribute to the visual amenity and character of Cambridge at a community, neighbourhood or city level. In accordance with the Town and Country Planning Act 1947, policy option 83 will ensure the protection of an excess of 500 Tree Preservation Orders and thousands of trees in the Conservation Areas across the city which play an important role in the character and setting of the city, as well as promoting the planting of new trees as part of new development proposals to help enhance the canopy cover of the city.

Some representations raised the issue of the felling of trees and replacement planting. Where felling is required, replacement planting must be appropriate to both the development and the surrounding area. It is not therefore considered appropriate to require or specify that multiple trees to be planted to replace one large tree. It is however noted that the wording 'wherever possible' should be excluded from the policy to avoid the responsibility of developers being lost.

With regards to the ongoing maintenance of trees to ensure that they establish and flourish to maturity, this is already a consideration in new developments, and will continue to be important in the future. At present, the City Council maintains all new trees provided within the Highway and on open spaces within new developments that are adopted by the Council.

The proposed policy will be in keeping with the National Planning Policy Framework, notably paragraph 118 which states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats unless the need for, and the benefits of, the development outweigh the loss. While the policy will be flexible in this regard, the preference should be for veteran trees to be incorporated into new developments wherever possible, and the consideration of veteran trees should take place from the early stages of the development and design process to ensure successful integration.

## **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue option 83 with some amendments to the criteria as follows:

- A presumption in favour of the retention and enhancement of irreplaceable

<p>habitats, including aged and veteran trees, hedges, trees and other landscape features of amenity and biodiversity value, unless the need for, and the benefits of, the development clearly and demonstrably outweigh any loss;</p> <ul style="list-style-type: none"> <li>• Protection of trees that have significant amenity value as perceived from the public realm; and</li> <li>• Where felling is accepted, appropriate replacement planting will be required within the vicinity.</li> </ul>
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**ISSUE: POLLUTION AND PROTECTION OF ENVIRONMENTAL QUALITY (OPTIONS 84 – 88) – THIS ISSUE WILL BE CONSIDERED AT JANUARY DEVELOPMENT PLAN SCRUTINY SUB COMMITTEE**

**ISSUE: VISUAL POLLUTION**

<b>Total representations: 27</b>	
<b>Object: 5</b>	<b>Support: 22</b>

<b>OPTION NUMBER</b>	<b>KEY ISSUES ARISING FROM CONSULTATION</b>
<p>Option 89 - Detailed Visual Pollution Policy</p> <p>This policy option seeks to address the impact of visual pollution on amenity and public safety</p>	<ul style="list-style-type: none"> <li>• Street clutter is a persistent problem;</li> <li>• No need for a separate policy, other policies in the plan allow these matters to be addressed;</li> <li>• The design of buildings can involve visual pollution;</li> <li>• Require commercial premises use lower lighting when shut;</li> <li>• Include mobile phone masts in the third bullet point.</li> </ul>

<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>
No additional options have been suggested.

<b>SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT</b>
<p>This option has the potential to contribute positively to maintaining and improving the quality of the City Centre as a place to live, work and spend leisure time. This option should also help maintain Cambridge as an attractive tourist destination and contribute to promoting an attractive public realm. This option should also help contribute to maintaining the attractiveness of Cambridge’s townscape, particularly in Conservation Areas by promoting their individual character and distinctiveness. This option may contribute positively to helping improve the quality of public realm in various areas of the city, including North Cambridge.</p>

<b>KEY EVIDENCE</b>
<ul style="list-style-type: none"> <li>• National Planning Policy Framework (March 2012)</li> </ul>

**CURRENT POLICY TO BE REPLACED**

- Not applicable

**ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE**

This option was strongly supported by respondents, who recognised that street clutter is a persistent issue within the townscape. This policy approach brings together a range of issues such as advertising signage and hoardings, unnecessary street furniture, and satellite dishes, which are not dealt with in detail in other parts of the Local Plan. The National Planning Policy Framework recognises the importance of streetscapes in creating attractive and comfortable places to live, work and visit. It also recognises that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Given the international importance of Cambridge's historic environment, it is considered that a policy approach that seeks to reduce the impact of street clutter is appropriate for the new Local Plan.

With regards to the inclusion of mobile telephone masts in the policy wording, it should be recognised that many telecommunications development do not require planning permission. Where planning permission is required, the Council will consider the impact of the proposed development upon visual amenity. The National Planning Policy Framework provides support for high quality communications infrastructure and notes that the aim should be to keep numbers of radio and telecommunications masts to a minimum, with a preference for the use existing masts, buildings and other structures, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate. Development of new telecommunications infrastructure will be subject to a separate Local Plan policy, along the lines of Option 199 of the Issues and Options Report, which proposes a criteria based policy approach for telecommunications development. This will include consideration of the visual impact of proposals. As such, it is not considered necessary to include reference to telephone masts within the visual pollution policy.

It is recognised that the lighting of commercial premises can cause visual pollution and it is considered that this issue will be addressed through the policy approach on light pollution. It should be noted however, that the planning process can only deal with lighting proposals for new commercial premises or enforcement of existing planning permissions. The Clean Neighbourhoods and Environment Act 2005 brought light nuisance under the statutory nuisance provisions of the Environmental Protection Act 1990. It is under these provisions that existing light causing a nuisance can be regulated.

**RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 89 and develop a criteria based policy setting out the approach to minimise visual pollution. This policy will cover issues such as advertising hoardings and signs, satellite dishes and street furniture and give the Council and other parties responsible for the street scene a focus for enforcement.

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**CHAPTER: 8 - Conserving and  
Enhancing the Historic &**

**8.1**

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**16458 Object**

Summary:

These aims are incompatible.

**18435 Object**

Summary:

The County Council also wishes to add that in relation to paragraph 8.1, we consider it important to recognise the contribution of the historic environment to heritage tourism and the economic value of this to the City. Corrections are needed for some bullet points within the Key Facts.

**10103 Support**

Summary:

We endorse this chapter.

**11307 Support**

Summary:

This whole chapter outlines ideas and policies that are vital to the quality of life in Cambridge.

**17753 Support**

Summary:

This chapter includes a comprehensive overview of the City's biodiversity/geodiversity importance, including reference to nationally locally designated wildlife sites, habitats and species. We are pleased that this section makes reference to the important role that biodiversity plays in helping to deliver sustainable development and in enhancing the capacity of our natural environment to provide ecosystem services such as clean water, regulation of the urban heat island effect, and crop pollination, as well as providing habitats for wildlife.

We welcome recognition of the potential effects of air pollution and light pollution on ecology, and wider biodiversity addresses the policy options in relation to the protection of the historic environment, protection and enhancement of biodiversity and sites of nature conservation importance, and the need to protect the environmental quality of the city from pollution.

## 6916 Object

Summary:

Development should follow "constructive conservation" as advised by EH, enabling sensitive change and development. Not all city sites are suitable for enhanced tree cover. These are separate issues and the City should have a heritage policy and a discrete environment policy.

## 9873 Object

Summary:

Agree the wider landscape setting of the city is of utmost importance. reference should also be made to the goal of minimising light pollution

## 10215 Object

Summary:

Agree the wider landscape setting of the city is of utmost importance. However reference should also be made to the goal of reducing/minimising light pollution and noise pollution

## 10501 Object

Summary:

A strategic priority should be stated with conviction. We see very little enhancing in this chapter. Why do so many of the options apply only to (new) developments? Protection should also be defined. Protection from what? The hazards to Heritage Assets should be clearly defined so that aims become meaningful. As it stands this chapter is woolly and over-generalised.

Insert: To recognise that historic heritage assets are a non-renewable resource.

Alter wording to strengthen "To ensure that new development proposals protect and enhance....."

Alter wording to strengthen "Development proposals should contribute to a net gain in biodiversity...."

## 13915 Object

Summary:

Object to the words 'and the wider landscape setting of the City'. This should be defined and transparent - for example the 'Defining Character' identified in the Cambridge Landscape Character Assessment 2003. Otherwise the protection and enhancement of the wider landscape setting of the City could block development.

## 13918 Object

Summary:

The Consortium wish to object to the wording 'and the wider landscape setting of the City' in Option 67 because there is no explanation of what this actually means and because the location of the wider landscape setting of the City is not specified or defined. The option, as worded, aims to protect and enhance the wider landscape setting of the City but in reality this will simply seek to restrict development.

## 15552 Object

Summary:

We recommend that the last sentence should read '....tree canopy cover and positive enhancement of the city's heritage assets'. Option 67 as it stands would not, in our view, be adequate in terms of the strategic historic environment policy content for the Cambridge Local Plan. The NPPF requirement for strategic policies should be expressed in terms that are both general, and specific to the locality. Given the importance of the city's architectural heritage, we would like to discuss with you how this can be reflected in the strategic policy content of the plan. The strategic policies clearly also have a role in guiding neighbourhood plans and this is another aspect that should be taken into account.

## 16822 Object

Summary:

I am concerned development may destroy a way of life that allows everyone to enjoy playing fields and green spaces near the centre of town without having to use a car to get to them. and that Cambridge's crown jewels feature (colleges aside) which is the melding of the countryside with the town will be destroyed.

## 17102 Object

Summary:

I notice the continual whittling away of our tree canopy, and where trees are 'said' to be old or dangerous the replacement policy is not like for like.

We seem to build almost to the road side. We should be lining these pavements with maturing trees, setting back the building line. We should encourage architects to step-rise these developments so as to open the air corridors and clear pollution more quickly. We are just trapping and funnelling more particulates.

I strongly believe that the local plan should speak about the Greening of the City not just Green Spaces.

## 9216 Support

Summary:

For reasons given

## 10351 Support

Summary:

Plainly desirable.

## **10567 Support**

Summary:

The Wildlife Trust supports inclusion of such a strategic this over-arching policy proposal

## **10797 Support**

Summary:

Absolutely essential to preserve the special character of the city

## **12184 Support**

Summary:

Obviously crucial to the character of this lovely city.

## **12190 Support**

Summary:

I consider that Strategic priorities, option 60 (p. 136), option 67 (p. 150), option 121 (p. 218), option 163 (p. 260) and option 182 (p. 284) are the correct ones

## **12428 Support**

Summary:

Self-evidently sensible

## **13415 Support**

Summary:

Support in principle

## **13874 Support**

Summary:

historic and natural environment should be protected.

## **14080 Support**

Summary:

This is critical if Cambridge is not lose its unique special character

## **15223 Support**

Summary:

Agree

## **16459 Support**

Summary:

I support this, if it is attainable.

## **16737 Support**

Summary:

Support - Particularly this should include care for flora and fauna and open spaces

## **16850 Support**

Summary:

Tall high density building trap air thereby reducing (already very poor) air quality. Cambridge badly lacks trees and this is one thing that would have an effect in reducing the amount of pollution/allergies in the air.

## **17108 Support**

Summary:

The four parishes of Barton, Coton, Grantchester and Madingley have submitted a vision document to the South Cambridgeshire and Cambridge City Council, entitled "A Quarter to Six Quadrant". This sets out in detail how the QTSQ part of Cambridge could contribute to Cambridge's green infrastructure, ensuring that the total development of Cambridge and District is developed in a sustainable manner. QTSQ also makes recommendations on the reduction of pollution in the City and District: noise (in particular from roads), air, and light.

## **18433 Support**

Summary:

In the absence of specific questions for Option 67, the County Council wishes to record its specific SUPPORT for this as a Strategic Priority.

### **9874 Object**

Summary:

There is no specific mention in this section of the historic pattern of green spaces constituted by college playing fields still within the city, particularly those forming a network between the backs and the urban edge to the west. Natural green spaces referred to in the section on Biodiversity. These are not natural green spaces as such but should be considered as part of the historic fabric/ setting of city and stated to be such to give them additional protection

### **10218 Object**

Summary:

Support reference to importance of historic environment However there is no specific mention in this section of the historic pattern of green spaces constituted by college playing fields still within the city, particularly those forming a network between the backs and the urban edge to the west. Natural green spaces referred to in the section on Biodiversity. These are not natural green spaces as such but should be considered as part of the historic fabric/ setting of city and stated to be such to give them additional protection

### **11545 Object**

Summary:

Is Addenbrookes really a key feature of the skyline to protect, or does this refer to 'enhance'?

### **11546 Object**

Summary:

Tall building section needs to refer to tall building guidance.

### **18434 Object**

Summary:

There is a correction to the 2nd bullet point within the Key Facts - There are currently 5 Scheduled Monuments and 12 designated Parks and Gardens within the City Council's administrative area. We also consider that the paragraph relating to the archaeological heritage of the City (7th bullet point) understates the significance and contribution of archaeological assets within the City's boundaries.

### **15553 Object**

Summary:

Since setting applies to an asset or, as in the case of the historic city, a collection of assets with nested settings, the first objective might be amended as follows: 'To protect and enhance all heritage assets, including the wider townscape and the appreciation of the historic city, its character and setting'.

### **16689 Support**

Summary:

I agree with the principles set out in this chapter and believe that these principles should carry significant weight in planning decisions.



### **9877 Object**

Summary:

not sure about inclusion of post war housing/employment developments. Not evident from text what is referred to here. Do Very strongly support the reference to key quality of private and public historic open space but seek specific inclusion of college playing fields within the city as part of Cambridge's key distinctive historic environment

### **10220 Object**

Summary:

not sure about inclusion of post war housing/employment developments. Not evident from text what is referred to here. Do Very strongly support the reference to key quality of private and public historic open space but seek specific inclusion of college playing fields within the city as part of Cambridge's key distinctive historic environment

### **10504 Object**

Summary:

An example of Victorian/Edwardian suburbs is North Newtown. It is in a Conservation Area - is currently being destroyed by a lack of adequate planning and enforcement. The Hills Road development will bring more traffic into historic Newtown making it more of a rat-run - endangering the lives of thousands of school children who come into Newtown. Areas such as Newtown should be given special consideration AND mention in the Local Plan. Consultation with local groups/conservation bodies should support the vital heritage of these special areas. Heritage assets and sites of historic interest must be preserved in these areas.

### **15952 Object**

Summary:

What is special about Cambridge and should be preserved? Sadly, Cambridge has managed to mislay much of its particular, perhaps unduly austere charm in recent years, and I say this having known the city all my life (I'm fifty-nine) and lived here in Castle since the mid-1980s. The once blissfully still, historic centre has long since been abandoned to the exigencies of rampant consumerism. The older university buildings in the city centre remain as imposing and astonishing as ever, but only the marketplace serves as a reminder of the city's kinder, less hurried past.

### **12464 Support**

Summary:

The city should be protected from motor traffic by building a driverless, automated, fully underground metro system. It should link all the Park-and-Ride sites to the city centre, and there should be policy development to ensure that tourist coaches use the metro system. The efficiency, comfort and punctuality of such a system would lead people voluntarily to leave their cars outside the city. The cost of such a system is higher than the £500 million previously promised, but not greatly so.

### **10506 Object**

Summary:

Unless more effective enforcement of planning policies and decisions is in place, these documents are meaningless. The Local Plan and national guidelines must be used rigorously especially for the historic core and surrounding historic areas such as Newtown. These documents should be used in conjunction with consultation of local and conservation groups defining buildings and other features of historic interest to ensure that conservation areas are preserved over and above the commercial demands of developers.

### **10507 Object**

Summary:

The words 'respects' and 'understands' are insubstantial. Although growth and development is necessary for a living city, the heritage, buildings and features of local interest should always take priority. This is especially so for the centre of historic Cambridge and the surrounding historic areas such as Newtown, Newnham etc. (8.5 acknowledges the international importance of Cambridge). These historic buildings and features of local interest should be determined by heritage experts, local council and local residents prior to development and be part of local documentation to determine any further developments.

### **11547 Object**

Summary:

Currently the Green Belt I would argue does not "enhance" the local environment, but it could if appropriately redeveloped as public greenspace.

### **15554 Object**

Summary:

In terms of the NPPF guidance, we would wish to see the protection of the historic environment pursued jointly and simultaneously with other objectives to achieve the most sustainable solutions.

### **9218 Support**

Summary:

This is a reason for retaining the green belt and not allowing further intrusion into protected areas.

### **9878 Support**

Summary:

Because this is what makes Cambridge special.

Very good that historic environment is given a wide definition The Council needs to continue to maintain the key feature it identifies in the historic setting and the clear distinction with the rural area beyond by directing any policies for growth away from those areas of the Green Belt which could threaten that key feature.

### **10223 Support**

Summary:

Because this is what makes Cambridge special. Very good that historic environment is given a wide definition The Council needs to continue to maintain the key features it identifies in the historic setting and the clear distinction with the rural area beyond by directing any policies for growth away from those areas of the Green Belt which could threaten that key feature.

### **16461 Support**

Summary:

Support this, but suggest that this is a good reason for retaining the Green Belt (what is left of it) and not allowing further intrusion into protected areas.

### **9220 Support**

Summary:

We agree

### **11096 Object**

Summary:

The need for policies rather than a single policy protecting the historic environment is supported. However as it stands, this section is trying to cover far too much ground and will be hugely muddled if not split.

### **11550 Object**

Summary:

Somewhat concerned about the 'views' section, which whilst important, has been used extensively elsewhere to argue against development over large areas of the city. This need to be carefully considered - who is the view benefiting? Can the view really be taken in without walking to an elevated position elsewhere?

### **13635 Object**

Summary:

There is a need to more fully assess the impacts of extending conservation areas.

### **13924 Object**

Summary:

The fourth bullet point of the Option seeks to protect strategic and local views. However, the Option is not transparent or clear because there is no definition of either strategic views or local views.

The fourth bullet point also seeks to protect the 'wider historic setting of the City'. This is essentially the protection afforded by the Green Belt and there is no need or justification for another policy to achieve the same objective.

### **14854 Object**

Summary:

Whilst I want to see historic buildings and environment protected, conservation areas tend to mean more unnecessary bureaucracy for householders who have to ask whether they can change window frames or prune a tree.

### **15224 Object**

Summary:

Agree but it is important to also maintain the usability of such buildings by accepting the need for them to be properly heated and insulated even if this offends the historical purists.

### **15555 Object**

Summary:

We strongly support the coverage outlined in options 67 and 68. It would however, be helpful to ensure that the areas covered are identified within a positive overall strategy for the historic environment. This applies to the other historic environment policies. The aspects to be covered in the strategic policy and development management policy also needs careful consideration.

### **16912 Object**

Summary:

Need a range of policies rather than a single policy. The policy is covering too much ground and there is no requirement to mention the 'heritage at risk'

### **7673 Support**

Summary:

This is fundamental to promoting the city's unique character and it's liveability.

### **8945 Support**

Summary:

The recent developments with tall buildings have detracted from the beauty of Cambridge's skyline. Kings College Chapel needs protection from development.

### **9223 Support**

Summary:

The combination of the historic buildings, river and green spaces is essential to the particular character of Cambridge.

### **9879 Support**

Summary:

because its historic character is what makes Cambridge special

### **10225 Support**

Summary:

Because Cambridge's historic environment is what makes Cambridge special. Support this provided the term heritage assets is given a broad interpretation

## **10798 Support**

Summary:

Essential

## **11309 Support**

Summary:

These objectives are vital.

## **12429 Support**

Summary:

Common sense; particularly glad to see recognition of the need to protect the wider setting and distant views of the city.

## **13754 Support**

Summary:

The principle of developing policies aimed at preserving and enhancing the historic environment is supported.

## **14089 Support**

Summary:

support need for policy.

The Council has downgraded the expertise within the planning dept to look after needs of the historic environment and this should be rectified.

## **15707 Support**

Summary:

We support Option 68 and agree with the need for effective protection of buildings of local interest and strongly support the sort of measures proposed in Option 69. It should be recognised that such buildings may not be of high architectural merit, but frequently are important in terms of local history, and can be part of the fabric of local people. East Chesterton has lost too many such buildings recently to development. The current list of BLIs should be revisited.

## **16460 Support**

Summary:

Strongly support all these aims.



## 10799 Support

Summary:

Absolutely

## 11021 Support

Summary:

Yes, this must be key to ensuring that future Cambridge remains true to its origins.

## 11224 Support

Summary:

Existing policies within the existing 2006 Local Plan should be a template for any new policy or policies.

## 11343 Support

Summary:

an absolute must. The historic and natural environments are key factors in making Cambridge a special place.

## 12969 Support

Summary:

Essential. Should be core funding towards conservation of City Heritage.

## 13063 Support

Summary:

Yes, a good policy (or policies) aimed at preserving and enhancing the historic environment would help ensure a good outcome.

## 13598 Support

Summary:

Yes

Section 7 pages 49-58 of the Quarter-to-Six Quadrant Visioning Document is in effect the representation contained in this response. "Our vision is for the QTSQ to be enhanced and preserved as a very significant part of Cambridge's 'rural lungs', dedicated to public rural enjoyment by the people of Cambridge and visitors to the area. The four parish councils will work together, and with all those already involved in the area, to develop this vision over the coming years."

## 13687 Support

Summary:

Yes

## 13756 Support

Summary:

The principle of developing policies aimed at preserving and enhancing the historic environment is supported.

## 13934 Support

Summary:

Yes

## 14973 Support

Summary:

Yes, support.

## 15891 Support

Summary:

The projected demand for new homes and jobs within Cambridge is a reflection of Cambridge's success at securing inward investment, and its emergence as a major centre of growth. The Local Plan will need to ensure that future growth is carefully balanced with the objective of preserving the special historic character and setting of the city, whilst protecting the Greenbelt. Land at Coldham's Lane, Cherry Hinton, comprises a major brownfield development opportunity within the existing urban area of Cambridge. The proposed residential development and the provision of new Strategic Open Space will reduce pressure on the Green Belt, whilst enhancing the special historic character and setting of the city by delivering local area regeneration.

## 16462 Support

Summary:

Yes.

## 16851 Support

Summary:

Yes there is a need for a policy addressing the protection and enhancement of Cambridge's Historic Environment. Particularly note the enhancement of the existing.

## **17410 Support**

Summary:

Historic environment - it is even more important to protect remaining historic environment in damaged environments like Newmarket Road, and in areas of the city which people assume have less history, but in reality have plenty still to protect. More local buildings and smaller features should be protected e.g. historic signs, working with site owners

## **17867 Support**

Summary:

Yes, Cambridge is a wonderful historic City & requires strict policies to ensure the heritage is retained & future development is challenged thoroughly

## **18101 Support**

Summary:

Yes

## **18436 Support**

Summary:

In this context the County Council would emphasise the important role and contribution of the Cambridgeshire Collection at the Central Library - the major, comprehensive collection of printed and photographic material on the history and life of the City and County - and Cambridgeshire Archives, based at Shire Hall Cambridge, the public repository for original archival documents relating to the city. We support the policy proposal for protecting and enhancing Cambridge's historical environment (Option 68).

### **7048 Object**

Summary:

A policy on Article 4 Directions - or similar - is needed to counter this 'Green Deal' threat.

### **9881 Object**

Summary:

Support policy. But enhance the protection of Conservation Areas and the status of the Conservation appraisals. Policy should protect Conservation Area as in Policy 4/11 in 2006 Local Plan. Include reference to college playing fields as part of the historic setting of the city. Make the definition of heritage assets as wide as possible - could not see an express definition. Important no important part of the historic character is left out - hence reference to college playing fields being included or at the very least it made clear that list not definitive of heritage assets

### **10231 Object**

Summary:

Support policy.

But enhance the protection of Conservation Areas and the status of the Conservation appraisals. Policy should protect Conservation Area as in Policy 4/11 in 2006 Local Plan. Include reference to college playing fields as part of the historic setting of the city. Make the definition of heritage assets as wide as possible - could not see an express definition. Important no important part of the historic character is left out - hence reference to college playing fields being included or at the very least it made clear that list not definitive of heritage assets

### **10511 Object**

Summary:

Bullet 1 & 2 should read rigorous preservation/protection and enhancement, 'continued' preservation is not good enough.

Preservation and enhancement should include 'in line with ecological needs'.

Bullet 4 'protection of view' should include new views that are created

Bullet 5 should include the adding of new items to the Heritage at Risk Register as it becomes necessary,

Impacts of proposed development should not be only on its special character but also on its physical structure to include such things as vibration, traffic and footfall density, air quality, etc.

Policies need to refer specifically to Conservation areas.

### **11098 Object**

Summary:

The current separate policies covering Listed Buildings and Conservation Areas work fine and should be largely replicated together with a policy covering archaeology. They would need to be redrafted to better reflect the NPPF and its balance of public benefits needing to outweigh substantial and less than substantial harm.

In line with the recent Enterprise and Regulatory Reform Bill 2012, there should be a policy supporting Heritage Partnership Agreements. These are especially pertinent in Cambridge where Colleges and the University often need to apply repeatedly for Listed Building Consent for similar or identical works to their buildings.

### **13421 Object**

Summary:

The current separate policies covering Listed Buildings and Conservation Areas work fine and should be largely replicated together with policy covering archaeology and the setting of heritage assets. There is a clear need to differentiate between 'designated' and 'undesignated' heritage assets and consideration of the balance to be struck between heritage significance and public benefit outlined in the NPPF.

### **6917 Support**

Summary:

Please see "constructive conservation" EH policy in line with PPS5.

### **13169 Support**

Summary:

Retrofit of energy efficiency improvements to Cambridge's extensive, world-class historic buildings must be enabled, while still preserving them.

Many old buildings are notoriously difficult to heat efficiently.

Low-visibility, reversible energy-efficiency measures should not be blocked in deference to historical purity.

Policy on the historic environment needs to cover these difficult issues and enable appropriate retrofit for comfortable use of old buildings with minimum energy bills and greenhouse gas emissions.

### **13758 Support**

Summary:

It is important to recognise that there may be instances where it is entirely appropriate to take into account 'wider public benefit' which can allow the alteration, loss or total demolition of historic buildings.

### **13884 Support**

Summary:

Ensure wider notification to local community for any development affecting these, including BLIs



## **15713 Support**

Summary:

One of the key facts noted on page 151 in relation to nature conservation is that the areas to the north of the city are deficient in natural green space. Policy should be directed towards ensuring that existing green space north of the river, or areas which could be developed to provide additional green space, are not eroded by development for housing or employment purposes.

## **16853 Support**

Summary:

If already not made so Jesus Green and Alexandra Gardens should have special preservation protection status

## **16881 Support**

Summary:

The Colleges and University are the owners and stewards of many historic buildings in the city. However, there is no recognition of this positive building stewardship in the consultation document. Land is a finite resource in Cambridge and as such particular challenges arise. The historic environment should not therefore be seen as a constraint, but as an opportunity for innovative and respectful development within this context.

## **17411 Support**

Summary:

Historic environment - it is even more important to protect remaining historic environment in damaged environments like Newmarket Road, and in areas of the city which people assume have less history, but in reality have plenty still to protect. More local buildings and smaller features should be protected e.g. historic signs, working with site owners

## **17868 Support**

Summary:

The policy should remain as is but better steps taken to enforce this policy.

## **18102 Support**

Summary:

- 1) there should be adequate protection of all historic light fittings throughout Cambridge, and not just the Richardson candles that are listed.
  - 2) enhancement must include appropriate materials to the site context such as more stringent approval of material samples, and choice and type of mortar eg developments that attempt to follow a traditional format must use high quality better matching bricks ( to either soft reds or Cambridge white stocks) and a lime mortar.
- Roof coverings should also be approved, and where a slate appearance is proposed then it should be a real slate and not an artificial one.

### **18103 Object**

Summary:

No

### **10512 Support**

Summary:

All bullet points are not of equal value, some should be complied with unequivocally.

The last four bullet points should be included in the option. The last bullet point in option 68 considers that the development proposal that harms a heritage site should be weighed against the benefit to the public. However, nowhere is it categorically stated that all development proposals should benefit the public. This should be the number one condition for every single proposal, regardless of whether it is going to harm anything. Then one can assess the justifications about harming a heritage site etc

### **11099 Support**

Summary:

A separate policy on the setting of designated heritage assets would be useful. References to Buildings of Local Interest should be removed from this policy as should references to views which is covered by the Tall Buildings guidance.

### **13425 Support**

Summary:

A separate policy on the setting of designated heritage assets would be useful. References to Buildings of Local Interest should be removed from this policy as should references to views which would otherwise be covered by the Tall Buildings guidance. In line with the recent Enterprise and Regulatory Reform Bill 2012, there should be policy supporting Heritage Partnership Agreements. These could potentially save a good deal of wasted resources where Colleges and the University often need to apply individually for Listed Building Consent for similar or identical works to their buildings.

### **13761 Support**

Summary:

In line with the NPPF there is a need to recognise that BLIs are 'undesigned heritage assets' and therefore by implication are of less heritage significance than 'designated' ones. Consequently the 'wider public benefit' required to outweigh their loss will be less than for designated heritage assets.

### **17412 Support**

Summary:

Historic environment - it is even more important to protect remaining historic environment in damaged environments like Newmarket Road, and in areas of the city which people assume have less history, but in reality have plenty still to protect. More local buildings and smaller features should be protected e.g. historic signs, working with site owners

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**CHAPTER: 8 - Conserving and Enhancing the Historic & Natural Environment** **8.6**

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### **11101 Object**

Summary:

The last sentence is misleading. Whilst Buildings of Local Interest are mentioned in the NPPF they are 'undesigned' heritage assets - not mentioning this distinction implies that they are of equal heritage significance to designated assets.

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**CHAPTER: 8 - Conserving and Enhancing the Historic & Natural Environment** **8.7**

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### **11102 Object**

Summary:

Given that the NPPF requires the loss of significance of heritage assets to be weighed against the wider public benefits, it cannot be assumed that the demolition of the buildings mentioned would have been prevented by a differently worded Local Plan Policy.

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**CHAPTER: 8 - Conserving and Enhancing the Historic & Natural Environment** **8.8**

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### **11104 Object**

Summary:

The list of BLIs as it stands lacks rigour in terms of the selection criteria, the lack of suitable descriptions and any meaningful assessment of what is considered to be 'significant' about many of the buildings. The list needs to be revised to reflect English Heritage's recent guidance on Local Lists (Good Practice Guide for Local Heritage Listing; English Heritage, May 2012).

The suggestion that BLIs should be given a 'higher degree of protection' is entirely out of step with the NPPF. They should be afforded a suitable degree of protection commensurate with their heritage significance.

### **9227 Support**

Summary:

In many areas of Cambridge there are felicitous combinations of domestic and small scale buildings, not individually of great historical or architectural significance, which merit preservation or sympathetic development only.

**9228 Support**

Summary:

We agree

### **11105 Object**

Summary:

There are no 'requirements' stated within the NPPF relating to local lists.  
It is not true to say that the 'adaptive reuse of buildings is almost always the most sustainable option'.

### **13428 Object**

Summary:

There are no 'requirements' stated within the NPPF for LPAs to produce local lists. Operators of buildings - eg Colleges - would be restricted from making reasonable changes to buildings. Colleges depend on being able to use and modify their buildings in order to achieve their educational purpose, and we are not here simply as curators of buildings decided by others to be of Local Interest at the expense of practicality. That said, we do not wish to spoil the look of our environment, and so our approach is always likely to be sympathetic.

### **13762 Object**

Summary:

A specific policy dealing with BLIs is unnecessary. This is out of step with the NPPF.

### **16913 Object**

Summary:

Option 68 refers to Buildings of Local Interest. No reflection of the NPPF balance between heritage significance and wider public benefit. The present list needs to be reassessed against best practice guidance

### **7674 Support**

Summary:

Very important.

### **9882 Support**

Summary:

To protect what is of architectural/historic merit

### **10134 Support**

Summary:

We support option 69.

### **10233 Support**

Summary:

To protect what is of architectural/historic merit

### **10800 Support**

Summary:

Important

### **11552 Support**

Summary:

Agreed

### **12434 Support**

Summary:

Vital to have this; many unlisted buildings have considerable value to one's sense of belonging and continuity. All the more necessary when redevelopment is continually happening and some are put up and knocked down within barely a generation.

### **13344 Support**

Summary:

I support enhancing the level of protection of buildings of local interest.

### **13972 Support**

Summary:

As a specific example of such protection our local community would like to see the Penny Ferry pub retained. Though this matter might be resolved before the new plan comes into force it might be a material consideration that such a policy is in development.

### **15226 Support**

Summary:

Agree with general thrust of this proposal. Such buildings should be automatically included in the statutory Community Asset Register for the contribution they make to the local townscape. This should give a degree of protection against rogue demolition over a Bank Holiday week-end, this is presuming that anything on the Register will require consent for demolition.

## **15557 Support**

Summary:

We support the inclusion of a policy. Consideration should be given to the use of Article 4 directions to afford additional protection to buildings on the local list through targeted removal of p.d. rights

## **16468 Support**

Summary:

Broadly support this.

Bullet point 1: yes, so long as the steps taken are reasonable;

Bullet point 3: This seems to be a let-out clause.

(Michaelhouse is a shining example of an imaginative re-use of a redundant building. More like this please).

## **16762 Support**

Summary:

I approve the criteria. We have the recent experience of proposals to transform the Royal Standard on Mill Rd. In addition, one might propose that one add that as far as possible, the types of use of buildings of local interest be maintained. It would be unfortunate if this pub/restaurant were allowed to be transformed into housing. As the population around Mill Rd increases, the viability of the RS as a pub/restaurant can only improve.

### 11106 Object

Summary:

The NPPF provides clear guidance on the weighting to be used when assessing the potential demolition of undesignated heritage assets. There is no reason why, in a compact town such as Cambridge where over 1000 buildings are listed and almost ¼ of the City covered by Conservation Areas, why Buildings of Local Interest are considered to be so vital to the City's heritage that they should be given a higher level of protection than that contained within the NPPF.

### 12081 Object

Summary:

There is no need for a greater level of protection of Buildings of Local Interest.

### 13433 Object

Summary:

The NPPF provides clear guidance on the weighting to be used when assessing the potential demolition of undesignated heritage assets. There is no evidence to suggest that BLIs are more important to local character in Cambridge than elsewhere and hence why there is a need to provide a policy which seeks to exceed NPPF paragraph 135.

### 13769 Object

Summary:

No. The NPPF (section 12) clearly sets out that in the determination of applications LPAs should require an applicant to describe the significance of any heritage assets affected with the level of detail 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

### 6991 Support

Summary:

There is a need for a policy protecting historic buildings, which are one of Cambridge's assets, and I support the policy entitled Option 69.

### 8100 Support

Summary:

I support the idea of a local list.

### 8458 Support

Summary:

yes

### 9229 Support

Summary:

yes, as under paragraph 8.8. In many areas of Cambridge there are felicitous combinations of domestic and small scale buildings, not individually of great historical or architectural significance, which merit preservation or sympathetic development only.

### 9883 Support

Summary:

to protect what is of historic/architectural merit

### 10115 Support

Summary:

aesthetics should be as important a consideration of development as economic gain

### 10235 Support

Summary:

To protect what is of architectural/historic merit

### 10513 Support

Summary:

Yes

### 10574 Support

Summary:

Support

### 10801 Support

Summary:

Yes

## **11349 Support**

Summary:

a policy covering this might be difficult to draw up but it would be a very positive move to have a policy in this area which would afford some protection of important local buildings

## **13068 Support**

Summary:

Yes, there is definitely a need for this as there have been too many unsuccessful attempts to protect buildings in the past.

## **13352 Support**

Summary:

Yes there is a need for a policy addressing this issue, especially in light of the rejected development of the Royal Standard site.

## **13600 Support**

Summary:

Yes

Section 7 pages 49-58 of the Quarter-to-Six Quadrant Visioning Document is in effect the representation contained in this response. "Our vision is for the QTSQ to be enhanced and preserved as a very significant part of Cambridge's 'rural lungs', dedicated to public rural enjoyment by the people of Cambridge and visitors to the area. The four parish councils will work together, and with all those already involved in the area, to develop this vision over the coming years."

## **13889 Support**

Summary:

BLIs are of disproportionate importance in areas with few historic buildings - current local plan has little specific protection thus this policy is needed

## **13941 Support**

Summary:

Yes

## **14071 Support**

Summary:

Modest buildings can nonetheless be important locally as part of the history of an area or its visual identity. Cambridge has such a wealth of magnificent historic buildings that I feel it is important to recognise and protect the less obvious buildings in local communities across the city and to retain and reuse them if possible

## **14974 Support**

Summary:

Yes, support.

## **16469 Support**

Summary:

Yes

## **16811 Support**

Summary:

Yes - support

## **16855 Support**

Summary:

Yes there is a need for a policy addressing the protection of Buildings of Local Interest. Policy 8.13 is endorsed re protecting and enhancing shop front signage.

## **17869 Support**

Summary:

Yes - as suggested

## **18104 Support**

Summary:

Yes





**9230 Support**

Summary:

We agree

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**9231 Support**

Summary:

We agree

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**9232 Support**

Summary:

We agree

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**6918 Object**

Summary:

See PPS 5: The City should adopt constructive conservation

**11108 Object**

Summary:

The first bullet needs to recognise that there are occasions when maintaining the existing use may require a more substantial loss of significance to a heritage asset than a new use.

It is not clear what the third bullet brings to the consideration of climate change and heritage assets.

The CIBSE guide is now ten years old - and there have been many reports and guidance documents since. Similarly in bullet five, there may well be occasions when the use of more modern materials give better environmental performance than traditional materials without affecting the heritage significance of the building.

**13437 Object**

Summary:

The first bullet needs to recognise that sometimes maintaining the existing use may require a more substantial loss of significance to a heritage asset than a new use.

**16690 Object**

Summary:

I feel the hierarchy on how to deal with historic buildings v climate change objectives should be much more weighted to protect the historic asset.

**11554 Support**

Summary:

Agreed

**12199 Support**

Summary:

Options 66 (p. 147), 70 (p. 158), 164 (p. 263), 178 (p. 277) and 200 (p. 301) are essential.

**15228 Support**

Summary:

Agree

**15558 Support**

Summary:

It is reasonable to include a policy although the historic environment policy and NPPF policies should also apply. Supplementary planning guidance on this topic might be sufficient, and would in any event be beneficial in providing more detailed advice.

In bullet 4, we suggest the following amendment: 'using sympathetic approaches, that respect the architectural and/or historic significance of the building.'

**16471 Support**

Summary:

Strongly support

### 12085 Object

Summary:

The adaption of buildings to meet modern energy efficiency requirements within historic buildings and in the context of heritage controls is challenging. Guidance should be prepared but details should be located in SPD rather than in Policy. Guidance should also apply for instances where changes to historic buildings are required for other purposes, including functional suitability.

### 16883 Object

Summary:

A particular issue faced by Colleges is the adaption of buildings to meet modern energy efficiency requirements within historic buildings and the context of heritage controls. A specific policy is required in this regard. Option 70 itself seems to be more an argument for inaction, rather than a credible means of attaining the environmental standards the city is obliged to achieve by 2050.

### 8460 Support

Summary:

yes

### 9233 Support

Summary:

Yes

### 10116 Support

Summary:

Installation of 'comfort cooling'/air conditioning should be avoided in all buildings, but especially in historic buildings. Natural ventilation should be encouraged.

### 11109 Support

Summary:

Such a policy has the potential to give useful guidance on the balance between improving environmental performance and protection of heritage significance.

### 11354 Support

Summary:

yes to a policy; nothing missing and no obvious alternatives

### 12972 Support

Summary:

Needs a policy and guidance.

Conservation and renewal need to allow for embodied energy. there are good examples of old buildings adapted for climate change.

### 13072 Support

Summary:

We are very much in favour of having this policy. We consider that, important as it is to protect a heritage asset, this should not be at the expense of the environment. The need to decarbonise all buildings, including historic ones, is urgent, if we are to prevent catastrophic climate change. Retrofitting of historic buildings, of which Cambridge has many, should be done sensitively, but the age and importance of the building should not be used as an argument for no action or too little action to reduce the carbon emissions of such buildings.

### 13441 Support

Summary:

Such a policy has the potential to give useful guidance on the balance between improving environmental performance and protection of heritage significance.

### 13942 Support

Summary:

Yes

### 14091 Support

Summary:

Yes but demolishing an historic asset and replacing it with a pastiche that may be more energy-efficient is to be deplored.

### 16472 Support

Summary:

Yes

### 17871 Support

Summary:

Yes - as suggested

## 18107 Support

Summary:

Yes

---

### CHAPTER: 8 - Conserving and Enhancing the Historic &

### Question 8.8

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## 9234 Object

Summary:

We support option 70 in principle but the meaning of "environmentally conscious materials" is not clear as the CBISE guide to which reference is made is available online only on payment of a substantial fee. This needs to be clarified.

## 10648 Support

Summary:

Object:

bullet 1. How can works to a heritage asset be interpreted as its demolition?

Bullets 2-5 seem to conflict, some priority is needed here. If the issue is climate change, that must be the bulleted priority. We cannot see how you can use traditional methods, specify both environmentally conscious materials and traditional methods, and seek to improve the energy efficiency of a heritage asset. In areas such as Newtown and other conservation areas the priority should be specified in the Plan that adaptations or works to the historic fabric should primarily use traditional materials.

## 11110 Support

Summary:

Object: The policy needs to be based on a very clear understanding of the heritage significance of the building (as a whole and of the elements most likely to be affected by the proposed works), assessment of potential options and their respective impacts and the arrangements for monitoring the impacts where necessary.

It must be recognised that traditional methods / materials may not be the most appropriate or sustainable ways of enhancing the performance of historic buildings.

## 13445 Support

Summary:

Object: The policy needs to be based on a very clear understanding of the heritage significance of the building (as a whole and of the elements most likely to be affected by the proposed works), assessment of potential options and their respective impacts and the arrangements for monitoring the impacts where necessary.

It must be recognised that traditional methods / materials may not be the most appropriate or sustainable ways of enhancing the performance of historic buildings.

## 18108 Support

Summary:

No. A stringent criteria based approach is best.

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### CHAPTER: 8 - Conserving and Enhancing the Historic &

### 8.13

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## 9236 Object

Summary:

We felt it to be more important that shop front design be sympathetic to the building than that it conform to the brand stereotype if a multiple. Too much vibrancy becomes strident.

Noise pollution, which according to the NPPF is to be avoided, may also be a problem.

In certain malls there is an unpleasant degree of odour pollution which must affect air quality.

### **9237 Support**

Summary:

We agree

### **15019 Support**

Summary:

I prefer option 72.

### **17522 Support**

Summary:

We believe the height of buildings should be strictly limited, especially in a historic and attractive city such as Cambridge.

The impact of tall buildings is not only the appearance of the skyline but also the reduction of natural light at street level and the overbearing nature of tall buildings.

It is important to apply a good sense of place, scale and proportion in the built environment.

If there are multiple criteria for limiting the height of tall buildings, undesirable results will be much more likely than if there were a straightforward, citywide limit.

### **9238 Object**

Summary:

Support in principle, but it must be made clear that the contribution of shop fronts and signage to the character of the building is required to be sympathetic and positive.

### **10417 Object**

Summary:

Too many policies littered throughout this 350 page document suggest that common sense will be driven out of the window.

### **7675 Support**

Summary:

Signage is often overlooked, but it can really work to reinforce your other objectives.

### **12440 Support**

Summary:

still much to be done on this, particularly with the corporate brand. Just one example - take a look at Phones 4U next to Boots. How many signs do they need. And if you can find a copy, look at Peter Olesen's Paenere Facader (Thaning and Apel); you don't have to read Danish, just look at the photos. He has successfully campaigned for shop fronts that respect the rest of the building.

### **15229 Support**

Summary:

But you must recognise the reality that some shops, especially those selling spirits and tobacco, may require shutters and /or bollards to deter predation by robbers.

### 12088 Object

Summary:

There is no need for a separate Local Plan policy on shop fronts and signage. Advice on these and other 'advertisement' related matters could be provided in SPD guidance.

### 17872 Object

Summary:

No - current policy seems to be sufficient

### 8461 Support

Summary:

yes

### 9239 Support

Summary:

Yes

### 10117 Support

Summary:

without a policy setting standards, there can be no rejection of poor/inappropriate designs.

### 10152 Support

Summary:

There is a tendency for signage and shopfronts to be constructed without paying attention to the ambience of the surroundings. This has the effect of lowering the visual quality of the public space. For example shopwindow, or office windows, have been covered with posters creating a boring and repetitious display.

### 10585 Support

Summary:

Yes

### 11112 Support

Summary:

A policy allied to a review of the Shopfront Design Guide would be appropriate.

### 11479 Support

Summary:

Support

### 11703 Support

Summary:

yes, policy would be helpful in controlling this matter

### 12444 Support

Summary:

Commercial development in the historic centre must be controlled in order to maintain the sense of place - there is no attraction in Cambridge city centre simply looking like a copy of every shopping centre you can think of....

### 12973 Support

Summary:

yes. Especially in conservation areas. Cambridge should have beautiful painted shop signs yet the multiples have degraded the City with too much bland typeface and flat plastic.

### 13446 Support

Summary:

A policy allied to a review of the Shopfront Design Guide would be appropriate.

### 13894 Support

Summary:

Needed e.g. areas of Mill Road where the signage significantly detracts from the character of the area (e.g. Avis, Bed Centre signs)

### 13943 Support

Summary:

Yes

## 14033 Support

Summary:

I support the development of policy on shopfronts. Aligned to a policy supporting small units and diversity of use types this could enhance the visual character of our shopping streets

## 17413 Support

Summary:

Shop fronts - greater detailing of design is needed to enhance streets, ensure that shopping areas are attractive, and also support greater and effective enforcement on transgressions

## 18109 Support

Summary:

Yes

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### CHAPTER: 8 - Conserving and Enhancing the Historic &

### Question 8.11

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## 18110 Object

Summary:

No

## 8462 Support

Summary:

There should be a presumption against chains using their house style and an effort made to harmonise the shop fronts in the city centre.

## 9168 Support

Summary:

Many businesses have recognisable national logos or house styles e.g. Tesco, Macdonalds, the banks. Use of these standard designs should not be allowed to become visually dominant and the possibility of using projecting banner-like signs rather than large fascias should be encouraged where appropriate.

## 9241 Support

Summary:

Shop fronts and signage must be required to be sympathetic with the character of the building,

## 10589 Support

Summary:

Need to work towards removing shutters from premises that already have them, and ensuring no new ones are added ( eg Mill Road).They intimidate pedestrians and send out the wrong message about safety on the public realm.

## 10656 Support

Summary:

This policy should be strongly enforced to be able to override the branding and high powered marketing priorities of the large chain stores. In areas such as Newtown and other conservation areas shopfronts and signage should be required to reflect the character of the buildings and surroundings.

## 11704 Support

Summary:

Many businesses have recognisable national logos or house styles e.g. Tesco, Macdonalds, the banks. Use of these standard designs should not be allowed to become visually dominant

## 12197 Support

Summary:

The use of advertising billboards taking up space on busy pavements - should be stopped. Pavements are narrow, there are lots of residents, students and tourists. Notices should not impede walking. Similarly, notices of road works etc should not be permitted to block pavements - find a way to raise the notices to above 2.5 m, so as to minimise the congestion caused.

## 13947 Support

Summary:

I support this policy, but am concerned that there is not enough done to prevent the installation of inappropriate signage such as back-lit illuminated panels. This is especially obvious on Mill Road. Greater education of the value of historic shopfronts is needed.

## 16857 Support

Summary:

This point together with enhancing the local environment should be extended to anything a new development might put up.

## 17415 Support

Summary:

Shop fronts - greater detailing of design is needed to enhance streets, ensure that shopping areas are attractive, and also support greater and effective enforcement on transgressions

### **18111 Object**

Summary:

No

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### **11117 Object**

Summary:

Consideration of tall buildings should be within the design section of the plan.

The city does NOT have a rich and varied skyline - it is generally flat but punctuated by a limited number of 'landmark' buildings but with other areas dominated by tree canopies.

### **12455 Object**

Summary:

I disagree with the statement that the city generally lacks towers and bulky buildings - the CB1 development, Cambridge Leisure Park and the area around Riverside all have bulky buildings that have been cited, often negatively, in other council documents

### **15559 Object**

Summary:

If the text is retained, we suggest the following changes:

In line 1 - '.varied and predominantly low rise skyline'

In line 6, after chimneys, add 'They have an elegance and grace often because they are required to fulfil functional requirements.'

### **11028 Support**

Summary:

This is what makes Cambridge special. Large solid blocks such as those round the station, and along the river past the old pumping station, do not comfortably fit with that history.

### **12688 Support**

Summary:

The succes of "A large proportion of these structures comprise church and college towers, turrets, spires and chimneys" is the fact they they contrast (ie stick up) above a general roof line across the city. The danger is that modern tall buildings that do not have turrets etc of the same language, will drown out this aesthetic contrast value to the point where it will be insignificant. It's a question of relative contrast values, and the aesthetic contrast of the visual response to the brain will be dumbed down if the above examples are dwarfed by taller examples.

### **12457 Object**

Summary:

Key elements missing here are that tall buildings are also dense developments and therefore have a disproportionately negative influence on traffic congestion and loss of light too.

### **12720 Object**

Summary:

I object, as there are few opportunities to have tall buildings in Cambridge, as outlined in my other responses. Yes, there is a shortage of land, but this is a good thing as it makes the criteria for having tall buildings more relevant and necessary to consider.

Its land is not always used efficiently, such as the retail parks on Newmarket Road.

Cambridge has world famous institutions, and a high number of world class historic buildings and landscapes, and there is a legitimate fear that tall buildings could easily erode this status, and be extremely visually harmful.

### **15560 Object**

Summary:

Add 'functional' before 'buildings' in line 1.

### **9242 Support**

Summary:

Proposed new tall buildings must take account of context, and enhance the skyline.

### **11312 Support**

Summary:

It is positive to use the land more efficiently, and there are some successful examples. But we should not site tall buildings near historic buildings or on the edge of historic, green space where views and open space provide relief.

**12459 Object**

Summary:

Not just the historic setting of the city that tall buildings impact on - loss of light, congestion etc are all disproportionately negatively impacted by tall buildings.

**17689 Object**

Summary:

Tall buildings - I expect a cityscape impact to be carried out and the cityscape values to be maintained.

**9243 Support**

Summary:

We agree



## 9244 Object

Summary:

We support the criteria for assessment, but recognise that the historic centre is particularly unsuitable for tall buildings and that there are other areas where this is also true.

Success of the option depends on the robust application of the criteria.

## 11030 Object

Summary:

It's not just the height, but the overall bulk of buildings which must be considered carefully.

## 12442 Object

Summary:

Tall buildings are inappropriate in Cambridge unless they are church spires.

## 12463 Object

Summary:

There is no mention of the impact of tall buildings on densification of areas and therefore increased congestion.

## 12670 Object

Summary:

Support but:

The criteria must be much more demanding without being restrictive. The aesthetic expectations must be so much higher. The type of building and what it stands for should also be considered. It's physical presence will last a very long time, so its justification must be for the long term, and must have a long term benefit to the whole community of Cambridge. This ought perhaps be in terms of its use, as well as its looks - in that way it can be integrated into the experience of Cambridge in a richer more connected way.

## 13773 Object

Summary:

A number of the suggested criteria are inappropriate to determine the location of tall building.

## 15561 Object

Summary:

The potential difficulty with option 72 is that proposers will claim that they meet the high quality threshold and use that to justify harm to the historic townscape of Cambridge.

We suggest that it would be better to have a policy that precludes tall buildings unless they can clearly demonstrate that they will not result in harm to the setting of historic buildings and the setting of the historic core, including more distant views of the city's skyline.

## 7677 Support

Summary:

I think tall buildings homogenise the city's landscape. We should emphasise our city's heritage and only approve mid-height buildings.

## 9971 Support

Summary:

We believe that a sensitive and selective approach to allowing taller buildings would increase capacity for growth whilst demanding sensitive design and protecting valuable views. We believe that this could be used in conjunction with option 73 to create individual, iconic and slightly taller buildings in some areas and groups of significantly taller buildings away from the city's historic core.

## 10802 Support

Summary:

Important so as not to ruin the character of the city. There is a place for tall buildings, but the siting of them is an extremely sensitive issue

## 11590 Support

Summary:

This seems a good idea, as it seems ridiculous that only recently the new curved building opposite the entrance to station road, by the botanic gardens was allowed to be built so tall 8-10 storeys? And so close to the road...not in keeping with any neighbouring buildings

## 11614 Support

Summary:

High building do not really fit with cambridge and should only be allowed in exceptional cases.

## 13180 Support

Summary:

We would support the development of a policy supported by guidance setting out design and locational criteria in order to assess the suitability of development proposals for tall buildings on a case-by-case basis. This would be supported as it will allow flexibility for developers by not limiting building heights across the city or part thereof. Where developable land is at a premium, tall buildings not only create important landmark features within the city, but also allow increased density and encourage the best use of land.

## **13516 Support**

Summary:

Deal with tall buildings on a case-by-case basis.

## **13579 Support**

Summary:

Case by case sounds reasonable. There is limited space in Cambridge, just as everywhere else, and moderately tall buildings can help to limit urban sprawl.

## **14298 Support**

Summary:

Tall buildings don't fit well within Cambridge and we risk spoiling our city if we allow too many

## **15238 Support**

Summary:

Tall buildings can work well in the right place if proper thought is given to their design

## **16473 Support**

Summary:

Broadly support but we need to know what the Council's definition of 'tall' is before we can comment intelligently on this. Maximum height should be as low as possible.

## **18130 Support**

Summary:

The CAA supports the criteria based assessment approach for tall buildings in Cambridge and are generally in agreement with the list of criteria set out in the document.

We would support this approach, used as part of an integrated spatial strategy for the whole city. The development of the current 3D computer model owned and managed by the City Council would assist all parties in the assessment of the merits of individual applications. The current model is inadequate due to the lack of accurate definition of the existing built environment including roof forms, building shapes and tree canopies. It should be developed to provide greater definition and more accurate representation of building forms and shapes including accurate skylines.

## 9246 Object

Summary:

We are concerned that no criteria for acceptability are included in this option. The option could be satisfactory with the addition of the list of criteria given under option 72 for judging the acceptability of tall buildings.

## 12447 Object

Summary:

Nowhere in Cambridge is suitable for the sort of tall buildings we are likely to see proposed. Who thought the Belvedere was a good idea? Why would you want a tower at Adkins Corner? Or a mini Docklands on Marshall's airfield? Enough damage has been done already - just look at the view from, say, the field gate by the Roman road, or from Gt St Mary's tower. Only barbarians or half-wits could do this to Cambridge.

## 12466 Object

Summary:

I would postulate that there are very few examples of post-war tall building architecture in Cambridge that fulfils the criteria set out here of "enhancing local distinctiveness". For the most-part they are criticised and therefore I cannot see how this will change in the future?

I would again argue that there are very limited examples of where new tall buildings are a "positive introduction to the street scene" - many have been criticised in subsequent conservation area consultations and the tall buildings consultation. I fear that this would continue with this option in place.

Again there seems to be no mention here of the impact of tall buildings and dense developments on congestion?

## 12768 Object

Summary:

Cambridge has an uplifting beautiful built environment, that delights the eye and brain. This is not a subjective response, otherwise there would not be so many tourists. The aesthetic response can be analysed. I would point you towards a chapter entitled "Urban Aesthetics" by Peter F. Smith in a book called "Architecture for People" which explains how and why the brain responds to certain visual cues and what it finds most stimulating, pleasing and poetic.

## 13518 Object

Summary:

Deal with tall buildings on a case-by-case basis.

## 13775 Object

Summary:

Specifying appropriate locations for tall buildings is unnecessary. Option 61 suggests a policy based upon requiring development to respond to 'local character and distinctiveness'. The height of a proposed building could be assessed against this policy and the policy option put forward as Option 63.

## 16916 Object

Summary:

Option 73 is superfluous now the masterplan has been approved.

## 9972 Support

Summary:

We believe that selected areas of taller buildings would help increase capacity for growth significantly. However, this policy should pertain away from the historic core. Within the core, modestly taller buildings should be allowed on a case by case basis and where views can be retained.

## 10803 Support

Summary:

Very important

## 11036 Support

Summary:

This seems better than an overall limit. It is important to think about each building in its own context - a blanket limit might lead to the maximum allowable being built every time. Cambridge is not uniform, and should not become so.

## 13190 Support

Summary:

We support the development of a policy which identifies specific areas suitable for tall areas. Such a policy will allow flexibility for developers by not limiting building heights across the city. Where developable land is at a premium, tall buildings not only create important landmark features within the city, but also allow increased density and encourage the best use of land. The Compass House site within the Eastern Gate would be an area suitable for tall buildings. Tall buildings can provide a positive contribution to the street scene and in locations such as the Eastern Gate should be viewed favourably.

## 15239 Support

Summary:

One place where tall buildings could work successfully is the North East extension with the new Chesterton Sidings station leading the way by exploiting both height and the flying freehold over the railway to provide a model of better land use for the future development of Cambridge

## **18132 Support**

### Summary:

There is general support for densification of key urban development sites within Cambridge. Densification in these new urban quarters might include taller buildings than would be accepted in other areas of the city. A spatial strategy to be developed to define planning briefs for these sites. Option 72 criteria would apply to all applications.

### **9250 Object**

Summary:

Any upper limit is likely to tempt developers to build to just below it, to the possible detriment of the skyline. Additional criteria must be applied.

### **9973 Object**

Summary:

This option runs the risk of either not solving the problem of increasing capacity or of providing an uninteresting, uniform skyline. We believe that options 72 and 73 provide much more sensitive and creative approaches to this issue.

### **13191 Object**

Summary:

Such a policy would be resisted as this would remove the ability of Cambridge City Council to assess appropriate building heights on a site specific basis. A policy restricting building heights across the city would limit innovative design and would reduce the opportunity to make the most efficient use of land which in turn would impact upon development viability. In the interests of ensuring a high standard of design and variety in the street scene this policy would be resisted.

### **13522 Object**

Summary:

Deal with tall buildings on a case-by-case basis.

### **13777 Object**

Summary:

Specifying a maximum height for buildings is unnecessary.

### **15240 Object**

Summary:

Height should relate to function and purpose so a rigid limit is not appropriate. Guidance in the form of 'buildings over x storeys are generally not acceptable in this location' should be given where height is seen as a sensitive issue

### **16917 Object**

Summary:

Option 74 is not supported as each proposal should be judged on its own merits.

### **18135 Object**

Summary:

The CAA does not support height restrictions in the central area or elsewhere in the city. A criteria based approach for assessment of applications on their individual merit is the preferred option (Option 72).

### **7678 Support**

Summary:

I think the lower-height buildings make Cambridge distinct.

### **9576 Support**

Summary:

A clear policy which limits building heights, especially close to the city centre, is needed.

### **9786 Support**

Summary:

There should be limits on tall buildings in a city like Cambridge; if we support options 72 and 73 we are implicitly approving of tall buildings - there's too much danger of buildings being sited unsympathetically. The Friends of Stourbridge Common is keen to protect the sight-lines from the Common as part of the important 'long views' that this site provides.

### **10119 Support**

Summary:

the taller the building the less sustainable and the more of an intrusion on the landscape it is

### **10418 Support**

Summary:

There needs to be limits on building heights or we could simply see competition as in London for who can build the highest. It is impossible to believe that the quality of life for those in high rise buildings is good unless the noise insulation and the lift facilities are outstanding in quality and ease of maintenance. Evidence from other cities is that high rise building leads to slums.

### **10595 Support**

Summary:

Agree with this option.

## 12450 Support

Summary:

Yes, and a low limit too - 5 storeys. In most places, 7 storeys rear up above trees and mar the skyline. Those vile blocks at the Triangle, like cereal packets, are visible from the Harlton-Haslingfield road, and a good many other places too. Squared tops add nothing of beauty to the skyline.

## 12460 Support

Summary:

I would strongly support this option - this has been a policy from the 50's and I think that it's maintained the city's character. Any significant number of tall buildings, no matter how well developed, will have a huge impact on this compact city.

## 12846 Support

Summary:

I think Cambridge has such an extraordinary collection of historic buildings, of world famous repute, that their setting must surely be safeguarded. To this end I believe there has to be one height restriction over the historic core, and a further less onerous, but proportional, one over the remainder of the city. There is no reason for this not to allow for exemplary design, whilst being respectful to Cambridge's magnificent, and unique, built heritage. It merely puts a curb on the extent of development which ought to be limited in such a sensitive environment.

## 13284 Support

Summary:

If there are multiple criteria for limiting the height of tall buildings, undesirable results will be much more likely than if there were a straightforward, city-wide limit. Elsewhere, the character of the urban environment has been completely changed by the construction of buildings that are much taller than their surroundings, and such development must be prevented in Cambridge.

## 14050 Support

Summary:

I support this option

## 14302 Support

Summary:

Agree with this

## 14340 Support

Summary:

Even Addenbrookes on the outskirts of Cambridge has ruined the splendid view of the city from the "Gogs" entry way. One more tall building anywhere in the City will turn the wonderful feeling of smallness of the city into yet another urban junk yard.

## 14458 Support

Summary:

I support this option on the basis of a maximum of 5 floors to high buildings. Higher than that should be resisted because of the density of development which high rise buildings allow in a small and delicate city; the energy inefficiency of high buildings as they require artificial ventilation and mechanical lifting; and they are visually intrusive swamping existing buildings and trees therefore giving a harsh environment.

## 15403 Support

Summary:

I support this policy. One of the attractions of Cambridge has been its human scale, and the gradual encroachment of the skyline by tall buildings such as Botanic House or the fire station will lead to a situation where Cambridge loses this special human-scale quality.

## 15562 Support

Summary:

We favour this of the three alternatives, as the safest approach.

## 16029 Support

Summary:

It is vital that a policy is urgently put in place. Great distress has been shown by visitors returning to Cambridge confronted by Botanic House. Your Planning Department have made a grave mistake by allowing this to happen. The City must be ringed for any future application. It is so unnecessary. We all live to regret this grave error.

## 16474 Support

Summary:

Support. I don't see why innovative and sustainable approaches should be stifled by this option.

## 16703 Support

Summary:

The skyline is already marred by the tin can look of the Belvedere which glints in the evening sun when viewed from Grantchester Meadows. Height of future buildings should be restricted so as not to dwarf King's College Chapel and other spires of the City. It would be a crime to spoil what has so far managed to survive the centuries.

## **17114 Support**

### Summary:

We agree that there is a need for a policy on maximum heights for buildings in Cambridge and the surrounding area. Developments in Addenbrooke's, West Cambridge, and Station Road are already putting the skyline of Cambridge at risk. We do not agree that innovation in design can only be found through height. A maximum height policy would support, not stifle, sustainable development.

## **17523 Support**

### Summary

We believe the height of buildings should be strictly limited, especially in a historic and attractive city such as Cambridge. The impact of tall buildings is not only the appearance of the skyline but also the reduction of natural light at street level and the overbearing nature of tall buildings. It is important to apply a good sense of place, scale and proportion in the built environment. If there are multiple criteria for limiting the height of tall buildings, undesirable results will be much more likely than if there were a straightforward, citywide limit.

**12094 Object**

Summary:

There is no need for a separate Local Plan policy on this issue. Advice could be provided in SPD guidance. Area-wide restrictions on building heights would be unnecessarily prescriptive.

**13780 Object**

Summary:

There is no need for a policy to deal with tall buildings.

**18203 Object**

Summary:

yes, but it should have guidelines on height of buildings permitted in this historic city, and be prepared to reject plans which fall outside this guidelines

**6919 Support**

Summary:

yes

**7089 Support**

Summary:

Yes

**7108 Support**

Summary:

Yes

**7174 Support**

Summary:

A policy should identify, 'where' within the City and be integrated with public transport systems which are enabled, economically, by population density and the tourist footprint (whose impact on infrastructure has been ignored in planning terms).

**8027 Support**

Summary:

Guidance is clearly nneeded.

**8463 Support**

Summary:

yes

**9169 Support**

Summary:

Yes, definitely. The skyline of Cambridge is a distinct historic asset.

**9251 Support**

Summary:

Yes

**9473 Support**

Summary:

Yes - Buildings in Cambridge are becoming too tall.

**10118 Support**

Summary:

control is needed

**10158 Support**

Summary:

We strongly support a policy given the recent failures to enforce guidelines wrt tall buildings in both our area and others.

**10658 Support**

Summary:

Yes

**10804 Support**

Summary:

Yes



## **11118 Support**

Summary:

But should be in design section.

## **11706 Support**

Summary:

Yes, definitely. The skyline of Cambridge is a distinct historic asset.

## **12637 Support**

Summary:

clearly defined guidance needs to be made policy for strict guidance to be followed in order to safeguard the historic skyline, and to promote high quality design where taller buildings may be admitted.

## **13262 Support**

Summary:

Height of buildings should be strictly limited, especially in a historic and attractive city such as Cambridge. The impact of tall buildings is not only the appearance of the skyline but also the reduction of natural light at street level and the overbearing nature of tall buildings. It is important to apply a good sense of place, scale and proportion in the built environment.

## **13449 Support**

Summary:

But should be in design section.

## **13953 Support**

Summary:

Yes

## **14095 Support**

Summary:

Yes. The recent building of Botanic House by Station Road shows how badly a policy is needed. Low rise city should be maintained except in outlying cluster if appropriate.

## **14221 Support**

Summary:

It is essential that building height and density is in keeping with neighbouring areas, particularly where domestic buildings are concerned. Tight guidelines should be set to ensure that developers are not able to exceed these limits.

## **16475 Support**

Summary:

Yes

## **16695 Support**

Summary:

We do not need tall buildings in this city, they do not fit. Those which have been built are awful and overpowering.

## **16739 Support**

Summary:

It is essential that building height and density is in keeping with neighbouring areas, particularly where domestic buildings are concerned. Tight guidelines should be set to ensure that developers are not able to exceed these limits.

## **16914 Support**

Summary:

Support the policy, but it should be in the previous section.

## **17678 Support**

Summary:

Tall buildings affect cityscape - I am against that

## **17766 Support**

Summary:

Developers should respect the current style of the city and not apply for permission to construct high-rise buildings.

## **17873 Support**

Summary:

Yes - very important. Tall buildings are a focal point as you enter the city

## **18112 Support**

Summary:

Yes.

## 18364 Support

Summary:

Yes. Much of the special character of Cambridge is the significance of the few generally isolated taller buildings which populate the skyline, e.g. the University Library and Kings College Chapel which can be seen from the surrounding countryside.

### 9252 Object

Summary:

We object to all the options presented.

### 10660 Object

Summary:

These options are not alternatives. 72 sets out the specifications of the buildings, 73 seeks to identify areas suitable for buildings and 73 sets a limit on their height. They are complementary and all of them must be included.

### 11120 Object

Summary:

Options 73 and 74 are entirely inappropriate. It is vital that each case is assessed on its merits. Whilst the desire to restrict heights in the historic core is understandable, in practice some tall buildings (eg Peterhouse's William Stone Building) do not detrimentally affect the character of the city. The policy could be kept relatively simple and just seek compliance with the Skyline Guidance Document.(Option 72)

### 11707 Object

Summary:

Option 72 is the most suitable as options 73 and 74 have disadvantages in that they are too general. However, elements of these could also be included eg guidance on building heights in central and suburb areas and / or a presumption against buildings above a certain height. It is undesirable to designate certain areas as more suitable for clusters of tall buildings: we do not need or want a "Canary Wharf" area, and there are already a disturbing number of tall buildings in the station/Hills Road bridge/old Cattle Market area.

### 13088 Object

Summary:

Options 73 and 74 are not appropriate as each case should be treated on its merits. The policy could be kept relatively simple and be supplemented by the Skyline Guidance Document.(Option 72)

### 13452 Object

Summary:

Options 73 and 74 are not appropriate. It is vital that each case is assessed on its merits. Whilst the desire to restrict heights in the historic core is understandable, in practice some tall buildings (eg Peterhouse's William Stone Building) do not detrimentally affect the character of the city.

### 13782 Object

Summary:

No policy is considered necessary.

### 16859 Object

Summary:

There should be a limit to Building Heights

### 6896 Support

Summary:

I prefer option 74

### 6920 Support

Summary:

Option 74. There is no case for tall buildings in Cambridge. See Rome for a city where they have got this right.

### 6992 Support

Summary:

I prefer the option limiting height of new build, i.e. the one entitled Option 74; there is definitely a need for a policy limiting height of buildings, as otherwise pressure from land values will cause people to build higher and higher, destroying the beautiful city we have today.

### 7090 Support

Summary:

Option 74  
It's almost too late after the debacle of the apartments by the Leisure Park/railway line, which can be seen for miles, but I can't think of any development policy which would be more warmly received by city residents than a cap on building height. Limiting it to certain areas in a region which is so flat is pointless; nothing can be hidden. Developers and businesses alike have plenty of opportunity to be successful without towering over Kings Chapel.

### 7109 Support

Summary:

74. The other options give scope for developers to persuade planners to allow tall buildings in inappropriate places.

## **8464 Support**

Summary:

Option 74

## **9170 Support**

Summary:

Option 72 is the most suitable as options 73 and 74 have disadvantages in that they are too general. However, elements of these could also be included such as a presumption against buildings above a certain height. It is undesirable to designate certain areas as more suitable for clusters of tall buildings: we do not need or want a "Canary Wharf" area, and there are already a disturbing number of tall buildings in the station/Hills Road bridge/old Cattle Market area.

## **9475 Support**

Summary:

Option 74. it will prevent developers being able to argue that their proposals meet the criteria. Their opening gambit is always 'this area needs a landmark building'. We rarely do.

## **10164 Support**

Summary:

We strongly support option 74 because we do not see that any softer option would be adequate protection from exploitation.

## **10805 Support**

Summary:

A combination of options 72 and 73

## **11938 Support**

Summary:

I prefer Option 74 - Yes we should definitely have a limit on the height of buildings.

## **13956 Support**

Summary:

Option 74

## **14307 Support**

Summary:

Option 74. Otherwise developers will do what they want

## **14721 Support**

Summary:

I prefer option 72.

## **14975 Support**

Summary:

A8.14 Either Option 72 or Option 73. Not option 74.

## **16476 Support**

Summary:

Options 72 and 74.

## **16915 Support**

Summary:

Option 72 would be the most appropriate if worded to reflect the thrust of the recent Cambridge skyline document.

## **17417 Support**

Summary:

Tall buildings - a criteria based approach is supported

## **17874 Support**

Summary:

Option 73 would be our preferred option but to combine with option 74 ensuring there is a height restriction

## **18113 Support**

Summary:

Both Options 72 and 73.

### 6922 Object

Summary:

No. only a strictly applied height limit can rein in phallocentric architects

### 9171 Support

Summary:

Height should be measured in absolute terms and not by number of storeys, as residential and commercial developments tend to have different floor heights. The need for more space for building services (lift shafts, air-conditioning, water tanks etc) is also relevant and the current practice of allowing these on the top storey only if set well back from the frontage is approved.

### 10122 Support

Summary:

the false assumption that taller buildings are necessarily higher density and therefore needed.

### 10168 Support

Summary:

Although we prefer option 74 we think that considerations like the ones in option 72 should also apply.

### 11710 Support

Summary:

It may be helpful to measure height in absolute terms and not just by number of storeys, as residential and commercial developments tend to have different floor heights, as do older and newer residential houses. This would mean comparisons with existing buildings would be clearer and easier to understand.

The current practice of allowing these on the top storey only if set well back from the frontage is generally.

### 12217 Support

Summary:

What is missing about the buildings is specific comment about the unsightly junk (air conditioning, lifts, aerials) that can be visible at the top and can be very detrimental to views from afar to the beautiful "landmark" historic buildings within the city. Such rooftop visual garbage is usually much worse than the most unsightly building frontage or profile.

### 13781 Support

Summary:

There seems to be considerable overlap between the policies for tall buildings, designing in context, skyline, protecting the city's heritage and air safeguarding zones.

### 14976 Support

Summary:

Preservation of views of open spaces needs to include the blue space of the river Cam corridor.

### 15603 Support

Summary:

I think we need to be careful with how many high-rise developments we give planning permission for the city this could generally change the character of the city significantly and I am unsure at this stage how we've really mitigating the social problems that this type of property had in the 1960s.

### 16477 Support

Summary:

Stress that criteria of 72 should be applied to all developments.

### 17128 Support

Summary:

It is worrying that the wording recurring in the plan about preserving the skyline are so vague as to appear just lip service. This is reinforced by the fact that recent buildings near the Botanic Gardens, at the fire station and on Station Rd. are already dwarfing their surrounding area looming over green spaces and altering the traditional town character in a detrimental way.

### 17875 Support

Summary:

Only to ensure that options 73 & 74 are combined.

## 6921 Support

Summary:

say 6 storeys, and applied across the city centre and views into and out of it. Given the flat terrain, this means the whole city. While you are at it, provide for the demolition of Mayflower House.

## 6993 Support

Summary:

I feel that the desirable limit on height has been exceeded in George Nuttall Close, Orchard Park, and possibly elsewhere, so something less than drove those buildings is desirable.

I believe that such a policy needs to apply across the whole city, not just the city centre.

## 7091 Support

Summary:

A maximum height above sea level should be proposed, if it's the view of the city we're considering. Clearly a 6-storey building on top of what little hills we have would be more prominent than one down in a dip. And the heights of existing buildings within a certain radius might also be taken into account, as even a 4-storey building can look ugly if all around are half the height.

## 8465 Support

Summary:

The city could be zoned so that heights are restricted to, say, 4 storeys in the historic centre, to 6 in the areas built up before World War 2, and, say, 12-14 further out except where this would impinge on a beautiful skyline

## 9172 Support

Summary:

Maximum height in general, say 20 meters. This is equivalent to six residential storeys plus rooftop services. Exceptions might be allowed in the central area where height can contribute positively in a visual sense. Strictly vertical blocks should be discouraged in favour of a degree of tapering (e.g. the tower of the University Library, or the older skyscrapers in New York). There should also be a further restriction where adjoining buildings are less than say three storeys, so that no tall building excessively dominates its neighbours.

## 10672 Support

Summary:

Need a policy tailored to different areas of Cambridge. The Local Plan MUST account for and provide specific guidance for areas such as conservation areas and other historic areas. There must be NO tall buildings within the historic city centre and there must certainly be a height limit imposed on all building in the adjacent heritage/conservation areas. Any development in these historic areas must primarily consider the historic character of the local area and surrounding buildings.

Tall buildings in the city MUST NOT be visible from anywhere on the river as they would destroy that amenity.

## 11714 Support

Summary:

While we do not support option 74, we think the recent skyline guidance makes a relevant distinction between central and suburban building heights. Our view is that centrally limits should be 6 storeys and 4 in suburban areas (or their typical height in metres) Strictly vertical blocks should be discouraged in favour of a degree of tapering (e.g. the tower of the University Library)

There should also be a further restriction where adjoining buildings are less than say three storeys, so that no tall building excessively dominates its neighbours.

## 11797 Support

Summary:

there will be constant pressure to allow building height to increase. Building heights and density should be in keeping with the surrounding area and should not interrupt the City sky line from a distance. Strict guidelines should be put in place and strictly enforced.

## 11963 Support

Summary:

We need a height limit of five storeys - we've already lost a great historic view in the centre of Cambridge because an eight storey building was allowed to be built. This is very sad, we need to protect our City and its uniqueness.

## 12452 Support

Summary:

5 storeys maximum. And apply the policy to the whole city. In most suburbs, 3 storeys would be preferable. Anything taller than a tree has to do a great deal aesthetically to justify itself. Personally I would demolish several tall buildings, including the University Library, which was a bad mistake.

## 12471 Support

Summary:

Tall buildings guidance must be applied across the city - a four-storey block in a two-storey area could have a worse effect than a seven-storey development in the town centre. Context is critical and therefore any policy must be city-wide.

## 13784 Support

Summary:

No height limit is necessary.

## 13992 Support

Summary:

If Option 74 is selected, I would recommend the height limit policy be restricted to the historic inner core of Cambridge. This would protect existing views of spires and so on. Outside of the inner core, I would suggest the height limit take its guidance from existing tall buildings - such as Foster's Mill by the railway station. This would ensure that there are suitable 'zones' for taller office and residential buildings. I don't for a minute buy the idea that this would stifle innovative development. This is just developer-speak for "why won't you let us do what we want?"

## 16478 Support

Summary:

Unsure how to gauge heights, but I would say that Botanic House is way too tall, and entirely inappropriate to its surroundings.

## 17877 Support

Summary:

To not exceed current building heights, such as The Belvedere tower. Both historic core and wider areas should be considered.

## 18128 Support

Summary:

Tall buildings are difficult to define. Generally they refer to buildings which are significantly different in scale to their immediate neighbours. The discussion on the height of buildings needs to be linked to the perceived bulk. Bulk is as much of an issue as height in the assessment of the merit of schemes.

---

### CHAPTER: 8 - Conserving and Enhancing the Historic &

### Question 8.17

---

## 18114 Object

Summary:

No

## 9173 Support

Summary:

It should also be remembered that tall buildings for residential use have an unfortunate history, now stretching back some fifty years, in terms of both the tendency to become sinks of social deprivation and the inherent disadvantages of having common areas (lobbies, lifts, stairwells) which no residents are obliged to maintain and which can become places of actual danger because they are not visible or accessible from the street.

## 9255 Support

Summary:

We believe that features of all the options should be combined:

Areas of greater suitability for tall buildings identified;  
A height limit in the historic centre and any other areas where the skyline is judged to be important;  
Criteria of option 72 applied to all developments; and  
Public safety respected.

## 17879 Support

Summary:

Yes - as above

"To not exceed current building heights, such as The Belvedere Tower. Both historic core and wider areas should be considered.

---

### CHAPTER: 8 - Conserving and Enhancing the Historic &

### 8.18

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## 9257 Support

Summary:

Public safety must surely continue to restrict development where there is a high enough risk of aircraft accident.

---

### CHAPTER: 8 - Conserving and Enhancing the Historic &

### 8.19

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## 12472 Object

Summary:

Does this not rule out development of land for residential use south of the airport? I was under the impression that this was being considered?

## 15241 Object

Summary:

The word 'greater' looks as though it is applied to '10,000' whereas grammatically it is qualifying 'risk' so should be 'less'.

**12473 Object**

Summary:

Is it really possible to predict where an aircraft will ditch if it experiences difficulties after take-off? Given they travel so fast even a small difference in time could put it over a totally different part of the city?

---

**13530 Object**

Summary:

Deal with tall buildings on a case-by-case basis. The Air Navigation Orders must already deal adequately with this area of the City?

**7164 Support**

Summary:

The advice in Circulars 1/2003 and 1/2010, and the Direction at Annex 1 of 1/2003 require an appropriate policy regarding the Public Safety Zone and airport safeguarding.

**15242 Support**

Summary:

Necessary



**11122 Object**

Summary:

This policy is entirely unnecessary. A significant number of buildings which exceed the safety zone restriction have been built in the city in recent years.

**13090 Object**

Summary:

This policy is entirely unnecessary and does not relate to the fact that a significant number of buildings which exceed the safety zone restriction have been built in the city in recent years.

**13456 Object**

Summary:

This policy is entirely unnecessary. A significant number of buildings which exceed the safety zone restriction have been built in the city in recent years.

**18607 Object**

Summary:

This Policy is unnecessary

**11723 Support**

Summary:

Yes, policy along existing lines is still needed. There is a strong likelihood that air traffic at Marshalls will increase substantially over the period of the plan. This could well be of economic benefit to Cambridge, but would re-inforce the need for a clear policy and may also lead to the need to provide additional infrastructure

**13994 Support**

Summary:

Yes

**14311 Support**

Summary:

Yes, we also don't want the airport to expand any further

**16479 Support**

Summary:

Yes.

**17881 Support**

Summary:

Yes - as suggested

**18136 Support**

Summary:

Yes

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**18137 Object**

Summary:

No

**9174 Support**

Summary:

It should be remembered that national policy on relieving the load on Heathrow and other major airports may, within the period covered by the plan, lead to an expansion in the use of the airport. This in turn could bring enhanced economic benefits to the city but could well require the provision of additional infrastructure.

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**18139 Object**

Summary:

No

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### **12878 Object**

Summary:

People don't want to ruin their front garden with an ugly hard surface but they have to because the council doesn't control street parking to a level of granularity that is required. Give each house owner one street parking permit and all the rest can pay.

### **7679 Support**

Summary:

This is a real issue and a visual "blight" in many neighbourhoods.

### **13818 Support**

Summary:

this is a logical consequence of the new cycle lanes in gilbert road. It seems likely that in 20 years all the front gardens, which currently contribute to the atmosphere of the road, will be paved over. the use of permeable surfaces should be promoted/required

---

### **10420 Object**

Summary:

This all sounds very heavy handed. Simply require that paved over gardens must have adequate soakaways for their drainage systems. The engineer designing our house in 1950 installed at least two soakaways.

### **7680 Support**

Summary:

This is a real issue in many parts of the city and should be addressed.

### **9258 Support**

Summary:

We agree

### **10806 Support**

Summary:

It blights the physical appearance of a street

### **11041 Support**

Summary:

Ideally soft paving should always be used. Even if this is not universal, then as much as possible is desirable.

### **12454 Support**

Summary:

The degradation of front gardens adds a further depressing blot to suburbia.

### **12475 Support**

Summary:

Strongly agree - this is becoming an issue and will continue to reduce our capacity to reduce flood risk.

### **14216 Support**

Summary:

It is a pity that garden protection can not be stronger. Concrete is such a blight on suburbia. Perhaps a publicity campaign to discourage such paving would be possible?

### **15243 Support**

Summary:

It should be a requirement for all development not just front gardens. to increase porosity by use of appropriate materials and adequate soakaways.

### **15833 Support**

Summary:

The forum would welcome policy based on Option 76.

### **16930 Support**

Summary:

we accept that this policy would impact only on those proposals that would require planning permission, but nevertheless we would support clear guidance on the factors that need to be considered when contemplating the paving of front gardens, including the impact on the character of the area and surface water run-off. As on-street car parking has become more difficult, the pressures to pave over front gardens has increased, with some unfortunate results.

### 9482 Object

Summary:

With the swingeing restrictions on parking in the city, there should not be any impediment to people creating parking places in front of their houses.

### 11124 Object

Summary:

Given that such works are often permitted development, this policy is unnecessary. If a concern in Conservation Areas, this should be flagged up in Conservation Area Management Plans.

### 11732 Object

Summary:

Yes Support. Given the potential visual appearance issues, it is tempting to argue for planning permission to be required for all paving over. But in terms of bureaucracy, this would be a major overkill.

### 14385 Object

Summary:

I would agree with a policy requiring permeable surfacing if required; however I oppose seeking to restrict if people can park a vehicle, or anything else, on their own land, on the grounds it is a disproportionate infringement of liberties and property rights.

### 7175 Support

Summary:

There is a need; permissions should only have allowed the means of access via an existing entrance, the removal of walls (in a Conservation Area) or elsewhere to enable multiple parking which reduces the remaining spaces on adjacent roadway, for the many examples of housing without private parking, is an abuse which should be resisted.

### 7283 Support

Summary:

Yes need for policy -- reduction of drainage capacity a problem. Silly to go in for green rooves if front gardens are being concreted over ...

### 8896 Support

Summary:

Yes there should be a policy and possibly one that could be linked to green infrastructure. Through paving front gardens, other cities have estimated loss of green space equivalent to the size of large parks.

### 9260 Support

Summary:

Although only a small proportion of paving-over requires planning permission, the largest projects do, and these are the ones with the greatest impact on run-off and visual amenity.

### 10597 Support

Summary:

Yes

### 10673 Support

Summary:

Yes

### 10807 Support

Summary:

yes

### 12476 Support

Summary:

Agree there is

### 12975 Support

Summary:

yes. Character of conservation area eroded by solid pavier sets.

### 13077 Support

Summary:

We support this policy as a measure which will help to lessen flood risk and also help to prevent residential street fronts from becoming car parks.

### 13474 Support

Summary:

The policy is needed to preserve the visual amenity, water permeability, wildlife value and food production potential of front gardens.

### **13900 Support**

Summary:

Strongly support for environmental and visual benefits which contribute to the amenity of area (can have significantly negative impacts)

### **13996 Support**

Summary:

Yes

### **14979 Support**

Summary:

Yes, support.

### **16480 Support**

Summary:

Yes, but it should cover all front gardens, not just those needing planning permission.

### **17418 Support**

Summary:

Paving over front gardens - there needs to be clearer control on this, and potentially also measures re rear gardens, and retrospective action against other flood causes in known Cambridge flood risk areas (as with 6.36-38).

### **17883 Support**

Summary:

Yes - as suggested in option 76.

### **18140 Support**

Summary:

Yes

### 15405 Object

Summary:

The provision of cycle parking in front garden areas should not be subject to planning controls.

### 8466 Support

Summary:

A local bye law forbidding non-absorbent paving of driveways/front gardens, preferably an encouragement to use gravel so that future owners find it easier to green them.

### 9175 Support

Summary:

Remember that increasing provision for off-street parking relieves the pressure on on-street parking, which is considerable across the whole city. It is possible to reduce any adverse visual impact, particularly in Conservation Areas, by requiring the retention of front walls, fences or hedges which provide screening. (Example: the west side of Clarendon Road.)

### 9261 Support

Summary:

We ask whether there is the possibility of a neighbourhood plan for residential as well as commercial areas. Could such a plan enable smaller areas of paving-over to be controlled?

### 10677 Support

Summary:

Since this option can only apply when planning permission needs to be sought it is vital that the provisions of the option are rigorously enforced. Recent planning in Newtown has suffered from non-enforcement of the existing provisions notably altering the visual amenity, biodiversity and water run-off.

### 11487 Support

Summary:

Paving front gardens is often due to parking pressures elsewhere - for example, introduction of double-yellow lines or residents' parking schemes. Any gardens policy should go hand-in-hand with parking policy

### 11735 Support

Summary:

As a counterbalance to environmental and visual aspects, remember that increasing provision for off-street parking relieves the pressure on on-street parking, which is considerable across the whole city.

It is possible to reduce any adverse visual impact, particularly in Conservation Areas, by requiring the retention of front walls, fences or hedges which provide screening. (Example: the west side of Clarendon Road.)

### 12225 Support

Summary:

It appears that in the search for higher density new developments only a very small fraction of the surface area is permeable. It is as though new developments are given permission as if already paved over. So, what is missing, is consistency in policy between old and new.

### 14000 Support

Summary:

I would suggest that smaller front gardens, such as those on Victorian streets, should apply to this rule as well. Although they are not as large, they nonetheless constitute important biodiversity environments as a whole, as well as contributing to visual amenities. All too often they are used as wheely bin stores or bike dumps and sorely detract from the character of a local area.

### 14982 Support

Summary:

Do not follow the example of London Boroughs. Allowing residents to pave over their front gardens actually exacerbates the parking problem; it means loss of 1.5-2 parking spaces per width of house. This can mean that elderly members of the community can no longer park near their houses and they too, are then forced into paving over their gardens to guarantee their parking space. This quickly spirals into a downward cycle diminishing the visual appearance of neighbourhoods, reducing green space, depleting urban habitat, compounding surface water drainage issues.

### 17419 Support

Summary:

Paving over front gardens - there needs to be clearer control on this, and potentially also measures re rear gardens, and retrospective action against other flood causes in known Cambridge flood risk areas (as with 6.36-38).

### 18141 Support

Summary:

No

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**17420 Support**

Summary:

Paving over front gardens - there needs to be clearer control on this, and potentially also measures re rear gardens, and retrospective action against other flood causes in known Cambridge flood risk areas (as with 6.36-38).

**18142 Support**

Summary:

No

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**15950 Object**

Summary:

How should Cambridge preserve its environment and ecology? With greater care and consideration than it does at present. Given the volume of the county that is open countryside, Cambridgeshire's biodiversity is not impressive. There are a few bright spots such as Wicken and Woodwalton Fens, but they are just that: tiny spots on a great, featureless agrarian canvas. This melancholy situation is mostly the result of modern, industrialised farming practices (whither the acrobatic flocks of green plovers or whirring coveys of partridges of yesteryear?), although it is also due to encroaching development and less measurable factors such as climate change.

**9263 Support**

Summary:

Strongly support.

**11314 Support**

Summary:

Yes, let's protect these spaces.

---

**10578 Object**

Summary:

Factual correction - both East Pit and West Pit at Cherry Hinton are part of a single SSSI called "Cherry Hinton Pit" SSSI

**17759 Object**

Summary:

Please note that East Pit in Cherry Hinton is formally known as Cherry Hinton Pit SSSI.

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**9264 Object**

Summary:

In general we support, but would like to acknowledge that non-statutory sites are also important.

---

**9267 Object**

Summary:

The Cambridgeshire Green Infrastructure Strategy (2011) assumes "sustainable growth" to be desirable (page 11). Growth cannot be infinitely sustainable; there are patently limits, and we would be prudent to assume we are nearing them. We should aim rather for dynamic equilibrium.

We ask in what way it is intended to "enhance" landscapes.

**12478 Support**

Summary:

Very strongly agree - this policy is entirely in-keeping with most 21st century conservation thinking - that 'landscape scale' conservation is the only viable option to the UK.

**17761 Support**

Summary:

We welcome reference to the Cambridgeshire Green Infrastructure Strategy (2011) which seeks to protect and enhance green infrastructure to provide functional benefits including biodiversity enhancement.

## **9272 Object**

Summary:

We support the enhancement of biodiversity. We wish for indigenous organisms only to be promoted.

## **17763 Support**

Summary:

This section also makes welcome reference to the Lawton Report, the UK Biodiversity Action Plan and the aims for conserving and enhancing the natural environment set out in the NPPF.

### 10971 Object

Summary:

Bidwells objects to the option requiring Appropriate Assessment on sites that are not covered by The Conservation (Natural Habitats, &c.) Regulations 1994, such as County Wildlife Sites, or City Wildlife Sites. This requirement would be unnecessarily onerous and could adversely affect the viability and/or deliverability of the development. Such sites can be adequately protected through the consideration of direct or indirect adverse impacts and the provision of mitigation and/or compensatory measures to minimise any harm and provide enhancement, where possible, as required by bullet point 3.

### 12480 Object

Summary:

I object only on the basis that this should be much much stronger in its wording - there should be absolutely no development on current wildlife sites. Cambridgeshire has one of the lowest levels of wildlife-friendly habitat in the UK and preserving what we have is critical.

### 13930 Object

Summary:

The Consortium objects to the option requiring Appropriate Assessment on sites that are not covered by the Conservation (Natural Habitats, & c.) Regulations 1994, such as County Wildlife Sites, or City Wildlife Sites. This requirement would be unnecessarily onerous and could adversely affect the viability or deliverability of a site. Sites can be adequately protected through the consideration of direct or indirect adverse impacts and the provision of mitigation and compensatory measures to minimise any harm and provide enhancement, where possible, as required by bullet point 3 of the Option.

### 9577 Support

Summary:

Sites of nature importance need protection.

### 9669 Support

Summary:

Essential to preserve unique landscape and habitat of south-west quadrant.

### 9787 Support

Summary:

The Friends of Stourbridge Common believe it is vital to have a policy which vets development proposals affecting sites of nature conservation importance against clear criteria.

### 9885 Support

Summary:

to protect the sites of nature conservation importance for this and future generations

### 10238 Support

Summary:

to protect the sites of nature conservation importance for this and future generations

### 10808 Support

Summary:

Hugely important in an area like Easst Anglia with it's intensive industrial agriculture

### 10928 Support

Summary:

I support this proposal

### 11319 Support

Summary:

Very much support the idea of development proposal having to take into account impact on natural environment. Clearly, green and open space are under almost continual development threat in a growing city and so more stringent protection is needed.

### 12456 Support

Summary:

Of course they should be protected. Development proposals near such sites should not be 'assessed', they should be thrown out automatically.

### 14324 Support

Summary:

Yes, let's protect these sites. They are precious and development would destroy them

### 14846 Support

Summary:

It is vital sites like this (SSI's, nature reserves etc) are protected as much as possible from developments that would risk the loss of such places.



## **15244 Support**

Summary:

Necessary but there should a presumption against any such development of open space given the shortfall we already have which will be exacerbated by the intensification of redeveloping existing built-up areas.

## **16743 Support**

Summary:

support

## **17765 Support**

Summary:

Natural England particularly welcomes Options 77 - 83 which aim to protect and enhance biodiversity through development, including nationally and local designated sites and priority habitats and species. We are pleased that Option 77 also refers to sites of geological importance. We believe that a policy which addresses all of these requirements would help to ensure adverse impacts of development on biodiversity is minimised and enhancement opportunities are maximised. Above all, policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; where required, suitable mitigation measures must be acceptable and deliverable.

In line with NPPF requirements the above policy/policies should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

---

### 12104 Object

Summary:

There should be a single policy in the local plan providing appropriate protection for the various national and local designated sites.

### 15716 Object

Summary:

We support Options 77 to 82, but consider that site should not be lost of the importance to local people of all green spaces and their vital importance to the quality of life and recreation of local people.

### 7284 Support

Summary:

Need to flag these areas in robust policy terms.

### 8467 Support

Summary:

yes

### 9273 Support

Summary:

Yes, clearly required by the NPPF

### 9788 Support

Summary:

Yes - support.

### 9886 Support

Summary:

because without it development may harm these sites

### 10240 Support

Summary:

because without it development may harm these sites

### 10588 Support

Summary:

The Wildlife Trust supports the inclusion of a nature site / habitat protection policy

### 10679 Support

Summary:

Yes

### 10809 Support

Summary:

Definitely

### 11321 Support

Summary:

Yes.

### 11736 Support

Summary:

yes to a policy

### 12482 Support

Summary:

Absolutely, and the policy should be enforced - for many of us it is the green spaces and wildlife-rich reserves and commons that represent what's really special about Cambridge.

### 12976 Support

Summary:

yes. support.

### **13085 Support**

Summary:

Yes, a good policy for the Protection of sites of nature conservation importance is necessary, both to enhance biodiversity and the public's connection with and enjoyment of nature.

### **13129 Support**

Summary:

Yes.

### **14002 Support**

Summary:

Yes

### **14327 Support**

Summary:

yes

### **14987 Support**

Summary:

Yes, support

### **16481 Support**

Summary:

Yes, emphatically.

### **17885 Support**

Summary:

Yes - as suggested

### **18143 Support**

Summary:

Yes

---

## **CHAPTER: 8 - Conserving and Enhancing the Historic &**

## **Question 8.25**

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### **18144 Object**

Summary:

No

### **7314 Support**

Summary:

Better protection is needed for some green spaces and commons within the City, eg not all commons are designated as such. Local designations are necessary as national designated sites are protected by National or EU Legislation.

### **9178 Support**

Summary:

Consider also that there may be adverse effects of wildlife on development - urban foxes, badgers, bats etc. These species can create a public health hazard and a danger to children.

### **9274 Support**

Summary:

We support option 77, with the additional point that measures to improve biodiversity should promote native species only.

### **12485 Support**

Summary:

I'm quite appalled that there is even a suggestion that an SSSI would be considered for development.

### **14992 Support**

Summary:

Please do not forget that the River Cam is a County Wildlife Site.

### **18145 Object**

Summary:

No

### **9179 Support**

Summary:

A tiered approach between national and local importance is recommended

### **9283 Support**

Summary:

Yes, the principles of conservation are the same for all areas of conservation importance. Their degree of importance (local, national, European etc) will be reflected by the vigour with which they are protected and managed.

### **9789 Support**

Summary:

Yes - let's make it a clear and comprehensive policy that's easy to apply.

### **10598 Support**

Summary:

A single nature conservation site protection policy is best for Cambridge, with stronger protection given to sites of County and City-wide importance than previously given, to ensure maintenance and enhancement of a viable ecological network across the city.

### **10810 Support**

Summary:

Yes

### **11738 Support**

Summary:

It should be possible to cover all aspects of national and local importance in one policy using a tiered approach.

Having more than one policy is both confusing and over bureaucratic.

### **13140 Support**

Summary:

A single policy would be preferable, a 2 tier system may result in smaller fragmented areas with the city being less valued and therefore more vulnerable to threats from development.

### **17886 Support**

Summary:

Yes

**9320 Object**

Summary:  
No, the criteria for judging the desirability of a development should be the same. The threshold for allowing developments may vary (cf 8.26).

**10600 Object**

Summary:  
See comments made under 8.26 (below)  
The Wildlife Trust would support the use of a single policy in Cambridge, which as a compact and relatively small urban area has very few nature conservation sites of national importance and none of international importance. Those sites of County and City-wide importance therefore have an increased value within the city and are more critical to the creation of a coherent and functioning ecological network across the city. A single policy, while maintaining some form of hierarchical protection in accordance with the NPPF could also be used to raise the bar and increase the level of protection afforded to sites of County and City wide importance above that previously achieved.

**10811 Object**

Summary:  
No

**11739 Object**

Summary:  
No - It should be possible to cover all aspects of national and local importance in one policy using a tiered approach. Having more than one policy is both confusing and over bureaucratic.

**9181 Support**

Summary:  
A tiered approach between national and local importance is recommended

**14005 Support**

Summary:  
Yes

**14225 Support**

Summary:  
Given that nature is so undervalued in the development world a two pronged approach would seem to offer more potential for protection.

**17887 Support**

Summary:  
Yes

**18147 Support**

Summary:  
Yes

---

**17889 Object**

Summary:  
No

**18149 Object**

Summary:  
No

---

**9322 Object**

Summary:  
There are 943 species on the section 41 list, and only 18 are included in the Cambridgeshire local biodiversity plan. Is this really a majority of section 41 species occurring in, or with the potential to colonise, Cambridge?

### **9324 Object**

Summary:

We strongly support the objective of protecting the rare or vulnerable species identified in the section 41 list. But in addition there are many vulnerable species not appearing on the list, and when a case is made for protecting such species, it must also be considered.

### **13586 Object**

Summary:

Protecting species on the list is good, but other species need protection, too.

### **9791 Support**

Summary:

The Friends of Stourbridge Common are highly supportive of any policy that protects species and habitat. We encourage the Council to adopt this as part of the Local Plan.

### **10812 Support**

Summary:

Vital

### **10930 Support**

Summary:

I support this proposal

### **11324 Support**

Summary:

Excellent - and agree with comment about the fact that we should be looking at the widest possible list of species and plants - 'at risk' and not merely rare or vulnerable.

### **12020 Support**

Summary:

The considerable biodiversity (see p. 169), as evidenced by many bird species (e.g., herons, owls, woodpeckers) on the river Cam, in the trees and hedgerows, and other wild fauna and flora, contribute essentially to the character of these Green Belt areas; they are highly valued by walkers and others involved in recreational activities. Encouragement and the taking of personal responsibility may be preferable ways of achieving them, rather than via Regulations.

### **12486 Support**

Summary:

I would strongly support referral to Natural England on these matters as independent experts.

### **13581 Support**

Summary:

I support this option and the preceding one. It is essential that the green areas around Cambridge are maintained for future generations. The conservation of the plant and animal species found in these areas should be a major priority.

### **13920 Support**

Summary:

We support Option 78 as Option 16; Broad Location 7 will deliver a net gain in biodiversity by maintaining ecological features through mitigation measures and providing enhanced ecological features.

### **14514 Support**

Summary:

In keeping with legal obligations.

### **15245 Support**

Summary:

This should be based on evidence rather than 'flavour of the month' prejudice.

### **17767 Support**

Summary:

Natural England particularly welcomes Options 77 - 83 which aim to protect and enhance biodiversity through development, including nationally and local designated sites and priority habitats and species. We are pleased that Option 77 also refers to sites of geological importance. We believe that a policy which addresses all of these requirements would help to ensure adverse impacts of development on biodiversity is minimised and enhancement opportunities are maximised. Above all, policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; where required, suitable mitigation measures must be acceptable and deliverable.

In line with NPPF requirements the above policy/policies should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

### **12105 Object**

Summary:

There is no need for a policy addressing this issue but detailed guidance should be provided in SPD guidance on Nature Conservation issues.

### **8468 Support**

Summary:

yes

### **9325 Support**

Summary:

yes

### **9792 Support**

Summary:

Yes - please see our comments on the Option itself. The Friends of Stourbridge Common are highly supportive of any policy that protects species and habitat. We encourage the Council to adopt this as part of the Local Plan.

### **10137 Support**

Summary:

yes and Rights of Way improvements should be included in the category of development.

### **10603 Support**

Summary:

The Wildlife Trust supports the inclusion of a priority species and habitat protection policy

### **10813 Support**

Summary:

Yes

### **11322 Support**

Summary:

Yes.

### **11740 Support**

Summary:

yes, policy needed

### **13093 Support**

Summary:

Yes, a good policy protecting priority species and habitats will help give this due weight and so enhance or maintain local biodiversity.

### **13604 Support**

Summary:

Yes

Section 7 pages 49-58 of the Quarter-to-Six Quadrant Visioning Document is in effect the representation contained in this response.

"Our vision is for the QTSQ to be enhanced and preserved as a very significant part of Cambridge's 'rural lungs', dedicated to public rural enjoyment by the people of Cambridge and visitors to the area. The four parish councils will work together, and with all those already involved in the area, to develop this vision over the coming years."

### **13748 Support**

Summary:

Yes. There is also a need to ensure that the policy is adhered to once adopted.

### **14007 Support**

Summary:

Yes

### **14233 Support**

Summary:

Absolutely. Nature needs all the protection we can muster.

### **14995 Support**

Summary:

Yes, support.

## 16482 Support

Summary:

Yes.

## 17890 Support

Summary:

Yes - as suggested

## 18152 Support

Summary:

Yes

---

**CHAPTER: 8 - Conserving and  
Enhancing the Historic &**

**Question 8.30**

---

## 18154 Object

Summary:

No

## 9326 Support

Summary:

Account must be taken not only of the rare and vulnerable species identified in section 41, but also of all the organisms which form part of the ecosystem. What is common now may quickly become rare and vulnerable. When a case is made for protecting such a species, it must also be considered.

## 10681 Support

Summary:

This option refers only to new development but should include priority species, habitats, ecological networks etc in existing areas.

## 12625 Support

Summary:

I want to agree that we need to protect rare species and habitats. But I could not find the documents to which the Plan refers ('Cambridgeshire Local Biodiveristy Action Plan' and 'Section 41') on either City or County Council websites or in this document itself, so I don't know which species or habitats might be considered 'rare'. But in general terms, yes we need to protect the ecology and biodiversity of our habitats, not just specific large sites, but also smaller areas that might be of interest/beauty locally (even if not an SSSI or other designated site).

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**CHAPTER: 8 - Conserving and  
Enhancing the Historic &**

**Question 8.31**

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## 18155 Object

Summary:

No

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**CHAPTER: 8 - Conserving and  
Enhancing the Historic &**

**8.35**

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## 9766 Object

Summary:

While the LAF supports this for large and new developments, it also comments that Small developments can affect locally important habitats, even a disused large garden can be important. The wildlife in an area should perhaps not be considered to belong to the person owning the land, but to the community



### **10973 Object**

Summary:

The requirement to minimise the impacts of development on biodiversity and provide net gains in biodiversity is included in the NPPF, therefore, Bidwells considers it is not necessary to repeat national policy in the Local Plan. Bidwells supports Option 81, to incorporate the requirement into Option 64. To reflect the wording of the NPPF, the requirement should state "development should provide suitable protection and enhancement of ecological features of nature conservation where possible".

### **7311 Support**

Summary:

This would require all sites to contribute to the well-being and health of the city in terms of biodiversity. It can be graded to sizes of developments but will be enable fair contributions to enhancing biodiversity as well as sustainability. It should be amended to allow pooling of biodiversity gain in adjacent sites, nearby green spaces and wildlife corridors.

### **9328 Support**

Summary:

Strongly support.

### **9578 Support**

Summary:

If any development takes place, as well as all other safeguards, biodiversity must be enhanced. This has not happened in the past and we must make amends for past errors.

### **9793 Support**

Summary:

This is very important for the sustainable development that the options paper stresses so heavily. If we are serious about this, the sites need to be assessed seriously by third parties. We feel it is incorrect to allow developers to make 'informed decisions' as clearly they will always decide that their project does not adversely impact biodiversity!

### **11325 Support**

Summary:

Yes.

### **12490 Support**

Summary:

Yes, even small developments can contribute hugely when they are considered city-wide - hence back gardens across the UK are so important. Just restricting biodiv considerations to large developments would miss a huge opportunity.

### **13768 Support**

Summary:

Opportunities for maintaining and where possible enhancing biodiversity should be addressed as part of all development proposals regardless of size. Guidance in this regard, including opportunities to reduce costs through identifying and replicating successful approaches, should be developed.

### **13925 Support**

Summary:

We support Option 79 as Option 16; Broad Location 7 will deliver a net gain in biodiversity by maintaining ecological features through mitigation measures and providing enhanced ecological features.

### **16746 Support**

Summary:

Support, but this approach would need to be well monitored

### **17769 Support**

Summary:

Natural England particularly welcomes Options 77 - 83 which aim to protect and enhance biodiversity through development, including nationally and local designated sites and priority habitats and species. We are pleased that Option 77 also refers to sites of geological importance. We believe that a policy which addresses all of these requirements would help to ensure adverse impacts of development on biodiversity is minimised and enhancement opportunities are maximised. Above all, policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; where required, suitable mitigation measures must be acceptable and deliverable.

In line with NPPF requirements the above policy/policies should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

### **7312 Object**

Summary:

This option only refers to larger sites and would not be applicable to smaller development / infill sites

### **9330 Object**

Summary:

Less desirable than option 79 in terms of ensuring easy and very local access for everyone to some natural green space. There should be the expectation, however, that larger developments would include more extensive such spaces, preferably linked by green corridors to green spaces beyond the new development.

### **12491 Object**

Summary:

No - this should be for every development

### **14512 Support**

Summary:

For obvious reasons.

### **17771 Support**

Summary:

Natural England particularly welcomes Options 77 - 83 which aim to protect and enhance biodiversity through development, including nationally and local designated sites and priority habitats and species. We are pleased that Option 77 also refers to sites of geological importance. We believe that a policy which addresses all of these requirements would help to ensure adverse impacts of development on biodiversity is minimised and enhancement opportunities are maximised. Above all, policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; where required, suitable mitigation measures must be acceptable and deliverable.

In line with NPPF requirements the above policy/policies should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

### **9331 Object**

Summary:

Less desirable than option 79 for same reasons as given under option 80 (see below)

Less desirable than option 79 in terms of ensuring easy and very local access for everyone to some natural green space. There should be the expectation, however, that larger developments would include more extensive such spaces, preferably linked by green corridors to green spaces beyond the new development.

### **12493 Object**

Summary:

I would rather that option 79 was added to option 64 to build-in as rigorous consideration of these matters as possible - they are of benefit to people and wildlife

### **7681 Support**

Summary:

very important element.

### **10975 Support**

Summary:

The requirement to minimise the impacts of development on biodiversity and provide net gains in biodiversity is included in the NPPF, therefore, Bidwells considers it is not necessary to repeat national policy in the Local Plan. Bidwells supports Option 81, to incorporate the requirement into Option 64. To reflect the wording of the NPPF, the requirement should state "development should provide suitable protection and enhancement of ecological features of nature conservation where possible".

### **11326 Support**

Summary:

Good

### **13148 Support**

Summary:

so long as 'public realm' would include developments of less than 10 houses. a unified and holistic approach to biodiversity is welcome.

### **13931 Support**

Summary:

We support Option 81 as Option 16; Broad Location 7 will deliver a net gain in biodiversity by maintaining ecological features through mitigation measures and providing enhanced ecological features.

### **17772 Support**

Summary:

Natural England particularly welcomes Options 77 - 83 which aim to protect and enhance biodiversity through development, including nationally and local designated sites and priority habitats and species. We are pleased that Option 77 also refers to sites of geological importance. We believe that a policy which addresses all of these requirements would help to ensure adverse impacts of development on biodiversity is minimised and enhancement opportunities are maximised. Above all, policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; where required, suitable mitigation measures must be acceptable and deliverable.

In line with NPPF requirements the above policy/policies should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

### 6994 Object

Summary:

Yes. However, none of the suggested policies look remotely likely to be effective in reducing the real impact of any development on the biodiversity of the environment. There really is no substitute for leaving nature as it was before humans interfere(d).

### 12107 Object

Summary:

There is no need for a policy addressing this issue but detailed guidance should be provided in SPD guidance on Nature Conservation issues.

### 15718 Object

Summary:

We support Options 77 to 82, but consider that sight should not be lost of the importance to local people of all green spaces and their vital importance to the quality of life and recreation of local people.

### 7285 Support

Summary:

This has to be written into all planning.

### 7313 Support

Summary:

Some sites despite their tremendous wildlife value have not been designated as City/County Wildlife Site -- e.g. Chesterton Sidings (ref: Nature in Cambridgeshire No 43 -- 2001 pp7-16).

### 9332 Support

Summary:

Yes

### 10613 Support

Summary:

The Wildlife Trust supports the inclusion of a biodiversity enhancement policy, though none of the options presented are quite right.

### 10682 Support

Summary:

Yes

### 10814 Support

Summary:

Yes - developers would never do it unprompted

### 11742 Support

Summary:

yes to a policy

### 12495 Support

Summary:

Yes, this is a critical element of what makes Cambridge special, and we live in an area that is hugely deprived of wildlife due to the predominance of intensively farmed land.

### 12497 Support

Summary:

Yes, this is a critical factor of what makes Cambridge so special - please do liaise with the WT etc though to get this right.

### 14264 Support

Summary:

Biodiversity is the foundation of life. It is highly appropriate that the City Council should honour the legacy of Charles Darwin and also provide employment for ecologists.

### 14998 Support

Summary:

Yes, support.

## **15246 Support**

Summary:

Yes, the principle has to be that all proposed developments should make an assessment of impact on the natural and existing built environment, e.g. hedges, fences and walls are most likely features to be unwittingly swept away during site clearance yet both contribute significantly to local ecology by providing shelter and 'wildlife highways' through urban areas. It is not unknown for areas containing important species to be identified without a complete understanding of all the contributors to the creation of the habitat in which it thrives.

## **16483 Support**

Summary:

Yes

## **17892 Support**

Summary:

Yes

## **18157 Support**

Summary:

Yes

### 10614 Object

Summary:

The Wildlife Trust supports none of the suggested options

### 11748 Object

Summary:

Prefer option 80.

A stand-alone option, not one dependent on Option 64, is required, and it is impractical to require smaller developments to enhance biodiversity, though they may be encouraged to do so.

### 18160 Object

Summary:

Option 81

### 8469 Support

Summary:

Options 80 or 81

### 9182 Support

Summary:

Option 80. A stand-alone option, not one dependent on Option 64, is required, and it is impractical to require smaller developments to enhance biodiversity, though they may be encouraged to do so.

### 9334 Support

Summary:

Option 79

### 10685 Support

Summary:

Option 81, that it be incorporated into Option 64 (in chapter 7). Enhancement of biodiversity should not be considered as an optional extra. In Option 64 it should be seriously considered even for small developments, such as garden grabbing, which individually might appear benign, but small developments repeated over time can destroy ecological networks. The Local Plan should give support to conservation and historic areas where green areas and gardens have been eroded by development. As national guidelines recommends, the Local Plan must ensure that developments in historic areas take account of surrounding environment and context.

### 10815 Support

Summary:

Option 79

### 12499 Support

Summary:

79, added to 64 for maximum rigour

### 14019 Support

Summary:

Option 79, as long as this does not affect individual house extension works (such as, say, building a work-from-home studio at the bottom of a garden)

### 14288 Support

Summary:

Option 79 gives the strongest protection but I see no reason why it should not be cross referenced to option 64. Policy integration must make a more robust package.

### 15001 Support

Summary:

Option 81.

### 16484 Support

Summary:

Option 79, and stress the 'all'.

### 17894 Support

Summary:

Option 80 - Enhancement of biodiversity as part of major developments

### 9183 Support

Summary:

There is a need to recognise that not all biodiversity is beneficial! Urban foxes etc.

### 15004 Support

Summary:

Future maintenance of trees etc. by the owner or occupier should be specified under the planning conditions as should control of invasive non-native species.

### 16452 Support

Summary:

No more housing development on Green Belt land (Option 1) until the space allocated for housing under the last Plan has been used up.

More housing development would take out more Green Belt and I am aware of the importance of the Green Belt for biodiversity and green space. Planned green spaces should include community gardens and fruit and nut orchards as these are far better habitats for wildlife than playing fields and other forms of monoculture, which are currently considered as green spaces.

### 17896 Support

Summary:

No

### 18164 Support

Summary:

No

### 9184 Support

Summary:

There is a need to recognise that not all biodiversity is beneficial! Urban foxes etc.

### 9335 Support

Summary:

We note that, in addition, larger developments must provide "...accessible natural greenspace within 300 metres (or 5 mins walk) of every home in England for exercise, relaxation and well-being" (from the Local Biodiversity Action Plan workstreams). We welcome this requirement and hope that it will be enforced.

### 10612 Support

Summary:

Support the inclusion of a biodiversity enhancement policy, but suggest that it should be wdiier than the options presented.

### 15808 Support

Summary:

Worth noting the valiuue of allotments.

### 17897 Support

Summary:

No

### 18165 Support

Summary:

No

### **7682 Support**

Summary:

Very important element

### **9768 Support**

Summary:

Small developments can affect locally important habitats, even a disused large garden can be important. The wildlife in an area should perhaps not be considered to belong to the person owning the land, but to the community

### **9795 Support**

Summary:

We support the idea of making enhanced biodiversity the objective of landscape projects; it could be interesting as is suggested to bring forward some of these projects on the Green Belt. However, the council itself should be involved in these worthwhile projects and not simply seek to pass the responsibility to developers or citizens.

### **10615 Support**

Summary:

The Wildlife Trust fully supports the inclusion of such a policy which is essential in order to promote the creation of a viable and functioning ecological network across the city and beyond and will help to deliver the Cambridgeshire Green Infrastructure Strategy objectives.

### **11327 Support**

Summary:

Support and enhance biodiversity - good.

### **12501 Support**

Summary:

Yes I think that this is important - and a great goal to have to open up the green belt that is otherwise inaccessible and wildlife-poor for the most part?

### **15247 Support**

Summary:

Large sites need to have this assessment. New developments should have gardens and other open space contiguous to enhance their wildlife value.

### **17774 Support**

Summary:

Natural England particularly welcomes Options 77 - 83 which aim to protect and enhance biodiversity through development, including nationally and local designated sites and priority habitats and species. We are pleased that Option 77 also refers to sites of geological importance. We believe that a policy which addresses all of these requirements would help to ensure adverse impacts of development on biodiversity is minimised and enhancement opportunities are maximised. Above all, policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; where required, suitable mitigation measures must be acceptable and deliverable.

In line with NPPF requirements the above policy/policies should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

### **17778 Support**

Summary:

We welcome Option 82 Support for strategic biodiversity enhancement proposals as this recognises the requirements of the NPPF and the importance of landscape scale biodiversity proposals at the local level. This will ensure that proposals where biodiversity enhancement is the primary objective are given appropriate support in the planning process. We agree that the 2011 Green Infrastructure Strategy will provide a useful starting point for the identification of proposals.



**10694 Object**

Summary:

No

**11750 Object**

Summary:

We do not see it necessary to develop policy here. While in a lot of cases a policy is needed, we need to guard against an automatic assumption that everything needs policy. Be careful we don't drown in them!

**12108 Object**

Summary:

There is no need for a separate policy on this matter but reference to the support for such enhancement should be incorporated in the above policy.

**8470 Support**

Summary:

yes

**9336 Support**

Summary:

Yes we support Option 82.

**10616 Support**

Summary:

Yes

**10816 Support**

Summary:

Yes

**13097 Support**

Summary:

Yes, larger landscape scale sites are critical for effective biodiversity enhancement and we support local policy development on this.

**14021 Support**

Summary:

Yes

**14306 Support**

Summary:

An excellent policy that should resonate with expertise within the Universities. Given the arable nature of much surrounding farm land this would be a good counterbalance.

**15009 Support**

Summary:

Yes, support.

**15719 Support**

Summary:

We support Options 77 to 82, but consider that site should not be lost of the importance to local people of all green spaces and their vital importance to the quality of life and recreation of local people.

**16485 Support**

Summary:

Yes.

**17898 Support**

Summary:

Yes - as suggested

**18167 Support**

Summary:

Yes

**17900 Object**

Summary:

No

**18169 Object**

Summary:

No

**12496 Support**

Summary:

These policies must be rigorously enforced and not just allowed to become 'Greenwash' on the part of developments

---

**17901 Object**

Summary:

No

**18170 Object**

Summary:

No

**9185 Support**

Summary:

The facilitation of existing habitats, including extension where appropriate, is preferable to the creation of artificial new ones.

**10695 Support**

Summary:

Action seems to be being taken according to Paragraph 8.37 and perhaps more paperwork would take resources that would be better put to use in implementing the existing policy, which covers up to 2020.

**11752 Support**

Summary:

The facilitation of existing habitats, including extension where appropriate, is preferable to the creation of artificial new ones.

---

**9337 Support**

Summary:

Yes

**9796 Support**

Summary:

We strongly support all measures to protect Cambridge's beautiful trees. Felling trees and inadequate planting programs are issues that arose strong passions in Cambridge's citizens.

**11329 Support**

Summary:

Cambridge needs not only to protect existing trees but to plant a lot more trees. So many residential areas have a bare, sad look. 'Leafy streets' is a complimentary description for a reason!

**12234 Support**

Summary:

Very strongly support the protection of trees as a requirement in this tree-starved county. Trees are also regarded as excellent for water take up (reduce flood risk) and for decontamination (see works of Prof B Ford for details).

**16486 Support**

Summary:

Strongly support these paragraphs.

**9338 Support**

Summary:

Yes

**12241 Support**

Summary:

Many old trees have been removed by the Council in the last 2 years. This policy seems at odds with the Council's actions. I think that the old trees should be allowed to continue unless dangerous.

**16487 Support**

Summary:

Strongly support these paragraphs.

---

**7683 Support**

Summary:

Trees are also extremely important to the liveability of the city.

### 10422 Object

Summary:

Again this sounds all very heavy handed and inflexible. A replacement policy would be more sensible than preventing trees from being harmed. In Babraham road there was more concern by planners for trees in Strangeways than for people safely negotiating Babraham road. Inflexible policies get one into these sort of difficulties.

### 12503 Object

Summary:

I don't like the 'wherever possible' element here which may allow developers to wriggle out of any obligations?

### 13688 Object

Summary:

A flexible approach should be promoted.

The council seems to be inconsistent in its decisions. There are often good reasons to plant smaller trees to enhance an area where a tree has become overgrown or too large for its current environment.

### 14847 Object

Summary:

In general I support this but would wish to see the criteria for judging whether tree should be felled made stronger so that clear evidence is needed to prove that the tree or trees needs to be felled.

### 17098 Object

Summary:

I notice the continual whittling away of our tree canopy, and where trees are 'said' to be old or dangerous the replacement policy is not like for like.

We seem to build almost to the road side. We should be lining these pavements with maturing trees, setting back the building line. We should encourage architects to step-rise these developments so as to open the air corridors and clear pollution more quickly. We are just trapping and funnelling more particulates.

I strongly believe that the local plan should speak about the Greening of the City not just Green Spaces.

### 17103 Object

Summary:

I notice the continual whittling away of our tree canopy, and where trees are 'said' to be old or dangerous the replacement policy is not like for like.

We seem to build almost to the road side. We should be lining these pavements with maturing trees, setting back the building line. We should encourage architects to step-rise these developments so as to open the air corridors and clear pollution more quickly. We are just trapping and funnelling more particulates.

I strongly believe that the local plan should speak about the Greening of the City not just Green Spaces.

### 6923 Support

Summary:

Needs to be wider and protect trees that are threatened by ignorant insurance companies wrongly claiming subsidence to adjacent property, while at the same time recognising that even veteran trees die and need replacing.

### 7684 Support

Summary:

Very important! Vital!

### 9340 Support

Summary:

Strongly support

### 9579 Support

Summary:

I am pleased to see a presumption in favour of retention of hedges and trees. I would also add that "current fashion" in arboculture must be avoided. There have been too many examples of major changes of mind every fifty years, and healthy trees sacrificed to the whims of fashion as they are no longer what is in vogue.

### 9797 Support

Summary:

Yes, yes, yes. Strong policy to protect our trees!

### 9887 Support

Summary:

to protect trees and hedges to enhance our natural living environment

## 10251 Support

Summary:

to protect trees and hedges to enhance our natural living environment

## 11330 Support

Summary:

Yes - so many people are frustrated by the 'bricks trump trees' problem - a presumption in favour of retention is a great idea and yes, replacement planting. Cannot support this strongly enough. UK in general is very tree poor compared to Euro neighbors. This would make a HUGE difference to quality of life if we could get more trees.'

## 12458 Support

Summary:

Another common sense item which enlightened builders followed a century ago - Cadbury at Bournville, for instance. We need trees.

## 12504 Support

Summary:

Broadly supportive of this policy

## 13359 Support

Summary:

I am in favour of the presumption in favour of the retention of hedges and older trees and especially "veteran trees" which enhance the city.

## 13610 Support

Summary:

Very important. To speak of an 'urban forest' in Cambridge is mildly exaggerated, though. Precisely for this reason, trees need to be protected and replaced.

## 14335 Support

Summary:

Very much support this policy

## 15248 Support

Summary:

The approach appears to be broadly correct. People are more aware of trees but this can lead to premature panic when water stress leading to early browning and leaf-fall is interpreted as disease. Felling should always be a last resort but a programme of harvesting and successor planting is fundamental to good tree and forest management and should be encouraged where appropriate, especially in open parkland and woodland before trees reach a stage of life when the risk of limb-drop becomes high.

## 16046 Support

Summary:

The unquestionable importance of trees and hedges emphasises the need for such a policy as this. Full protection of trees and hedges is essential as is new planting wherever possible. Trees and hedges have a huge value visually, provide essential wildlife habitat and help reduce pollution in the air.

## 16488 Support

Summary:

Strongly support.

## 16764 Support

Summary:

Trees and hedges are valuable and important.

## 16900 Support

Summary:

This policy option appears to be designed largely to protect existing trees and hedges etc. from new development, and we welcome that. We would support extending the policy as suggested to recognise the role of trees in the setting and character of the City and its neighbourhoods, and in providing environmental and social benefits. This applies just as much to trees in private gardens as it does in public spaces.

## 17776 Support

Summary:

Natural England particularly welcomes Options 77 - 83 which aim to protect and enhance biodiversity through development, including nationally and local designated sites and priority habitats and species. We are pleased that Option 77 also refers to sites of geological importance. We believe that a policy which addresses all of these requirements would help to ensure adverse impacts of development on biodiversity is minimised and enhancement opportunities are maximised. Above all, policy/policies should ensure that development will only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; where required, suitable mitigation measures must be acceptable and deliverable.

In line with NPPF requirements the above policy/policies should include a requirement for development to incorporate biodiversity/geodiversity enhancement, as well as protection.

### **12112 Object**

Summary:

There is no need for a separate policy addressing this issue which should be dealt in SPD guidance on delivering 'high quality places'.

### **7092 Support**

Summary:

Yes.

### **7286 Support**

Summary:

Without being part of policy framework, overall attention to trees would suffer -- glad to see this.

### **8471 Support**

Summary:

yes

### **9341 Support**

Summary:

Yes

### **9798 Support**

Summary:

Yes, a policy would be welcome.

### **9888 Support**

Summary:

yes to ensure trees and hedges are protected

### **10148 Support**

Summary:

yes TPOs provide vital protection for our heritage.

### **10253 Support**

Summary:

to protect trees and hedges to enhance our natural living environment

### **10602 Support**

Summary:

Yes

### **10617 Support**

Summary:

The Wildlife Trust supports inclusion of such a policy

### **10696 Support**

Summary:

Yes

### **10698 Support**

Summary:

Yes

### **10817 Support**

Summary:

Cambridgeshire is one of the least wooded parts of England

### **11594 Support**

Summary:

I agree there is a need for a policy on this issue and I agree with that put forward

### **11754 Support**

Summary:

policy needed here

## **12505 Support**

Summary:

Yes, trees are a critical element of what makes Cambridge a special urban environment.

## **12977 Support**

Summary:

yes.

## **13110 Support**

Summary:

We support the development of a policy to protect existing trees affected by development proposals, as preservation of trees can significantly improve the appearance and amenity value of new developments. With global warming, their shade will be increasingly important for keeping buildings cool in summer.

## **13906 Support**

Summary:

Strongly support - trees have an immense significance and positive impact on wider residential community and environment

## **14023 Support**

Summary:

Yes

## **14328 Support**

Summary:

The presence of trees transforms the urban realm. Places such as Brooklands Avenue, Jesus Green and the Alexandra Gardens are such a joy.

It is clearly an issue of great concern to people in Cambridge and the policy should be backed up by educational bulletins for the public.

## **14336 Support**

Summary:

Yes

## **15010 Support**

Summary:

Yes, support.

## **15764 Support**

Summary:

A presumption in favour of the retention and enhancement of trees etc makes good sense. Not sure that a requirement to replace will provide sufficient disincentive to prevent premature felling.

## **16489 Support**

Summary:

Yes

## **17421 Support**

Summary:

Trees - a clearer set of sequential tests should be implemented to protect trees, given recent unnecessary losses of trees. Developments that retain existing trees create better living environments, better integrated with their local area

## **17903 Support**

Summary:

Yes - as suggested - very important

## **18171 Support**

Summary:

Yes

### 17904 Object

Summary:

No

### 7685 Support

Summary:

New tree planting in existing neighbourhoods is also needed. A line of trees can transform a street!

### 9186 Support

Summary:

The plan should recognise that trees contribute to biodiversity and to air quality as well as to the visual amenity, and hence their protection enhances the other environmental policies.

### 9342 Support

Summary:

Add that replacement trees should normally be chosen from species native to the UK.

### 10226 Support

Summary:

Planting heritage varieties of fruit and nut trees should be particularly encouraged. Also where a large tree is removed and replaced with a smaller tree, a greater number of small trees should be planted, to ensure similar levels of habitat, improvement in air quality, etc.

### 10702 Support

Summary:

Amend the first sentence to "This option would allow the development of a policy to protect existing trees." [Omitting affected by development proposals]. Trees/hedges in conservations areas, such as North Newtown, are important. Their removal degrades the environment and affects the visual amenity. The removal of some notable trees/hedges has been allowed by the planning authorities, so this option 83 is needed and should be enforced, particularly in the historic residential areas surrounding the city centre, such as North Newtown.

Insert at bullet 2 Protection of trees that have or WILL have ...

### 11494 Support

Summary:

The city council's tree officer seems to have been rather zealous of late. A tree protection regime should apply to them also; in other words they should not be both judge and jury, able to decide on their own schemes without equivalent TPO consultation

### 11598 Support

Summary:

A new policy needs to be added: which is a commitment to a Tree Planting Policy. So CCC policy would not only be to protect existing trees but to increase the number of (large) trees in the City - eg a programme of tree planting along all roads in the city (eg limes, planes) and possibly to think in terms of "garden estates" with new housing developments, and possibly also to see if there are any sites where new woodland could be established.

### 11756 Support

Summary:

The plan should recognise that trees contribute to biodiversity and to air quality as well as to the visual amenity, and hence their protection enhances the other environmental policies.

### 12249 Support

Summary:

Replacement planting should be sufficient to at least match the lost coverage within 5 years. It is too easy for developers to remove mature trees and replace with the same number of saplings - and then fail to meet the costs and obligations of nurturing the growth of these saplings.

### 12253 Support

Summary:

Permission should be required before any tree of trunk diameter greater than 6 inches (at its widest point) can be destroyed.

### 12508 Support

Summary:

I would add that trees should not be felled where they disrupt an important wildlife corridor.

### 13149 Support

Summary:

Consideration should also be given to the suitability of replacing felled trees with the same species. Drought and high temperature tolerance should be considered when choosing replanting species.



## 13240 Support

Summary:

Any emerging policy should be in compliance with NPPF paragraph 118 which states:

'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss...'

The Council's proposed policy should incorporate the flexibility provided in the NPPF, in circumstances where the loss of veteran trees may be outweighed by the benefits of development such as providing much needed new homes.

## 13912 Support

Summary:

To take into account felling of trees in anticipation of development - where this has been done, and significant trees have been felled, development should provide similar replacements

## 14029 Support

Summary:

Although some new developments do plant trees as part of their building works, it is so often the case that once building works have finished, the trees are abandoned, and if they do not 'take', they are cut down and not replaced. I would like to see contributions towards the long-term maintenance of trees planted as a result of large developments.

## 14308 Support

Summary:

I would like to suggest the council consider recording memorial trees, and other trees with special significance. On a number of occasions the history of a tree is lost, or those who know it find out late about proposals which affect it. Knowing the background of a tree is important so well informed decisions can be made.

## 14318 Support

Summary:

The city's tree lined streets should be identified with a view to protecting them in the long term. Plans should be developed for planting cycles/strategies to maintain avenues of trees both alongside roads and on the city's green spaces.

## 14329 Support

Summary:

I think care needs to be taken to ensure that trees with substantial value are protected; but still enable action to be taken against those which are causing a problem - eg. a fast growing conifer tree or hedge which has got out of control and is overshadowing a street.

## 15014 Support

Summary:

Navigation authority (Cam Conservators) may need to use its statutory powers to override Preservation Status in order to undertake emergency works to clear obstructions from the navigation channel on grounds of health and safety. The adjacent land is usually owned by third parties so the navigation authority cannot be responsible for replanting lost trees.

## 17423 Support

Summary:

Trees - a clearer set of sequential tests should be implemented to protect trees, given recent unnecessary losses of trees. Developments that retain existing trees create better living environments, better integrated with their local area

## 17571 Support

Summary:

Cambridge has some of the worst urban air pollution in the country, largely because of its congested traffic and location which allows fumes to collect under an atmospheric inversion. This leads to breathing and health problems this will have to be acted on.

## 18175 Support

Summary:

No

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**17906 Object**

Summary:

No

**10704 Support**

Summary:

Include a mandatory tree replacement policy - if not on same site then very close/nearby? Replacement of trees is especially important in conservation and historic areas and the centre of Cambridge.

**17424 Support**

Summary:

Trees - a clearer set of sequential tests should be implemented to protect trees, given recent unnecessary losses of trees. Developments that retain existing trees create better living environments, better integrated with their local area

**18177 Support**

Summary:

No

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**17910 Object**

Summary:

No

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**17104 Object**

Summary:

I am deeply cynical of traffic planning that allows huge, sometime double articulated lorries to move around an historic city centre. I speak as someone whose house shakes at night as these extra-ordinary vehicles enter our city boundaries.

Having satellite car parks as we do now there is no reason why pallets cannot be transferred to smaller vehicles for serving shops outside closing hours. However as we wait to see if we might have our 40mph restriction moved up to Girton - at least commensurate with the city boundary, I'm not holding my breath over sensible traffic planning.

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**9343 Object**

Summary:

Support in principle but the final bullet point contains an error or omission and the meaning is obscure.

**10978 Support**

Summary:

Bidwells considers that one overarching policy dealing with all forms of pollution is sufficient, as the specifics relating to the control of pollution is provided by other legislation, which is not necessary to repeat in the Local Plan.

**16492 Support**

Summary:

Broadly support. Bullet point 6 is very important - existing residents need protection.

**17779 Support**

Summary:

Options 84 - 88 include policy proposals which will seek to address general pollution, air quality, noise, contaminated land and light pollution, through development. These options recognise the benefits of such policies for the natural environment, including wildlife and Natural England would welcome this approach being taken forward in the Local Plan.

### **12114 Object**

Summary:

A preferred approach would be to include a general policy on pollution matters with guidance on individual issues air quality, noise, contaminated land incorporated within SPD guidance.

### **6995 Support**

Summary:

Yes, there is a need for a policy on pollution, and I would support Option 84.

### **7110 Support**

Summary:

Yes, because it brings under one roof the various issues which need to be faced when considering a proposal for new development.

### **8472 Support**

Summary:

yes

### **9344 Support**

Summary:

Yes

### **10149 Support**

Summary:

yes, air conditioning causes noise pollution and is increasing.

### **10619 Support**

Summary:

The Wildlife Trust supports the inclusion of relevant pollution prevention policies

### **10705 Support**

Summary:

Yes

### **10818 Support**

Summary:

Yes

### **11759 Support**

Summary:

yes

### **12979 Support**

Summary:

yes. Light pollution a growing menace with security lights and sporting facilities.

### **13624 Support**

Summary:

Very important. Someone mentioned air con systems and the noise they generate. I'm dismayed to have learnt that the new office buildings in Station Rd will not have windows that can be opened, but air con.

### **14032 Support**

Summary:

Yes

### **15016 Support**

Summary:

Yes, support.

### **15250 Support**

Summary:

There should be a refusal of permission that would add to existing pollution problems or create new ones. Two particular issues are the stink at grassy Corner arising from the discharge from overwhelmed small private sewage treatment plants on Chesterton Fen. and houseboats belching carcinogenic woodsmoke onto public footpaths along and over the Cam. Both nuisances should be made priorities for action in so far as any effective action falls within the remit of planning policy.

## 16496 Support

Summary:

Yes

## 17425 Support

Summary:

Pollution/Air Quality - additional recent damage to the health of people living near major roads from extra development needs to be recognised, e.g. increased asthma, and has been made significantly worse where extra congestion has been added by several developments since 2006, due to extra cars and extra intersections interrupting traffic flow. This requires major attention and mitigation, and further study to ensure air quality improves, not worsens

## 17907 Support

Summary:

Yes - as suggested

## 18187 Support

Summary:

Yes

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### CHAPTER: 8 - Conserving and Enhancing the Historic &

### Question 8.43

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## 9346 Object

Summary:

Clarify final bullet point.

## 18097 Object

Summary:

See extract 4 of submission relating to groundwater.

## 18190 Object

Summary:

No

## 9187 Support

Summary:

"External lighting" should include internal lighting (such as in stairwells) where this is visible externally.

## 11761 Support

Summary:

"External lighting" should include internal lighting (such as in stairwells) where this is visible externally.

## 15021 Support

Summary:

The policy needs to extend to those residential boats granted permission to moor on the city's common lands.

## 17426 Support

Summary:

Pollution/Air Quality - additional recent damage to the health of people living near major roads from extra development needs to be recognised, e.g. increased asthma, and has been made significantly worse where extra congestion has been added by several developments since 2006, due to extra cars and extra intersections interrupting traffic flow. This requires major attention and mitigation, and further study to ensure air quality improves, not worsens

**17802 Object**

Summary:

The report does not really consider the protection and enhancement of soils through the development process. Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations. Paragraph 112 of the NPPF is relevant when considering the protection of best and most versatile (BMV) agricultural land.

Land quality varies from place to place and the Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. We believe this should be included to ensure the plan is compliant with the NPPF.

**17911 Object**

Summary:

No

**18192 Object**

Summary:

No

**17427 Support**

Summary:

Pollution/Air Quality - additional recent damage to the health of people living near major roads from extra development needs to be recognised, e.g. increased asthma, and has been made significantly worse where extra congestion has been added by several developments since 2006, due to extra cars and extra intersections interrupting traffic flow. This requires major attention and mitigation, and further study to ensure air quality improves, not worsens

**15023 Support**

Summary:

We are in support of paragraph 8.46 (development of detailed policies).

**16498 Support**

Summary:

Detailed policies for significant pollution concerns should be developed, not could. How did the former guidance in PPS23/PPS24 get lost?

**9347 Support**

Summary:

Yes.

**16499 Support**

Summary:

Broadly support.

**17781 Support**

Summary:

Options 84 - 88 include policy proposals which will seek to address general pollution, air quality, noise, contaminated land and light pollution, through development. These options recognise the benefits of such policies for the natural environment, including wildlife and Natural England would welcome this approach being taken forward in the Local Plan.

**12116 Object**

Summary:

A preferred approach would be to include a general policy on pollution matters with guidance on individual issues air quality, noise, contaminated land incorporated within SPD guidance.

**6996 Support**

Summary:

Yes, there is a need for a policy on air pollution, and I would support Option 85.

**8473 Support**

Summary:

yes

**9348 Support**

Summary:

Yes

**10819 Support**

Summary:

Yes

**11762 Support**

Summary:

yes

**13124 Support**

Summary:

We favour the development of a detailed air quality policy - for the reasons given in Option 85. Air quality is only achieved by vigilance.

**14034 Support**

Summary:

Yes

**15026 Support**

Summary:

Yes, support.

**15252 Support**

Summary:

See comment on Option 84. In parts of the City air quality is reduced by emissions from slow moving or stationary vehicles. The most effective way of lessening vehicular contributions to the problem is to reduce measures that cause halting or slowing of traffic to a minimum and this can be helped by better planning of road layouts and junctions. Elimination of right hand turns across oncoming traffic is one of the simplest and most effective measures.

**16501 Support**

Summary:

Yes.

**17428 Support**

Summary:

Pollution/Air Quality - additional recent damage to the health of people living near major roads from extra development needs to be recognised, e.g. increased asthma, and has been made significantly worse where extra congestion has been added by several developments since 2006, due to extra cars and extra intersections interrupting traffic flow. This requires major attention and mitigation, and further study to ensure air quality improves, not worsens

**17909 Support**

Summary:

Pollution - don't build housing next to M11/A14. This is risky for young children - research shows an increased rate of asthma and in older vulnerable adults with respiratory conditions higher level of illness. Open green space that is natural and uncluttered by non-natural items, that has natural restful sounds and peaceful space and biodiversity are shown to offer benefits great for mental health. Research shows that sound and air pollution greatly increase stress in humans.

**17913 Support**

Summary:

Yes - as suggested

## 18194 Support

Summary:

Yes

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### CHAPTER: 8 - Conserving and Enhancing the Historic &

### Question 8.46

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## 17914 Object

Summary:

No

## 18195 Object

Summary:

No

## 9188 Support

Summary:

Pollution by contractors' vehicles and plant also needs to be addressed

## 10706 Support

Summary:

This option needs to cover the current air quality in the city, not simply that for developments, but it cannot be properly addressed without consideration of road and traffic matters such as the enforcement of standards for vehicles, particularly buses.

This is urgent as the current position is that air quality does not meet the AQMA standards in many Cambridge locations. If this pollution is not tackled urgently it will degrade the appearance and structure of our historic Heritage Assets.

## 11764 Support

Summary:

Pollution by contractors' vehicles and plant also needs to be addressed.

## 15029 Support

Summary:

The policy needs to extend to residential boats moored inside the City boundaries.

## 17430 Support

Summary:

Pollution/Air Quality - additional recent damage to the health of people living near major roads from extra development needs to be recognised, e.g. increased asthma, and has been made significantly worse where extra congestion has been added by several developments since 2006, due to extra cars and extra intersections interrupting traffic flow. This requires major attention and mitigation, and further study to ensure air quality improves, not worsens

## 18365 Support

Summary:

South Cambridgeshire District Council is consulting on whether its new Local Plan should include a policy that requires proposals for development that have the potential to contribute significant emissions to the local area to prepare and implement a site-based Low Emissions Strategy or Low Emissions Scheme (see Issue 96). In view of the close relationship between the two districts, and in particular in relation to city edge sites, there may be merit in taking a coordinated approach to this issue and the Council would be willing to work with the City Council on this.

### **17915 Object**

Summary:

No

### **18198 Object**

Summary:

No

### **6924 Support**

Summary:

yes; if you follow Malmo's example and run buses (and taxis) on gas the air quality issue will be solved. This will require political commitment, but is simple readily available technology that can even save money.

### **17431 Support**

Summary:

Pollution/Air Quality - additional recent damage to the health of people living near major roads from extra development needs to be recognised, e.g. increased asthma, and has been made significantly worse where extra congestion has been added by several developments since 2006, due to extra cars and extra intersections interrupting traffic flow. This requires major attention and mitigation, and further study to ensure air quality improves, not worsens



### **10640 Object**

Summary:

Separate mention should be made of aviation noise. Advice is currently included in the Air Transport White Paper (December 2003) and is currently under discussion in the Draft Aviation Policy Framework (July 2012).

### **11589 Object**

Summary:

Need to make sure that noise reduction measure include reduction of noise from existing sources of noise e.g. traffic noise from M11. Please consider how City Council can through policy assist in obtaining reduction in traffic noise by use of specially developed road surfaces

### **7686 Support**

Summary:

The airport is a large contributor to noise pollution in the south of the city.

### **9349 Support**

Summary:

Yes

### **11649 Support**

Summary:

I am very glad to see that the issue of noise pollution is recognised in this report. So often it is neglected. I support efforts to reduce noise impacts that might arise from the construction and use of new developments. Also the airport is a large contributor to noise pollution in the city.

### **12510 Support**

Summary:

I am very supportive of a noise policy, which should apply to the road traffic as well as other sources of noise such as light industrial.

### **14341 Support**

Summary:

It's good to be considering noise pollution. We suffer a lot of noise from the airport

### **15253 Support**

Summary:

Recent sources of noise nuisance reported in Chesterton have been small generators, late night motor cyclists and air-conditioning units placed close to houses and flats. Persistent low-level hum can actually be more disturbing than a louder well-defined noise.

### **16749 Support**

Summary:

This should also agree noise controls on existing industrial and other major sources of noise.

### **17782 Support**

Summary:

Options 84 - 88 include policy proposals which will seek to address general pollution, air quality, noise, contaminated land and light pollution, through development. These options recognise the benefits of such policies for the natural environment, including wildlife and Natural England would welcome this approach being taken forward in the Local Plan.

### 6997 Support

Summary:

Yes, definitely - and there are some surprising sources of noise around the city, for example Haggis Farm at the time of "Rock Festivals", whose noise permeates right into the Western part of the city at times when people are trying to sleep.

### 8474 Support

Summary:

yes

### 9350 Support

Summary:

Yes

### 10820 Support

Summary:

Yes

### 11768 Support

Summary:

on balance, yes to a policy

### 12511 Support

Summary:

Yes

### 14036 Support

Summary:

Yes

### 14343 Support

Summary:

Yes

### 14355 Support

Summary:

Noise is the worst aspect of city life. Unfortunately much noise comes from vehicles and apart from declaring car free zones there is little recourse available.

As for noisy operations, the paper recycling site on Mercers Row is a bad example, starting up as early as 5:30am and operating on Sundays. It would be helpful if retrospective action could be taken.

### 15030 Support

Summary:

Yes, support.

### 16502 Support

Summary:

Yes. I support Option 86 on this.

### 17116 Support

Summary:

The four parishes of Barton, Coton, Grantchester and Madingley have submitted a vision document to the South Cambridgeshire and Cambridge City Council, entitled "A Quarter to Six Quadrant". This sets out in detail how the QTSQ part of Cambridge could contribute to Cambridge's green infrastructure, ensuring that the total development of Cambridge and District is developed in a sustainable manner. It also sets out the importance of noise reduction measures in the area, in particular from traffic, from the M11. These measures have not been addressed since M11 was built in 1980, and should be in 2016-31 period.

### 17916 Support

Summary:

Yes - as suggested

### 18200 Support

Summary:

Yes

### **18202 Object**

Summary:

No

### **9189 Support**

Summary:

Noise pollution can be partially controlled by licensing policy, e.g. no "disco" music after midnight except on Friday and Saturday evenings when the limit should be 2 am. In any case, there should be no such music before noon.

### **11934 Support**

Summary:

There should be a policy of trying to eliminate noise at source. This includes things like (car) door slamming, hooting and car alarms that can often blight residential areas.

### **12261 Support**

Summary:

One area which is currently ignored in noise production is within the development after completion. A significant reason why many "empty nesters" might not want to live in higher-density accommodation is the very poor sound proofing of modern properties. Not only can loud music be heard, but also normal volume TV and the shutting of doors and even cupboards. This comment links with those concerning build quality. Thermal insulation is required of modern properties. To make the dwellings really attractive, then significantly improved sound insulation should be a requirement.

### **12513 Support**

Summary:

What will be the impact of the A14 upgrade on this policy? This will surely have a detrimental effect on noise in many of the northern fringes?

### **15031 Support**

Summary:

The policy needs to extend to residential boats moored inside the City boundaries.

### **17547 Support**

Summary:

There should be a much stricter attitude to loud noise.

### **17917 Support**

Summary:

Yes - Hours of work that building and construction work can be carried out, specifically at weekends

### **18271 Support**

Summary:

There is a substantial problem of noise nuisance and anti-social behaviour in the neighbourhood that comes from two sources - night clubs and late-night alcohol outlets..

Both of these are sources of public nuisance to all who reside in the city centre as well as to shopkeepers who frequently have to clear the footways in front of their premises of vomit, urine and litter. The customers of these establishments normally take taxis home at closing time creating severe noise disturbance for residents through most of the night.

One option for consideration is a Council surcharge on such premises that do business after evening hours in order to discourage late night opening, and provide funding for late night street wardens and police.

### **17918 Object**

Summary:

No

### **18205 Object**

Summary:

No

### **9191 Support**

Summary:

Some developments such as sports venues may be inseparable from an element of noise, but conditions should be imposed restricting such use, e/g. only on Saturday afternoons and perhaps not more than one evening per week. If this cannot be achieved through planning conditions, then licensing powers should be used.

**9351 Support**

Summary:

yes

**15254 Support**

Summary:

Pollution from new developments should not be acceptable the technology for cleaning solid, liquid and gaseous emissions has been well-established for many years. Research into prior uses, often as simple as coming and talking to local people, can identify potential hazards at an early stage and avoid the necessity of remedial work during construction has happened with the redevelopment of the Meadowcroft site in Chesterton.

**17783 Support**

Summary:

Options 84 - 88 include policy proposals which will seek to address general pollution, air quality, noise, contaminated land and light pollution, through development. These options recognise the benefits of such policies for the natural environment, including wildlife and Natural England would welcome this approach being taken forward in the Local Plan.

**12118 Object**

Summary:

A preferred approach would be to include a general policy on pollution matters with guidance on individual issues air quality, noise, contaminated land incorporated within SPD guidance.

**8475 Support**

Summary:

yes

**9352 Support**

Summary:

Yes

**11771 Support**

Summary:

yes to a policy

**14038 Support**

Summary:

Yes

**15035 Support**

Summary:

Yes, support.

**16503 Support**

Summary:

Yes.

**17919 Support**

Summary:

Yes - as suggested

**18208 Support**

Summary:

Yes

**9192 Support**

Summary:

There should be a presumption that all brownfield sites are liable to be contaminated and a detailed assessment should be required in every case. Where remediation is required on phased developments it should be a condition that the whole site is remediated at the outset, not on a phased basis.

**11772 Support**

Summary:

There should be a presumption that all brownfield sites are liable to be contaminated and a detailed assessment should be required in every case. Where remediation is required on phased developments it should be a condition that the whole site is remediated at the outset, not on a phased basis.

**14040 Support**

Summary:

While I am uncomfortable with the idea of building housing on contaminated land, I am struck by the success by which parkland has been built on factory land. A great example of this is the Olympic Park in Stratford. Such an approach would be an excellent approach to dealing with contaminated land.

**17920 Support**

Summary:

Ensuring that local residents of the areas affected are given the opportunity to object & that the measure taken to decontaminate the area is clear. The issues experienced by the local residents of the 'Harrow' site in Hauxton are unacceptable.

**18096 Support**

Summary:

There should be a future plan for more stringent control of radioactive waste around the City. Sites central and around Cambridge still release emissions of radioactive material. This should not be permitted in a City environment.

**17921 Object**

Summary:

No

**18212 Object**

Summary:

No

**9889 Support**

Summary:

There are areas of Cambridge e.g. on the western fringe where there are still dark skies. These need to be protected by policies against light pollution. In addition to prevent negative impact on residential amenity

### **7687 Object**

Summary:

Vital.

### **10257 Object**

Summary:

there are areas of Cambridge e.g. on the western fringe where there are still relatively dark skies. These and other parts of the city need to be protected by policies against light pollution for this reason and also to prevent negative impact on residential amenity

### **10982 Object**

Summary:

Notwithstanding Bidwells' representation to Option 84, if Option 88 is adopted, Bidwells considers that the requirement for a Need Assessment, Site Survey and modelled levels of light spill, should not be required for all types of development as this would be unnecessarily onerous and costly for small developments. The requirement should only apply to major development, development with floodlighting, or in countryside locations.

Response to Option 84:

Bidwells considers that one overarching policy dealing with all forms of pollution is sufficient, as the specifics relating to the control of pollution is provided by other legislation, which is not necessary to repeat in the Local Plan.

### **14704 Object**

Summary:

All cycle routes in urban areas should be lit with normal street lighting. Across green spaces we would also want routes lit, preferably with low level lights such as those at the Leisure Park. The narrow width of many paths can cause unnecessary conflict so a formalisation of the widths is called for and attention paid to sweeping paths and maintenance of the shrubbery nearby so that the full width of the path may be used. White lines along the edge of paths, and at the side, can also be very helpful.

### **9353 Support**

Summary:

Yes

### **9580 Support**

Summary:

Light pollution is a serious form of pollution throughout the city. It is a pity that retrospective action cannot be taken against some of the worst offenders.

### **12461 Support**

Summary:

Look at the blaze at night in satellite photos. We should do all we can to reduce it. Street lights should go off by 2am at the latest.

### **12515 Support**

Summary:

All new lighting should be low energy in my opinion.

### **14351 Support**

Summary:

yes, this is a big problem. There is a lot of light pollution around Addenbrookes deveopment, for instance

### **15413 Support**

Summary:

Yes, a detailed light pollution policy is required that reduces "spillage", saves energy, and reduces negative impacts on biodiversity, while giving consideration to public safety and crime prevention.

### **17785 Support**

Summary:

Options 84 - 88 include policy proposals which will seek to address general pollution, air quality, noise, contaminated land and light pollution, through development. These options recognise the benefits of such policies for the natural environment, including wildlife and Natural England would welcome this approach being taken forward in the Local Plan.

### 6998 Object

Summary:

Yes, particularly in the Western part of the city, because of the impact on the various observatories. I'm not sure that the policy entitled Option 88 is really restrictive enough in this particular regard.

### 10259 Object

Summary:

there are areas of Cambridge e.g. on the western fringe where there are still relatively dark skies. These and other parts of the city need to be protected by policies against light pollution. In addition to prevent negative impact on residential amenity

### 12119 Object

Summary:

A preferred approach would be to include a general policy on pollution matters with guidance on individual issues air quality, noise, contaminated land incorporated within SPD guidance.

### 8476 Support

Summary:

yes

### 9354 Support

Summary:

Yes

### 9799 Support

Summary:

We would support a light policy that protects wild spaces in Cambridge from light pollution - i.e., Stourbridge Common and Ditton Meadows.

### 9892 Support

Summary:

to minimise light pollution, the erosion of the dark sky where it exists, to protect amenity and avoid wasting energy

### 10621 Support

Summary:

The Wildlife Trust supports the inclusion of a policy seeking to reduce and minimise light pollution as set out above.

### 11774 Support

Summary:

yes

### 11975 Support

Summary:

Agreed. A policy is necessary. Lighting along the guided busway which was, I think, limited so as to minimize pollution is now being challenged. This policy would also be important when considering locations for eg sports facilities.

### 12516 Support

Summary:

Yes, and it will contribute to increasing city wildlife at night e.g. bats, as well as reducing our carbon footprint.

### 12980 Support

Summary:

yes

### 14042 Support

Summary:

Yes

### 15037 Support

Summary:

Yes, support.

## **15255 Support**

Summary:

Yes. All public lighting should direct light to where it is actually ended and minimise light pollution that has denied most city dwellers the beauty of the clear night sky. In the City the globe lamps and candles are tow examples of needless spreading of light from lamps designed to look pretty rather than being efficient sources of illumination for pedestrians.

## **16511 Support**

Summary:

Yes.

## **16860 Support**

Summary:

Yes there is a need for a policy on light pollution

## **17118 Support**

Summary:

We fully support the development of a light pollution policy. We note that recent developments, in particular in sports facilities, have not taken adequate consideration of light pollution, and we recommend that these be rectified.

## **17922 Support**

Summary:

Yes - as suggested

## **18213 Support**

Summary:

Yes



**17923 Object**

Summary:

No

**18215 Object**

Summary:

No

**9193 Support**

Summary:

"External lighting" should include internal lighting (such as in stairwells) where this is visible externally.

**9893 Support**

Summary:

But there should be an additional requirement for an ecological assessment of the impact of a lighting scheme on the natural environment

**10261 Support**

Summary:

there should be an additional requirement for an ecological assessment of the impact of any proposed lighting scheme on the natural environment

**11497 Support**

Summary:

The County Council's PFI for street lighting appears to be a very broad-brush, one-size-fits-all approach. It should take more notice of local conditions, both for retaining heritage street lighting and the lighting character of an area (and thus its pollution).

**11775 Support**

Summary:

"External lighting" should include internal lighting (such as in stairwells) where this is visible externally.

**12265 Support**

Summary:

What is missing is any mention of safety from collision for pedestrians and cyclists. Also, designing out crime. So, more efficient use of the light (better design) is important. Please consider safety!

**16512 Support**

Summary:

The present levels of street lighting are already 'minimum' - the levels of lighting in St John's Street, for instance, are abysmal.

**16863 Support**

Summary:

The policy covering the issue of stray light must state that any lighting required by new development must not have any effect (light intrusion) into neighbouring properties.

---

**17924 Object**

Summary:

No

**18216 Object**

Summary:

No

**7688 Support**

Summary:

This is often overlooked and I'm pleased to see it included. It reinforces many of your other goals.

### **9355 Support**

Summary:

Yes

### **9581 Support**

Summary:

I would agree that reducing street clutter is an excellent idea.

### **10273 Support**

Summary:

to cut down street clutter to enhance our living environment

### **12462 Support**

Summary:

Another self-evidently sensible policy.

### **15256 Support**

Summary:

In my view the 'swift tower' falls firmly into this category. It has little aesthetic merit and resembles a 1930s advertising hoarding, possibly for a popular fizzy drink. There is a need for well-ordered local advertisement space to reduce the extent of fly-posting for local and community events. Street clutter is a persistent problem but until we can get a coherent approach to street signage it is unlikely to be reduced as each 'informative' appears to have its own unique mandatory regulatory requirements. Any permanent cure probably requires action by national government but there is little likelihood of that.

**12120 Object**

Summary:

There is no need for a separate policy on this issue. Other policies incorporated in the plan should allow these matters to be addressed.

**8477 Support**

Summary:

yes

**9356 Support**

Summary:

yes

**9894 Support**

Summary:

to cut down street clutter to enhance our living environment

**10274 Support**

Summary:

to cut down street clutter to enhance our living environment

**10821 Support**

Summary:

Yes

**11500 Support**

Summary:

Support

**11782 Support**

Summary:

we think it is a really good idea to have a policy here. The concept of visual pollution is important and often overlooked - we are cluttered with signs, notices hoardings etc which often disfigure views.

**14045 Support**

Summary:

Yes

**16514 Support**

Summary:

Yes.

**17925 Support**

Summary:

Yes - as suggested

**18218 Support**

Summary:

Yes

**17926 Object**

Summary:

No

**18219 Object**

Summary:

No

**9194 Support**

Summary:

The design of buildings can itself involve visual pollution! There have been a number of cases in the last decade involving the addition of brightly coloured, almost fluorescent, panels to buildings, and this should be discouraged (through a specific policy requirement) in future.

**11784 Support**

Summary:

The design of buildings can itself involve visual pollution! There have been a number of cases in the last decade involving the addition of brightly coloured, almost fluorescent, panels to buildings, and this should be discouraged (through a specific policy requirement) in future.

**12268 Support**

Summary:

Requiring shops show what lighting is required when open and what lower level will be required when shut. Without a requirement, then commercial premises will keep the exterior lights bright.

**14052 Support**

Summary:

I would like to see this policy applied to conservation areas. All examples of visually-polluting elements should apply for retrospective planning permission, and if it fails, action should be taken to remove it (not simply leave it be). One example should be the large billboard outside Mickey Flynn's in Mill Road West.

**16516 Support**

Summary:

Add mobile phone masts to bullet point 3.

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**17927 Object**

Summary:

No

**18220 Object**

Summary:

No

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**APPENDIX D: ANALYSIS, RESPONSES AND PREFERRED APPROACH TO THE DENSITY SECTION, PLUS SUMMARIES OF REPRESENTATIONS RECEIVED.**

**ISSUE: HOUSING DENSITY**

<b>Total representations: 91</b>							
<b>Object: 38</b>				<b>Support: 53</b>			
<b>OPTION 102</b>		<b>OPTION 103</b>		<b>OPTION 104</b>		<b>OPTION 105</b>	
<b>SUPPORT:</b>	<b>OBJECT:</b>	<b>SUPPORT:</b>	<b>OBJECT:</b>	<b>SUPPORT:</b>	<b>OBJECT:</b>	<b>SUPPORT:</b>	<b>OBJECT:</b>
<b>13</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>5</b>

<b>OPTION NUMBER/OTHER</b>	<b>KEY ISSUES</b>
General comments – Housing Density	<ul style="list-style-type: none"> <li>• Increasing density will impact on local transport infrastructure and services;</li> <li>• Cambridge is a compact city and any further efficient use of land should be supported through provision of high quality cycle provision. High levels of car parking should be resisted:</li> <li>• There is a clear and demonstrable need for this policy if new developments are considered;</li> <li>• The policy would need to suit local circumstances;</li> <li>• Cross-boundary approach is needed with South Cambridgeshire;</li> <li>• The population of Cambridge should not expand any further;</li> <li>• Setting density is in conflict with residential space standards;</li> <li>• There is a need for a policy, but one which sets maximum rather than minimum densities;</li> <li>• Setting densities should be avoided and each site density assessed on its own merits. Arbitrary thresholds could easily result in inappropriate developments in sensitive areas;</li> <li>• Any density policy must include safeguards to ensure that the new development fits in with the existing development context;</li> <li>• An additional option is required which seeks generally higher densities in central areas, but stresses the importance of also safeguarding the historic core of the city, and lower densities on the fringes of the city to respect the adjoining Green Belt, to ensure that the compact nature of Cambridge is not harmed and the need for family housing is also met;</li> <li>• Higher densities should only be possible in areas with</li> </ul>

	good transport infrastructure.
Option 102: No specific density policy or requirements – design led approach	<ul style="list-style-type: none"> <li>• This option will provide more capacity to deal with growth;</li> <li>• It would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility;</li> <li>• Density must be dependent on site and context. Tall buildings must be dealt with by separate policy;</li> <li>• Density is vitally important to the well-being of the city’s residents;</li> <li>• Some sites where high densities have been achieved have given rise to problems with inadequate internal and external spaces and car parking;</li> <li>• Need to avoid cramming development into sites whether following a design-led or dwellings per hectare approach;</li> <li>• Need to specify a maximum density.</li> </ul>
Option 103: Establish minimum threshold densities in the City Centre	<ul style="list-style-type: none"> <li>• Denser housing is needed;</li> <li>• Option 102 would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility;</li> <li>• There should be an option to set maximum densities, rather than minimums;</li> <li>• Densities should be dealt with on a case-by-case basis.</li> </ul>
Option 104: Establish a minimum threshold of average net density within 400 metres of district and local centres on high quality public transport routes and transport interchanges	<ul style="list-style-type: none"> <li>• 50 dwellings per hectare is a realistic level in such areas;</li> <li>• Option 102 would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility;</li> <li>• There should be an option to set maximum densities, rather than minimums;</li> <li>• Densities should be dealt with on a case-by-case basis.</li> </ul>
Option 105: Minimum density of 30 dph for all development sites	<ul style="list-style-type: none"> <li>• This option was not supported by any respondents;</li> <li>• Option 102 would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility;</li> <li>• There should be an option to set maximum densities, rather than minimums;</li> </ul>

	<ul style="list-style-type: none"> <li>Densities should be dealt with on a case-by-case basis.</li> </ul>
<b>NEW OPTIONS ARISING FOLLOWING COMMUNITY INVOLVEMENT</b>	
No additional options have been suggested.	

<b>SUMMARY OF INTERIM SUSTAINABILITY APPRAISAL REPORT</b>	
<b>Option Number</b>	<b>Analysis</b>
Option 102	Option 102 could potentially benefit community and wellbeing as it would assess new developments on a case-by-case basis and enable a range of proposals to come forward in response to market demand. Although the option provides scope to take local context into account, there is a risk that developers are overly ambitious in the number of units per site. Overlooking location and surrounding context could have an adverse effect on landscape and cultural heritage. Similarly, the option would allow for taller buildings, which could have a negative effect on townscape.
Option 103	Establishing a minimum density requirement in the City centre, as set out by Option 103, may contribute to maintaining and improving the quality of the centre by making the best use of existing services and public transport links, and by increasing the viability of sustainable transport through a reduction in average journey lengths. However, a minimum density may lead to developers maximizing development opportunities, which could have a detrimental effect on the historic character of the city centre. Outside of the centre, proposals would be judged on a case-by-case basis, taking into account contextual criteria, which could benefit some of the more deprived areas identified in Cambridge.
Option 104	Option 104 is likely to have a positive effect on communities that fall within the areas the Option covers (e.g. District and Local Centres), on the basis that 'walkable neighbourhoods' are typically based on a 400m (5 minute walking time) catchment, which this option would enable. Subsequently a positive effect on sustainable transport could be expected as journey lengths are minimised. The option would promote efficient land use and is likely to support existing local facilities, with further benefits for the local economy. It should however be noted that the option would not leave opportunities for context driven design and could therefore result in character changes to existing areas that are typically low density.
Option 105	There is potential to combine options 104 and 105 to maximise the resulting benefits. This would include a minimum average density threshold within the City Centre boundary, a minimum threshold within 400m of District and Local Centres (on transport routes) and for areas outside this, proposals would be judged on a case-by-case basis.

	<p>Applying a blanket minimum density for all new developments would ensure the efficient use of land, and flexibility to have higher densities at appropriate sites. This may contribute to reducing carbon emissions through shortened journey lengths and the subsequent increased viability of sustainable transport modes. However, the Option 105 does not take into account specific context or allow for a design driven approach. This could result in sustainable locations that are suited to higher densities, e.g. the City Centre or areas around District and Local Centres not being optimised. Conversely, it does not allow for one-off low density development if required in specific circumstances, which could adversely affect areas for example those containing heritage assets.</p>
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#### KEY EVIDENCE

- Cambridge City Council (2012). Cambridge Local Plan - Towards 2031. Issues and Options Report Appendix C: Urban Densities

#### CURRENT POLICY TO BE REPLACED

- Not applicable

#### ANALYSIS OF KEY ISSUES AND OFFICER RESPONSE

The National Planning Policy Framework recognises that *'good design is a key aspect of sustainable development'* (Para 58). In addition it does not set minimum density requirements, but instead requires councils to set out their own approach to housing density to reflect local circumstances (Para 47). Given this, four options for policy relating to density were put forward for consultation, of which three options (103, 104, 105) proposed to establish minimum thresholds for density and the other option 102, proposed an option to assess new development on a case-by case basis. Taking an approach that proposes to assess the density of new development on a case-by-case basis against local character and other design and sustainability policies is entirely consistent with the National Planning Policy Framework.

The density of residential development describes the number of houses or flats that are developed on a site. Density can be measured in a number of ways, but it is typically calculated by the number of dwellings per hectare (DPH). By increasing density, land can be used more efficiently and can play an important role in delivering much needed housing and employment, as well as supporting local facilities and services as well as public transport. However, higher density creates challenges in delivering high quality development and in successfully accommodating functional aspects of a scheme, such as bins, bicycles, cars and private and public open space. The juxtaposition of high density developments next to low density ones has the potential to adversely affect the character of lower density areas. As a consequence, high density development may not be appropriate in some contexts.

Overall, some respondents agreed that there was a need for a policy related to the issue of density. Some also recognised the scope for higher densities in areas where



there is good access to public transport, but stressed that any policy would need to safeguard the historic core and ensure that new development 'fits in' with existing context. These points are noted and with regards to the importance of responding to context and development respecting the heritage of the city these issues are addressed through options 61-68, which consider the delivery of high quality design and protection and enhancement of Cambridge's historic environment.

Consultation on all four options prompted suggestions that maximum densities should be established instead of minimum thresholds, to prevent 'cramming' and issues related to inadequate internal and external spaces. It is considered that a policy of this nature would be too restrictive and may lead to sites within sustainable locations, which could support higher densities, not being optimised. Higher densities do not automatically equate inappropriate, space poor developments. Unfortunately many schemes are perceived as excessively dense because they struggle to deal with providing a comfortable environment or the more functional challenges of accommodating bikes, cars and bins. Through well thought out, careful design, it is possible to achieve good quality higher density living environments, for example the award winning development Accordia demonstrates this. Indeed, 'capping' densities across the city would not in itself prevent inadequate living environments. The issue of residential space standards is being addressed through options 106-110.

Considering options 103-105, concerns were raised that establishing minimum densities could result in inappropriate development in sensitive areas and would remove the flexibility required to allow development to respond to site specific factors and the housing market. As part of this concern, many respondents outlined a preference for a design-led approach (option 102) where appropriate density was considered on a case-by-case basis. This raises the question as to why we need to set a minimum threshold for density. Essentially, the main thrust of options 103-105 put forward within the Issues and Options Report is to promote the efficient use of land and to support local facilities and public transport. Looking at past trends however, the average net density of development (above 9 dwellings) in Cambridge measured in March 2011 was 65 dph (Cambridgeshire County Council Research Team) and despite this representing a drop in comparison to a peak of 115 dph in 2008, it is not expected that Cambridge will experience a significant reduction in densities given factors such as land availability, the need for growth and market demand. In addition, whilst it is appropriate in some locations to achieve higher densities (as promoted in options 103 and 104), it is recognised this may not be appropriate for all sites that come forward. In some cases, especially on smaller sites, achieving a minimum density that balances against other planning, highways and design matters may be difficult. In reality, the appropriate density of any scheme will depend upon factors such as the context of the site, the prevailing character and the overall location within Cambridge along with the type of development proposed.

A number of respondents supported option 102, which proposes to assess the density of new development on a case-by-case basis against local character, and

other design and sustainability policies. However concern was raised whether this approach to determining the appropriate density would be enforceable and whether such an approach would give rise to overdevelopment. Considering the issue of enforceability, it is important to note that the current 'Designing Cambridge' policies of the 2006 Local Plan (3/4, 3/7 and 3/12) are amongst the most used policies in determining planning applications. These policies consider the development's interaction with the context, its overall quality and accessibility, sustainability and scale and they have been tested at appeal on numerous occasions. These 'tried and tested' policies of the Cambridge Local Plan (2006), therefore form a sound basis for the development of a criteria based approach to developing policies with regards to responding to context, delivering high quality places and the design of new buildings (Options 61-63 respectively), which could effectively cover the issue of density.

Furthermore, it is important to remember that any future policies developed will not be read in isolation and will be considered as a whole, so with regards to the concern of overdevelopment, potential future policies relating to sustainability and climate change, tall buildings, high quality design, and residential space standards for example, would all be taken into account. This point is equally pertinent, when considering the reverse scenario of whether option 102 could potentially allow for very low-density, unsustainable forms of development. It is considered that through clearly written design and sustainability policies, the efficient use of land could still be promoted.

The National Planning Policy Framework recognises that 'good design is a key aspect of sustainable development' (Para 58). In addition it does not set minimum density requirements, but instead requires councils to set out their own approach to housing density to reflect local circumstances (Para 47). Therefore taking an approach that proposes to assess the density of new development on a case-by-case basis against local character and other design and sustainability policies is entirely consistent with the National Planning Policy Framework.

#### **RECOMMENDATION FOR PREFERRED APPROACH**

The recommendation is to pursue Option 102, and take a design led approach to density, assessing new developments on a case-by-case basis against local character, and other design and sustainability policies. Additional reference could be made within Chapter 6 (Sustainable development, climate change, water and flooding) and Chapter 7 (Delivering high quality places) as to the positive role that increased density can play in making efficient use of land and supporting local facilities and transport networks.

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**CHAPTER: 9 - Delivering High Quality Housing      9.31**

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**12567 Object**

Summary:  
But this also leads to increased pressure on transport links, services etc. Cambridge is a compact pre-medieval city that was not designed to withstand dense development in the way other cities can.

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**CHAPTER: 9 - Delivering High Quality Housing      9.33**

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**12568 Object**

Summary:  
And also impact very negatively on transport, services etc.

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**CHAPTER: 9 - Delivering High Quality Housing      9.34**

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**15408 Support**

Summary:  
Strongly agree, and this has led to a compact city.  
Use of large amounts of land space for car parking should be resisted, but new streets should make space for proper cycle provision, not narrow cycle lanes.

### **12580 Object**

Summary:

I am concerned about the language used here that suggests that the council may be powerless to stop over-ambitious developers from over-developing sites- is this not in the council's own control to stop this from happening? There ought to be caps to prevent over-development of sites, not minimum criteria that achieve the opposite.

### **14249 Object**

Summary:

Do Not Support. Better to specify a maximum density for any development in keeping with the density in surrounding areas.

### **6935 Support**

Summary:

Good

### **7693 Support**

Summary:

I'd rather see a heavy emphasis on design.

### **9975 Support**

Summary:

We feel that this option will provide more capacity for dealing with growth. We believe that it can be administered well by Planning Officers to ensure that developers expectations are managed appropriately and negotiations do not become protracted.

### **10995 Support**

Summary:

Bidwells supports the inclusion of Option 102 over Options 103, 104 and 105, as it would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility.

### **11419 Support**

Summary:

Criteria for a design led approach seem good, but are they enforceable?

### **12477 Support**

Summary:

Density must depend on the site and its context. NB tall buildings must be resisted by other policies.

### **12574 Support**

Summary:

This to me appears to be the best option out a range of options none of which I particularly like. The emphasis here seems to continually be on getting as much out of a site as humanly possible, rather than taking a cautious approach and address what's best for the site and the local area. Realistically Cambridge's housing needs will only be addressed by significant encroachment into the green belt, but the city could be ruined by an attempt to cram very high density development in for actually relatively little gain in terms of actual dwelling numbers.

### **12985 Support**

Summary:

Support.

### **13502 Support**

Summary:

Deal with density issues on a case-by-case basis.

### **13962 Support**

Summary:

The Consortium supports the inclusion of Option 102 over Options 103, 104 and 105, as it would allow local context and the housing market to determine the appropriate density of a development. Option 102 would result in more contextually appropriate development when compared to Options 103, 104 and 105, all of which lack flexibility.

### **15884 Support**

Summary:

A design-led approach (as opposed to a minimum density target approach) can support innovation and creativity as part of the planning and design process, thereby enabling the formation of distinct and balanced communities, which exhibit their own character and identity. Land at Coldham's Lane, Cherry Hinton can make a significant positive contribution to local area regeneration, whilst supporting the sustainable growth strategy for Cambridge as a whole. The proposed residential development will ensure the active use of an existing vacant brownfield site, within a highly-sustainable and accessible location. New Strategic Open Space will meet the recreational and sustainable transport needs of future residents.

## 16030 Support

Summary:

It is the City that knows too well that density levels are vital to the well being of all residents. No more 2 bedroom flats for sale in Hong Kong but well designed European architecture where families live happily in flats. Good parking underground with space around for people to breath.

## 17448 Support

Summary:

Housing density - should be design-led not imposed. Overly high densities have been achieved on some sites by failing to provide adequate internal space, adequate open space, sufficient parking to avoid overspill, etc

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### CHAPTER: 9 - Delivering High Quality Housing

### Option 103 - Establish minimum threshold densities in the city centre

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## 6936 Object

Summary:

Disagree

## 10998 Object

Summary:

Bidwells supports the inclusion of Option 102 over Options 103, 104 and 105, as it would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility.

## 12585 Object

Summary:

Why are there no options to set maximum densities - this document has already acknowledged that developer-led over-development can be an issue? For relatively little gain in actual housing numbers (relative to what appears to actually be needed) I don't see the reason to attempt to cram even more housing into the city centre, thereby ruining exactly what we're all trying to protect?

## 13504 Object

Summary:

Deal with density issues on a case-by-case basis.

## 11418 Support

Summary:

Denser housing is needed in UK overall.

## 14251 Support

Summary:

Do Not Support. Better to specify a maximum density for any development in keeping with the density in surrounding areas.

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### CHAPTER: 9 - Delivering High Quality Housing

### Option 104 - Establish a minimum threshold of average net density within 400m of District and Local Centres

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## 6937 Object

Summary:

Disagree

## 11000 Object

Summary:

Bidwells supports the inclusion of Option 102 over Options 103, 104 and 105, as it would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility.

## 12586 Object

Summary:

Why are there no options to set maximum densities - this document has already acknowledged that developer-led over-development can be an issue? For relatively little gain in actual housing numbers (relative to what appears to actually be needed) I don't see the reason to attempt to cram even more housing into the city centre, thereby ruining exactly what we're all trying to protect?

## 13508 Object

Summary:

Deal with density issues on a case-by-case basis.

## 9952 Support

Summary:

I think 50 dph is a realistic level for such areas.

### **6938 Object**

Summary:

Disagree

### **11002 Object**

Summary:

Bidwells supports the inclusion of Option 102 over Options 103, 104 and 105, as it would allow local context and the housing market to determine the appropriate density on each site. This would result in more contextually appropriate development than Options 103, 104 and 105, which lack flexibility.

### **12588 Object**

Summary:

Why are there no options to set maximum densities - this document has already acknowledged that developer-led over-development can be an issue? For relatively little gain in actual housing numbers (relative to what appears to actually be needed) I don't see the reason to attempt to cram even more housing into the city centre, thereby ruining exactly what we're all trying to protect?

### **13509 Object**

Summary:

Deal with density issues on a case-by-case basis.

### **14255 Object**

Summary:

Do Not Support

Better to specify a maximum density for any development in keeping with the density in surrounding areas.

### 7003 Object

Summary:

The primary issue here is that there is a need NOT to expand the population of Cambridge - in any density of housing.

Considering the existing parts of Cambridge, there are pleasant existing areas of the city at a wide range of housing densities (e.g. the Mill Rd end of Ross St. at one end through to Beaumont Rd or Barrow Rd at the other); but there are also horrible developments (e.g. George Nuttall Close, Orchard Park) at high densities.

So I do not believe that regulating density will in itself solve any problems, and think that Option 102 is the most appropriate of those offered.

### 14845 Object

Summary:

This is all in direct conflict with residential space standards. Have an option for maximum (not minimum) density. Stop approving poor quality developments that simply seek to pack the most people into the least possible space.

### 15267 Object

Summary:

Setting densities should be avoided as they could become the starting point for new development rather than an upper limit.

### 7114 Support

Summary:

Yes

### 9486 Support

Summary:

Yes

### 10730 Support

Summary:

Yes

### 12382 Support

Summary:

There is a clear and demonstrable need for a policy. The mix of recent construction is that demonstration.

### 12590 Support

Summary:

Yes, and I would err on the side of setting maximum, not minimum, limits to density. I don't like the word 'efficiency' which seems to be mentioned, suggesting that if an area is developed in a manner that allows a site to have good room sizes and decent gardens then this is in some way wasteful? This seems very target-orientated.

### 13334 Support

Summary:

Our client recognises the NPPF paragraph 47 requirement to 'boost significantly the supply of housing' and therefore recommends that a minimum density should be applied by the Council across all new development and redevelopment sites and therefore supports the principle of Option 105.

### 14117 Support

Summary:

Yes

### 14722 Support

Summary:

Support Option 102.

Different areas are different in character, and to specify minimum densities would inevitably lead to problems.

### 15412 Support

Summary:

Yes.

High densities are not at all incompatible with good design standards and good public realm, if a developer opts for suitable designs.

### **16538 Support**

Summary:

Yes.

### **16837 Support**

Summary:

Yes - support.

### **17483 Support**

Summary:

The NPPF, at Para 47, requires local planning authorities to set their own approach to housing density to reflect local circumstance. As such it is agreed that there is a need for a policy which addresses this matter.

### **17946 Support**

Summary:

Yes

### **18237 Support**

Summary:

There is an evident need for a policy addressing this issue.

### **18324 Support**

Summary:

Yes

### **18366 Support**

Summary:

South Cambridgeshire District Council is consulting at Issue 45 on whether its new Local Plan should include a density policy, with option 3 setting density targets for different types of location, including 40dph on the Cambridge fringe. A consistent approach for fringe sites as is currently the case would be helpful for developers, particularly on any cross boundary sites. The Council wishes to continue cooperating with the City Council to develop an appropriate approach to this issue in the new Local Plans.



### 9491 Object

Summary:

None of these options. Instead mix of options 103 and 104. Need to specify maximum as well as minimum.

### 10430 Object

Summary:

Objecting to policies 103 to 105 but supporting policy 102. Market forces are more likely to secure the required outcomes than the cold hand of planning.

### 12106 Object

Summary:

Difficult one to call. On balance option 104 is preferred; Housing density policy is useful, but it should be mandatorily connected with policies for access to amenities and good public transport. Medium to high densities can only work if housing is built after amenities and public transport infrastructure. Otherwise all the negative aspects of higher density are allowed to flourish.

### 12595 Object

Summary:

I don't really like the look of any of these options but would emphasise that lower density does not necessarily equal wasteful. It is this low density which in my cases is cited as exactly what makes the city special. I don't suggest that high density housing isn't appropriate at all, but local context (and critically, congestion) is key.

### 14848 Object

Summary:

This is all in direct conflict with residential space standards. Have an option for maximum (not minimum) density. Stop approving poor quality developments that simply seek to pack the most people into the least possible space.

### 15025 Object

Summary:

Different areas are different in character, and to specify minimum densities would inevitably lead to problems

### 17484 Object

Summary:

In respect of the options presented for comment at this stage it is considered that a mixture of approaches is needed, reflecting the balance to be drawn between capitalising on the sustainability and accessibility of a location and having regard to the surrounding context.

### 18242 Object

Summary:

A robust Spatial Plan is needed before proper consideration can be given to these Options as presented. Where is the future expansion within the City planned to take place, what infrastructure and transport will enable this? We would like to see a vision for high density development within well defined zones, which Option 104 would support. Option 103 could be used in combination with this.

### 18325 Object

Summary:

Housing density policy is useful, but it should be mandatorily connected with policies for access to amenities and good public transport. Medium to high densities can only work if housing is built after amenities and public transport infrastructure. Otherwise all the negative aspects of higher density are allowed to flourish.

Which option are used depends on CCC's ability to make it compelling not to get in the car. The 4 options do not consider this, so no comment.

### 7115 Support

Summary:

Option 102

### 9204 Support

Summary:

Option 105 for sites of 1 ha or more, the same policy for smaller sites being a guideline only.

### 10228 Support

Summary:

We prefer option 104 because this has the most efficient use of space.

### 10731 Support

Summary:

Option 104

## **11243 Support**

Summary:

The application of flat rate density figures across areas of the town provide for no innovative thought or site context and thus a case by case basis should be supported as suggested in Option 102.

## **11936 Support**

Summary:

I would support a combination of 103-5 but with flexibility to relax specifications where cogent reasons can be given.

## **13979 Support**

Summary:

I support Option 102 - No specific density policy or requirements - design led approach. The quality of some existing high quality residential areas is being eroded because of inappropriate high density developments (e.g. the projected development of the old waterworks site on Rustat Road, already given planning permission). Setting a minimum density for any areas of Cambridge can only increase the pressures towards over-development of sites within such areas. A design-led approach is preferable.

## **14116 Support**

Summary:

Option 104.

## **14383 Support**

Summary:

The combination of options 103 and 104 seems appropriate. If combined with limits on building height that should avoid over development.

## **15741 Support**

Summary:

We would propose Option 102 which does not impose any specific density policy requirements, rather than establishing a minimum threshold. If anything there should be an expressed guideline that development should be in conformity with the surrounding area, unless there are compelling reasons to depart from that.

## **16541 Support**

Summary:

Not keen on any of them, but options 103 and 104, if a maximum as well as a minimum level of density were to be established.

## **16698 Support**

Summary:

I believe that Cambridge should put a high priority on providing excellent quality homes. Priority should be given to high quality, lower density as opposed to higher density housing.

## **16840 Support**

Summary:

We prefer Option 104, i.e. to set a minimum density threshold for sites that are close to transport hubs.

## **17947 Support**

Summary:

Option 107

## **18367 Support**

Summary:

South Cambridgeshire District Council is consulting at Issue 45 on whether its new Local Plan should include a density policy, with option 3 setting density targets for different types of location, including 40dph on the Cambridge fringe. A consistent approach for fringe sites as is currently the case would be helpful for developers, particularly on any cross boundary sites. The Council wishes to continue cooperating with the City Council to develop an appropriate approach to this issue in the new Local Plans.

### 9497 Object

Summary:

Most of us were concerned about developments largely occupied by London commuters rather than local employees.

### 10732 Object

Summary:

No maximum density is stated.

### 12135 Object

Summary:

In our area (Rustat Road) high density developments (100+dph) have been allowed and some sit alongside low density suburbs built before the Second World War. High density = flats; and almost all studio or 1 to 2 bedroom. So while nearness to the station makes them potentially attractive to buy or to acquire for buy-to-let, they sit badly with the established community of family houses. While a policy on maximum density is not feasible because of differing local environments, we must provide some safeguards to ensure 'fit' with existing housing. Any density policy should have clauses which cover this issue.

### 12592 Object

Summary:

I believe that for some areas the future dph is around 4x the average for that area currently - this seems to be well in excess of what the context of those areas clearly is.

### 12646 Object

Summary:

There should be an option for setting a maximum DPH level. For example, I live in an area of Cambridge where there's not enough space for everyone to have their own garden, but we have a DPH of 42. I feel any more than a DPH of about 50 and you really start to lose quality of life and people have to travel further to find green space. Therefore, I would like to see the Council set a maximum DPH of 50 on new developments. No minimum DPH is required.

### 14849 Object

Summary:

This is all in direct conflict with residential space standards. Have an option for maximum (not minimum) density. Stop approving poor quality developments that simply seek to pack the most people into the least possible space.

### 16755 Object

Summary:

Specify a maximum density for any development in keeping with the density in surrounding areas.

### 17485 Object

Summary:

An additional option is required which seeks generally higher densities in central areas, but stresses the importance of also safeguarding the historic core of the city, and lower densities on the fringes of the city to respect the adjoining Green Belt, to ensure that the compact nature of Cambridge is not harmed and the need for family housing is also met.

### 18326 Object

Summary:

Yes unless the City wants inhabitants to get in a car in the first instance, get the amenity and public transport in first. If policy makers do not have the ability set this in a plan, then they should only provide guidance at lower densities.

### 9205 Support

Summary:

Additional policy/option required on maximum density - anything over 60 dph being allowed only on sites with direct vehicle access to main roads with good public transport.

### 11807 Support

Summary:

The important requirement should be for there to be a MAXIMUM DENSITY for any area dependent on the present density.

### 14134 Support

Summary:

I'd suggest adding a policy on maximum densities to protect already dense areas from over development. Also consider using alternative measures such as land area covered including streets within that measure to gauge the overall 'built-up' nature of an area. Heavily built-up areas are sensitive to the loss of open space in gardens and low density facilities such as garages. Access to daylight, sunlight and views of greenery are especially important to residents in these areas.

## **15743 Support**

Summary:

East Chesterton has been subject to some inappropriate high density planning applications, and its character is in part formed by its existing medium density housing stock. There may be opportunities in the North East Fringe Area to consider some higher density housing without it detracting from the overall character of the area. This is a further factor which makes overall strategic planning of the new station and its surrounds, with full consultation of local residents, to be essential.

## **17948 Support**

Summary:

No

## **18368 Support**

Summary:

South Cambridgeshire District Council is consulting at Issue 45 on whether its new Local Plan should include a density policy, with option 3 setting density targets for different types of location, including 40dph on the Cambridge fringe. A consistent approach for fringe sites as is currently the case would be helpful for developers, particularly on any cross boundary sites. The Council wishes to continue cooperating with the City Council to develop an appropriate approach to this issue in the new Local Plans.

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