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Cambridge City Council

DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

To: **Scrutiny Sub Committee Members:** Councillors Sarris (Chair), Gawthrop (Vice-Chair), Avery, Baigent, Bick and Smart

Alternates : Councillors Sargeant and Nethsingha

Executive Councillor for Planning Policy and Transport: Councillor Blencowe

Despatched: Monday, 28 November 2016

Date: Tuesday, 6 December 2016

Time: 4.30 pm

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: Sarah Steed

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 Monitoring Officer **before** the meeting.

3 Minutes (*Pages 5 - 16*)

To approve the minutes of the meeting on 2 June and 21 July 2016.

4 Public Questions

- 5** **Cambridgeshire Flood and Water Supplementary Planning Document (SPD)** *(Pages 17 - 260)*

- 6** **Cambridge Local Plan Examination – Progress Update** *(Pages 261 - 290)*

- 7** **Annual Monitoring Report 2016** *(Pages 291 - 488)*

Information for the Public

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DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

2 June 2016
4.30 - 5.20 pm

Present: Councillors Sarris, Blencowe (Executive Councillor), Avery, Bick and Sargeant

Executive Councillor for Planning Policy and Transport: Councillor Blencowe

Officers:

Planning Policy Manager: Sara Saunders

Principal Planning Policy Officer: Joanna Gilbert-Wooldridge

Senior Planning Policy Officer: Bruce Waller

Sport & Recreation Manager: Ian Ross

Committee Manager: Sarah Steed

Other Present:

Strategic Leisure Consultant: Rachel Fowler

Strategic Leisure Consultant: Philip Barefoot

FOR THE INFORMATION OF THE COUNCIL

16/54/DPSSC Apologies

Apologies were received from Councillors Smart, Baigent and Gawthrope.

Councillor Sargeant attended as an alternate.

16/55/DPSSC Declarations of Interest

No declarations were made.

16/56/DPSSC Minutes

The minutes of the meeting held on 14 March 2016 were approved as a correct record and signed by the Chair.

16/57/DPSSC Public Questions

There were no public questions.

16/58/DPSSC Cambridge and South Cambridgeshire Playing Pitch Strategy

Matter for Decision

The Officer's report set out the work which had been undertaken with South Cambridgeshire District Council to develop the Playing Pitch Strategy 2015-2031 which addressed the needs of football, rugby, hockey, and cricket and the provision of need for both grass and artificial pitches.

Decision of Executive Councillor for Planning Policy and Transport

- i. Endorsed the Cambridge and South Cambridgeshire Playing Pitch Strategy 2015 – 2031 (Appendix B) as a material consideration in decision-making and as part of the technical evidence base for the Local Plan with immediate effect.
- ii. Agreed that any subsequent minor amendments and editing changes were made in consultation with the Executive Councillor for Planning Policy and Transport, the Chair, and Spokesperson of Development Plan Scrutiny Sub-Committee.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Planning Policy Manager.

The Committee made the following comments in response to the report:

- i. Questioned how schools fitted in and what the difference between secured and un-secured facilities was.
- ii. Questioned if the council could deviate from the plan, and if sports for individuals with disabilities was outside of the terms of reference.
- iii. Commented that the Council was compelled to look into majority sports.
- iv. Commented that if there was no evidence base then issues would not be able to be addressed and questioned if the Council was limited by what provision it had.

The Sports and Recreation Manager and the Senior Planning Policy Officer said the following in response to Members' questions:

- i. Schools in the City had community use agreements, which made them open their facilities to the public and therefore were “secured” public use. The Universities facilities were “un-secured” provision as they were not open for general public use or hire. There were some University facilities that had limited public use but this tended to be via special arrangement or new community use agreements in place at the North West University Sports facility.
- ii. The pitch strategy looked at existing facilities supporting outdoor sports and how these could evolve in the future.

Representatives from Strategic Leisure said the following in response to Members’ questions:

- i. Commented that the strategy document was a snap shot in time but there would be the opportunity to particularly look at girls and individuals with disabilities involvement in sport as the strategy was a fluid document. There was a requirement for mixed sex facilities and making existing pavilion disability friendly.
- ii. The national methodology used for the strategy meant that only the four major sports were picked up and fully assessed.
- iii. Sport England also looked at minority sports.
- iv. Rugby league was not included in the terms of reference and was not identified in the process.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/59/DPSSC Cambridge and South Cambridgeshire Indoor Sports Facility Strategy

Matter for Decision

The Officer’s report set out the work which had been undertaken with South Cambridgeshire District Council to develop the Indoor Sports Facility Strategy 2015-2031 which addressed the future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridge. The strategy has assessed existing facilities, the future need for sport and active recreation facilities and opportunities for new provision.

Decision of Executive Councillor for Planning Policy and Transport

- i. Endorsed the Cambridge and South Cambridgeshire Indoor Sports Facility Strategy 2015-2031 (Appendix C) as a material consideration in decision making and as part of the technical evidence base for the Local Plan with immediate effect.
- ii. Agreed that any minor amendments and editing changes are made in consultation with the Executive Councillor for Planning Policy and Transport the Chair and Spokesperson of Development Plan Scrutiny Sub-Committee.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Planning Policy Manager.

The Committee made the following comments in response to the report:

- i. Squash did not appear to feature in the documentation and commented that the City had recently lost a publicly accessible squash facility on Histon Road following a planning application.
- ii. Commented that swimmers liked different facilities not just swimming pools in leisure centres but swimming facilities which were located outside, were not heated and had no roof. Reference was made to Jesus Green swimming pool.
- iii. Commented that there was no need for a cycle track but there was an aspiration to provide one so this had been included within the strategy.
- iv. Commented that there appeared to be a balancing act between the provision of sporting facilities which the Council's evidence base did not support but where there was an aspiration from the Governing Body.

The Strategic Leisure Consultants, Sports & Recreation Manager and the Planning Policy Manager said the following in response to Members' questions:

- i. Squash court provision in the City had been looked at as part of the work. Squash was not like other sports and currently there was a national decline in the popularity of the sport. Squash was popular in the 70s and 80s. There was not a lot of play and pay provision in the City,

- but centres at Kelsey Kerridge and the North West university site had public courts for hire and currently met all the local demand.
- ii. With regards to the planning application the site where the squash courts were situated was allocated within the local plan for residential development, therefore the loss of the facility was accepted by the site when it was allocated in the Local Plan.
 - iii. Commented that if proposals came forward for sporting facilities there was a whole host of factors which would be taken into account and which would be balanced against location, green belt and any special circumstances.
 - iv. Commented that Jesus Green swimming pool was not included in the modelling output as it was a seasonal facility, however ideas could be developed going forward to extend the seasons and available facilities.
 - v. There are proposals for a swimming pool at the North West University site; however whatever size was being delivered would not be enough to fulfil the unmet demand across the districts, as it was not in a location that could provide suitable access for all public demand generated from the growth across the two local authorities.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

The meeting ended at 5.20 pm

CHAIR

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Development Plan Scrutiny Sub-Committee

DPSSC/1

Thursday, 21 July 2016

DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

21 July 2016
4.30 - 5.40 pm

Present: Councillors Sarris (Chair), Gawthrop (Vice-Chair), Avery, Bick, Sargeant and Smart

Executive Councillor for Planning Policy and Transport: Councillor Blencowe

Officers:

Planning Policy Manager: Sara Saunders

Glen Richardson, Urban Design and Conservation Manager

Democratic Services Officer: Dan Snowdon

Committee Manager: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL

16/60/DPSSC Apologies

Apologies were received from Councillor Baigent, Councillor Sargeant attended as an alternate.

16/61/DPSSC Declarations of Interest

Item number	Councillor	Interest
16/65/DPSSC	Sargeant	Personal: Member of Friends of Mitcham's Corner

16/62/DPSSC Public Questions

There were no public questions.

16/63/DPSSC Ridgeon's, Cromwell Road Planning and Development Brief SPD

Matter for Decision

To consider and comment before decision by the Executive Councillor for Planning Policy and Transport.

Decision of Executive Councillor for Planning Policy and Transport

- i. Agreed the responses to the representations received to the Ridgeons site, Cromwell Road Planning and Development Brief (Appendix A) and the consequential amendments to the Ridgeons site, Cromwell Road Planning and Development Brief Supplementary Planning Document (Appendix B);
- ii. Approved the Ridgeons site, Cromwell Road Planning and Development Brief (Appendix B) in anticipation of the adoption of the Local Plan, and agreed that it should be carried forward for adoption as a Supplementary Planning Document at the same time as the Local Plan subject to the amendment of principle 12 on p170 to include 'failing that, safety requirements to two existing crossings'.

Reasons for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Urban Design and Conservation Manager. Figure 123 on page 178 of the report was replaced due to the incorrect drawing being included in the report.

The Committee made the following comments in response to the report:

- i. Questioned what the consensus was at the start of the process with regard to the mix of housing that would be constructed.
- ii. Expressed concern regarding school provision in the area and the absence of a strategy.
- iii. Questioned whether public information regarding the consultation process, in particular what comments would be deemed relevant to the consultation could be improved.
- iv. Raised concerns regarding car parking at the proposed development.
- v. Questioned the rationale behind a "marker building".
- vi. Questioned why existing schools could not be enlarged, in particular St Phillips Church of England Primary School.
- vii. Emphasised the need to be clear and robust with Cambridgeshire County Council regarding school provision and the options assessment being undertaken, in order to ensure that the data used was of the highest quality.

- viii. Questioned what the consequences would be if Cambridgeshire County Council failed to produce a school strategy that was convincing.
- ix. Questioned whether other railway crossings that were close by could be improved as they were of poor quality and item 12 on page 170 of the report be amended to include making safety improvements to the existing 2 railway crossings if it was not feasible for a new bridge to be built.

The Urban Design and Conservation Manager and the Planning Policy Manager said the following in response to Members questions:

- i. Options regarding the density of housing and mix of housing types had been modelled. The modelling had demonstrated that a traditional terrace would achieve a higher density of housing but at the expense of green space and sustainable drainage. The mix of housing could still vary up to the detailed planning stage.
- ii. Education provision had been addressed as part of the Local Plan with Cambridgeshire County Council and work was taking place between both authorities to develop an education strategy. Officers noted the need for a robust strategy that was based on good quality data.
- iii. Consultations could often become a catch-all for issues concerning the public and it was important that the public were not discouraged from participating in the consultation process. Although it was unfortunate that some responses were not relevant with regard to the proposed development they were useful in a broader context.
- iv. Car parking was a difficult balance to achieve and the number of cars parked would largely depend on the eventual mix of housing types. A consultant had been employed to review current and future car parking arrangements and officers were confident that car parking was manageable.
- v. The marker building was designed to terminate the view and was an opportunity for something creative and different that would define the area.
- vi. Improvements to the existing 2 railway crossings would be included in the document.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/64/DPSSC Draft Mitcham's Corner Development Framework SPD

Matter for Decision

To consider and comment before decision by the Executive Councillor for Planning Policy and Transport.

Decision of Executive Councillor

- i. Agreed the content of the draft Mitcham's Corner Development Framework SPD (Appendix A);
- ii. Agreed that if any amendments were necessary, they should be agreed by the Executive Councillor in consultation with Chair and Spokes of Development Plan Scrutiny Sub Committee;
- iii. Approved the draft development framework SPD for public consultation to commence in September 2016;
- iv. Approved the consultation arrangements as set out in paragraphs 3.9 to 3.11 of the report and the proposed schedule of consultees in Appendix B.

Reason for Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Urban Design and Conservation Manager and the Planning Policy Manager.

The Committee made the following comments in response to the report:

- i. Questioned what the process would be for the development of other sites such as Barclays Bank and the Westbrook Centre.
- ii. Requested further information regarding discussion that had taken place with Cambridgeshire County Council on behalf of the City Deal with regard to the road lay out.
- iii. Questioned whether it was possible for a bus interchange to be included in the plan. An interchange would increase footfall for local shops and businesses and relieve congestion pressure with regard to the number of buses entering the city centre.
- iv. Expressed concern that there was no provision for wider pavements to accommodate pedestrians.

- v. Questioned whether Section 106 funding could be released.
- vi. Questioned whether the Staples site would be developed in the near future.

The Urban Design and Conservation Manager and the Planning Policy Manager said the following in response to Members questions:

- i. Need to be careful as to how non allocated sites are treated in the draft SPD in order to avoid developing new policy. Officers agreed to consider the presentation of other potential development opportunities in the draft SPD and make sure there was a clear explanation.
- ii. Discussions had taken place with the County Council regarding traffic flow and highlighted that there was a difference between traffic flowing and the experience of road users and pedestrians being a good one.
- iii. Widening of pavements to accommodate street-life would be incorporated within the plans.
- iv. The feasibility of a bus interchange would be considered during the detailed planning stage as bus routes and timetables would have to be analysed carefully.
- v. The owner of the Staples site had not come forward with any development proposals for the immediate future.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

The meeting ended at 5.40 pm

CHAIR

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To: Executive Councillor for Planning Policy and Transport: Councillor Kevin Blencowe
Report by: Joint Director of Planning and Economic Development for Cambridge and South Cambridgeshire
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 6 December 2016
Wards affected: All wards

CAMBRIDGESHIRE FLOOD AND WATER SUPPLEMENTARY PLANNING DOCUMENT

Not a Key Decision

1. Executive summary

- 1.1 The Cambridgeshire Flood and Water Supplementary Planning Document (SPD) has been produced by Cambridgeshire County Council, in partnership with the city and district councils, in their role as Lead Local Flood Authority. It provides detailed guidance to support the implementation of flood and water related policies in each of the Cambridgeshire local planning authorities local plans.
- 1.2 The emerging Local Plan is still at the examination stage, which means that the Council is unable to adopt the Cambridgeshire Flood and Water document as an SPD until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPD, the Cambridgeshire Flood and Water document provides context and guidance as material consideration in the planning process.
- 1.3 In accordance with the process of preparing an SPD, consultation on the draft document was carried out over a 6 week period between 4 September and 16 October 2015.
- 1.4 Appendix A provides the Statement of Consultation, which incorporates at Annex B summaries of the representations received to the draft SPD and sets out the proposed responses. Appendix B provides the final version of the SPD.

- 1.5 No significant changes are proposed as a result of the consultation. However some minor amendments to the SPD are proposed and are set out in Annex B of Appendix A, reflecting the comments received during the public consultation. A number of changes have also been made to Section 4.4 on the sequential test in light of an appeal decision issued in April 2016¹. As a result, amendments have been made to the guidance on the sequential test to ensure that the guidance provided is consistent with national guidance and the appeal Inspectors findings.

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 Policy and Transport.
- 2.2 The Executive Councillor is recommended:
- To agree the responses to the representations received during public consultation and the consequential amendments to the SPD (see Annex B of Appendix A);
 - To approve the SPD (Appendix B) in anticipation of the adoption of the Local Plan, and to agree that it should be carried forward for adoption as an SPD at the same time as the Local Plan.

3. Background

- 3.1 A significant amount of new development will occur in Cambridgeshire over the next 20 years and beyond. In order to reduce impact on the water environment, development must be appropriately located, well designed, managed and take account of climate change. The aim of the SPD is to provide guidance on the approach that should be taken to manage flood risk and the water environment as part of new development proposals.
- 3.2 The SPD provides detailed supplementary guidance for applicants on developing proposals that:
- Are not at risk of flooding and that do not increase the risk of flooding elsewhere, including providing guidance on the Sequential and Exception Tests, how to produce a Site Specific Flood Risk Assessment and measures that can be taken to manage flood risk;

¹ The appeal decision related to a residential development in Farnham, Surrey (APP/R3650/W/15/3136799).

- Include the use of sustainable drainage systems (SuDS) that effectively manage surface water, are aesthetically pleasing, conserve, accommodate and enhance biodiversity and provide amenity for local residents; and
- Either enhance the quality of the water environment and/or do not have an adverse impact on the quality of water bodies including rivers, lakes and groundwater.

3.3 The Cambridgeshire Flood and Water SPD has been developed by Cambridgeshire County Council (as Lead local Flood Authority) in conjunction with each of the Cambridgeshire local planning authorities. The SPD provides detailed guidance on the implementation of flood and water related policies in each authority's respective local plans, supplementing policies in the following documents:

- The submission version of the Cambridge Local Plan 2014;
- The South Cambridgeshire Development Control Policies Development Plan Document (DPD) (2007) and submission version of the South Cambridgeshire Local Plan 2014;
- The adopted East Cambridgeshire Local Plan (April 2015);
- The adopted Fenland Local Plan (May 2014); and
- The adopted Huntingdonshire Core Strategy (2009) and emerging Local Plan.

3.4 The decision to produce a county wide SPD has been taken on the basis that it would ensure a consistent, locally appropriate approach to flood risk and water management across Cambridgeshire.

Public Consultation

3.5 After being approved for public consultation at Development Plan Scrutiny Sub Committee (DPSSC) on 16 June 2015, the draft Cambridgeshire Flood and Water SPD was the subject of consultation for 6 weeks between 4 September and 16 October 2015.

3.6 In line with the consultation standards set out in the council's Statement of Community Involvement and in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended), the consultation documents were sent to the statutory and other consultees. All of the consultation material was made available on the council's website and Huntingdonshire District Council's online consultation system was utilised to allow people to submit their comments via the internet (hard

copies of the response forms were made available to those who do not have access to the internet). A notice was placed in the 4 September 2015 edition of the Cambridge News containing information about the consultation and how people could get involved.

Results of consultation

3.7 At the end of the consultation period, a total of 149 separate representations were received, of which 14 were supportive, 119 were comments/observations and the remainder, 16 were objections.

3.8 In summary, the key issues raised were:

- Acknowledgement of the differences in landscapes and topography across the county (city to fen) should be made. Often it is perceived that SuDS cannot be used in fen areas; however this is not the case and therefore a paragraph related to this should be added;
- Clarification on the role of Internal Drainage Boards sought;
- Strengthen the document to ensure the maximum benefit of any SuDS schemes for wildlife and people;
- Include a statement that acknowledges that the Water Framework Directive categorises water bodies into natural or heavily modified/artificial, which in turn directs the appropriate course of action of ecological status or ecological potential;
- Further clarity regarding the requirement for developers to provide evidence in relation to the sequential test;
- Provide more information on the likely impacts on the historic environment;
- Emphasise the need to design biodiversity into SuDS so these can function in the future to manage flood risk and hence avoid unnecessary conflict over maintenance and the risk of disturbing protected species;
- The SPD should further recognise the importance of more trees and woodlands in and around our towns and cities where they can safeguard clean water, help manage flood risk or improve biodiversity.
- Make the document as user friendly as possible;
- Create a better quality document in terms of design and clarity of images and graphs.

3.9 Officers have worked through all representations and have drafted responses. Summaries of all representations and proposed responses with recommended changes to the SPD have been attached as

Appendix A (annex B) to this report. The main changes to the SPD as a result of the responses are:

- Amendments to the layout of the document to make it more user friendly, and specific chapters have been restructured in response to the comments received;
- Guidance on the sequential and exceptions test, and undertaking flood risk assessments, has been revised and restructured to provide clarity for users;
- Additional information included to explain the differences in landscapes across the county and how these differences should be considered when mitigating flood risk and designing SuDS;
- Simplification of information relating to Internal Drainage Boards, including on their role and requirements;
- Additional information added on designing SuDS, including consideration of maintenances and creating benefits for both wildlife and people;
- References added to ensure that the historic environment is considered when mitigating and managing flood risk and designing SuDS;
- Inclusion of guidance on the use of trees to help manage flood risk and improve biodiversity; and
- Information added to explain the categorisation of waterbodies and their associated environmental objectives.

Next Steps

3.10 As the emerging Local Plan is still at the examination stage, and we do not have a relevant policy in the current 2006 Cambridge Local Plan, the council is unable to adopt the Cambridgeshire Flood and Water SPD until the emerging Local Plan has been found sound and adopted. Subject to approval by the Executive Councillor, the Cambridgeshire Flood and Water SPD will be carried forward for adoption at the same time as the Local Plan. In the interim the Cambridgeshire Flood and Water SPD provides guidance as a material consideration in the planning process, which does afford the document some weight in the decision making process.

3.11 The other local planning authorities involved in the production of the SPD are in slightly different situations to the council in that they already have adopted development plan documents against which the SPD can be adopted. To date, the SPD has been adopted by

- South Cambridgeshire District Council (on the 8 November 2016);
- East Cambridgeshire District Council (on the 16 November 2016);

and

Fenland District Council will be asked to agree the adoption of the SPD on the 15 December 2016 while it is anticipated that Huntingdonshire District Council members will be asked to agree the adoption of the SPD in 2017. Cambridgeshire County Council have endorsed the SPD as a technical document to be used as a material consideration in determining planning applications.

4. Implications

Financial Implications

- 4.1 There are no direct financial implications arising from this report. Policies related to flooding and water have been included in the emerging Local Plan, which has already been included within existing budget plans.

Staffing Implications

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

Equality and Poverty Implications

- 4.3 An Equalities Impact Assessment has been prepared by Cambridgeshire County Council. This assessment highlighted that a strategy that has a positive impact upon all the residents of Cambridgeshire, specifically the old, young and vulnerable is likely to lead to greater benefits in the long term. There is likely to be a positive impact on people with physical disabilities. The SPD can be used to ensure that future developments integrate mechanisms and physical alterations, including those where disabled persons may be limited to ground floor accommodation. Furthermore, the SPD encourages a better quality of life through the promotion of Sustainable Drainage Systems (SuDs) to be incorporated into new developments throughout Cambridgeshire, where considered appropriate, having pleasant green spaces and water features.

Environmental Implications

- 4.4 The Cambridgeshire Flood and Water SPD will help to ensure that development is directed away from areas at highest risk of flooding, as well as ensuring that developments do not increase flood risk elsewhere, through the use of SuDS and other flood mitigation techniques. In producing site specific flood risk assessments and drainage strategies, account must be given to the impacts of climate

change, as set out in the SPD. This will ensure that developments are safe for their lifetime. The use of SuDS across sites will also have wider climate change adaptation benefits, not only reducing the risk of surface water flooding, but helping to reduce the impacts of the urban heat island effect, offering benefits related to water recycling, which will help with the issue of water stress, and helping to enhance biodiversity. Overall there should be a positive climate change impact.

Procurement

4.5 There are no direct procurement implications arising from this report.

Consultation and communication

4.6 The consultation and communication arrangements for the SPD were carried in line with the council's Statement of Community Involvement 2013, and Code for Best Practice on Consultation and Community Engagement as outlined in paragraphs 3.4 and 3.5.

Community Safety

4.7 The Cambridgeshire Flood and Water SPD will help benefit community safety by steering development away from areas at high risk of flooding. The guidance contained within the SPD will also help to ensure that not only the developments themselves not at risk from flooding, but that they do not increase the risk of flooding downstream of developments. In many cases, the drainage measures proposed for new developments are capable of providing betterment to communities downstream from developments.

5. Background papers

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

- Cambridge Local Plan 2014: Proposed Submission:
https://www.cambridge.gov.uk/public/ldf/draft_submission/Full%20Plan/Full%20Draft%20Plan%20with%20title%20pages%20reduced%20size.pdf
- Addendum to the Cambridge Local Plan 2014: Proposed Submission – Schedule of Proposed Changes
- Sustainability Appraisal of the Cambridge Local Plan 2014:
<https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/Final%20SA%20Report%20for%20Printing.pdf>

- Habitats Regulations Assessment Screening Report of the Cambridge Local Plan 2014;
Part 1 –
https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/Appropriate%20Assessment%20Part%201%20-%20FINAL_0.pdf
- Part 2 –
<https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/Appropriate%20Assessment%20Part%202%20-%20FINAL.pdf>
- Appeal decision for residential development in Farnham, Surrey (August 2016):
<https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=17386968>

6. Appendices

- Appendix A: Statement of Consultation incorporating summaries of representations received and Councils responses;
- Appendix B: Cambridgeshire Flood and Water Supplementary Planning Document

7. Inspection of papers

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

Author's name: Emma Davies
 Author's phone number: 01223 457170
 Author's email: emma.davies@cambridge.gov.uk

Appendix A: Statement of Consultation
incorporating summaries of representations
received and Councils responses

Cambridge City Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council and South Cambridgeshire District Council

Cambridgeshire Flood and Water Supplementary Planning Document

Consultation Statement

1. Introduction

- 1.1. The Town and Country Planning (Local Planning) (England) Regulations 2012 require a local planning authority to consult the public and stakeholders before adopting a Supplementary Planning Document (SPD). Regulation 12(a) requires a statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the SPD.
- 1.2. This statement sets out details of the consultation which has informed the preparation of the SPD.
- 1.3. The Cambridgeshire Flood and Water SPD has been prepared to provide guidance on the implementation of flood and water related planning policies contained within the draft or adopted Local Plans of Cambridge City Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council and South Cambridgeshire District Council. Such policies address matters of flood risk, including use of Sustainable Drainage Systems (SuDS), water quality and water resources.
- 1.4. The SPD has been prepared to provide further guidance on flood risk and water management matters to support the policies in the local plans. It will assist developers, householders and landowners in preparing planning applications for submission to the local planning authority and will also help the Councils in determining relevant planning applications.

2. Consultation Undertaken

- 2.1. The SPD has been prepared by the Local Planning Authorities within Cambridgeshire, Environment Agency, Anglian Water and Internal Drainage Boards. A steering group was set up with representatives from each of these organisations.
- 2.2. Formal public consultation on the SPD was undertaken from 4 September 2015 until 16 October 2015. The draft Flood and Water SPD and supporting documents (Equalities Impact Assessment, Strategic Environmental Assessment (SEA) Screening Statement, and Consultation Statement) were made available on each of the Councils website, and comments could be made online using Huntingdonshire District Council's consultation system (<http://consult.huntingdonshire.gov.uk/portal/pp/spd/fw>).

- 2.3. A total of 149 representations were received on the draft SPD, and the breakdown was as follows:
- 14 support
 - 16 object
 - 119 observations
- 2.4. The SPD consultation was publicised in the different Cambridgeshire local newspapers after a press release was sent out by the County Council prior the consultation. A public notice in the form of a poster was included in the Cambridge News on 4 September 2015.

3. Issues Raised During the Production Stage of the Draft SPD

- 3.1. Comments made by members of the Steering Group were generally supportive, with more focused comments being given on particular sections of the draft SPD.
- 3.2. The Internal Drainage Boards (IDBs), in particular the Middle Level Commissioners, made detailed comments in respect of Chapter 6 (Surface Water and SuDS chapter), focusing on the management of surface water into the IDBs drains.
- 3.3. The Environment Agency and the local planning authorities also made substantial comments regarding the challenges presented within chapter 6, but focused mainly on ensuring that Chapter 4 regarding the Sequential and Exception tests were precise, and provide the right level of guidance for both applicants and the local planning authority.
- 3.4. The Steering Group also made substantial changes to Chapter 7 to make it more concise.
- 3.5. In response to further comments by the Steering Group, it was agreed to revise the length and number of appendices forming the SPD. Some of the detail was considered irrelevant and unnecessary, and did not add to the purpose of the document.

4. Issues Raised During the Public Consultation

- 4.1. The following issues were raised as part of the public consultation:
- Make the document as user friendly as possible;
 - Better quality document in terms of design and clarity of images and graphs;
 - Acknowledgment of the differences in landscapes and typography across the county (city to fen) should be made. Often it is perceived that SuDS cannot be used in fen areas; however this is not the case and therefore a paragraph relating to this should be added;

- Clarification of the role of Internal Drainage Boards;
 - Strengthen the document to ensure the maximum benefit of any SuDS schemes, for wildlife and people;
 - Include a statement that acknowledges that the Water Framework Directive categorizes water bodies into natural or heavily modified/artificial, which in turn directs the appropriate course of action of ecological status or ecological potential;
 - Further clarity regarding the requirement for developers to provide evidence in relation to the sequential test and this should be more explicit within the document;
 - Provide more information on the likely impacts on the Historic Environment;
 - Emphasis on the need to design biodiversity into the SuDS so these can function in the future to manage flood risk, and hence avoid unnecessary conflict over maintenance and the risk of disturbing protected species;
 - Importance of more trees and woodlands in and around our towns and cities where they can safeguard clean water, help manage flood risk or improve biodiversity.
- 4.2. Annex B records all comments received during the public consultation, together with the Councils' assessment of them, and where appropriate any changes that have been made to the SPD.

5. Issues Raised After the Public Consultation by the Steering Group

- 5.1. Detailed discussions were undertaken with each of the IDBs after the public consultation in the process of considering the comments made, and changes have been made to the SPD to show a better understanding of the Fen areas and IDB requirements.
- 5.2. Managing the conflicts between what works in City and what works in the Fens.
- 5.3. A further change was made to the Sequential Test as set out in Chapter 4 in response to a recent appeal decision which was material to the SPD.

Annex A: List of Organisations Consulted on the Draft Flood and Water SPD

191 Parish Council across Cambridgeshire	AMEC E&I UK for National Grid
2 The Drawing Board	Amec Plc
A2 Dominion Housing Group	Andrew Firebrace Partnership
Abbey Properties (Cambs) Ltd	Andrew Fleet
Abbeygate Properties	Andrew Martin Associates
Abel Energy	Andrew S Campbell Associates Ltd
Accent Nene Housing Society Limited	Anfoss Ltd
Acorus RPS	Anglia Building Consultancy
Addenbrookes NHS Foundation Trust	Anglia Building Surveyors
Adlington	Anglia Design LLP
Admiral Homespace	Anglia First
Aecom	Anglian (Central) Regional Flood and Coastal Committee
AFA Associates Specialist Planning Services	Anglian Home Improvements
Affinity Water	Anglian Ruskin University
Age Concern Cambridgeshire	Anglian Water Services Limited
Age UK Cambridgeshire	Annington Homes
AH Building Design	Appletree Homes Ltd
Aldwyck Housing Association	Archade Architects
Alexanders	Architectural & Surveying Services Ltd
Alison Withers	Architectural Design Services
Alium Design Ltd	Architectural Services
Alliance Planning	Architecture & Building Design
Allsop	Art Architecture Ltd
Alsop Verrill Town Planning and Development	Ashworth Parkes Associates
Altodale Limited	Atkins
Alun Design Consultancy	ATP Group
	Authorised Design Ltd

Axiom Housing Association
Ayres
Barford & Co
Barker Storey Matthews
Barratt Eastern Counties
Barton Wilmore Planning
Beam Estates
Beam Estates Ltd
Beacon Planning
Bedford Borough Council
Bedfordshire Pilgrims Housing Association
Bellway Homes
Ben Pulford Architect Ltd
Bendall and Sons Solicitors
Berkeley Group Holdings Plc
Bewick Homes Ltd
BGG Associates Ltd
Bidwells
Bidwells Property Consultants
Bird & Tyler
Birketts LLP
Bloombridge Development Partners
Bloor Homes
Bloor Homes South Midlands
Blue Tree Specific Skills
BMD Architects
Bond Chartered Architects
Borough Council of Kings Lynn & West Norfolk
Bovis Homes Ltd

Bramley Line Heritage Railway Trust
Braintree District Council
Brampton Bridleway Group
Brampton Little Theatre
Brampton Park Theatre Co
Brampton Youth Forum
Brand Associates
Breathe Architecture Ltd
Brian Barber Associates
British Horse Society
British Marine Federation
British Wind Energy Association
Broadview Energy Ltd
Brookgate
Brown & Co
Brown & Scarlett Architects
BRP Architects
BS Initiative
BS Services
Buckden Marina
Buckles Solicitors
Building Research Establishment
Burgess Group PLC
Caldecotte Consultants
Cam Valley Forum
Camal Architects
Cambourne Crier
Cambria Project Management Ltd
Cambridge and County Developments
(formerly Cambridge Housing Society)

Cambridge Biomedical Campus	Cambridgeshire Older Peoples Enterprise
Cambridge Cleantech Limited	Cambridgeshire Police Authority
Cambridge Council for Voluntary Service	Cambridgeshire Race Equality and Diversity Service
Cambridge Ethnic Community Forum	Cambridgeshire Travellers Initiative
Cambridge Forum of Disabled People	Cambridgeshire Wildlife Trust
Cambridge GET Group	Cambs Homes Improvement Agency
Cambridge Housing Society	Cambs LTA
Cambridge Inter-Faith Group	Cam-Mind
Cambridge Past Present and Future	Campaign for Real Ale
Cambridge Piped Services Limited	Campaign for Real Ale (Huntingdonshire branch)
Cambridge Sub-Regional Housing Board	Campaign to Protect Rural England (CPRE)
Cambridge University Hospitals NHS Foundation Trust	Camstead Homes
Cambridge Water	Cannon Kirk UK Ltd
Cambridgeshire & Peterborough Association of Local Councils	Cantab Design Ltd
Cambridgeshire & Peterborough Environmental Records Centre	Care Network Cambridgeshire
Cambridgeshire & Peterborough NHS Foundation Trust	Carlton cum Willingham
Cambridgeshire ACRE	Carter Jonas
Cambridgeshire Bat Group	CB Design
Cambridgeshire Chamber of Commerce	CE Building Designs
Cambridgeshire Constabulary	CeGe Design
Cambridgeshire Diversity and Equality Service	Central Association of Agricultural Valuers
Cambridgeshire Ecumenical Council	Central Beds Council
Cambridgeshire Fire and Rescue	Centre for Sustainable Construction
Cambridgeshire Fire & Rescue Service	CgMS Consulting
Cambridgeshire Local Access Forum	Chase Construction
	Chancellor, Masters and Scholars of the Univ. of Cambridge

Chatteris Town Council	Conservators of the River Cam
Cheffins	Construct Reason Ltd
Chesterton Parish Meeting	Contour Planning Services Ltd
Chorlton Planning Ltd	Coppice Avenue Residents Association
Churches Together	Corpus Christi Group
Churchgate Property	Cotton Windfarm Action Group
Circle Anglia Housing Trust	Council for British Archaeology
Circle Housing Group	Councillors – Cambridgeshire County Council
Cirrus Planning & Development	Councillors – Cambridge City Council
City of Ely Council	Councillors – East Cambridgeshire District Council
City of Providence	Councillors – Fenland District Council
Civic Society of St Ives	Councillors – Huntingdonshire District Council
Civic Trust	Councillors – South Cambridgeshire District Council
Clark-Drain	Country Land and Business Association
Classic Design Partnership	Countryside Properties (Special Projects) Ltd
Cluttons LLP	Countryside Properties Plc
Cocksedge Building Contractors	CPRE
CODE Development Planners Ltd	CPRE Cambridgeshire
Coldham Residents Action Group	Cromwell Park Primary School
Colin Smith Planning	Cross Keys Homes
Colliers CRE	Croudace
Commercial Estates Group	Cruso & Wilkin
Commissions East	CS Planning Ltd
Common Barn [Southoe] Action Group	Cyclists Touring Club for Huntingdonshire
Concorde BGW Ltd	Dalkin Scotton Partnership Ltd
Connecting Cambridgeshire	
Connington Parish Meeting	
Connolly Homes plc	
Confederation of British Industry - East of England	

David Broker Design Services	DGM Properties Ltd
David lightfoot Design	Dickens Watts and Dade
David Lock Associates (on behalf of O&H Properties)	Diocese of Ely
David Russell Associates	Disability Cambridgeshire
David Shaw Planning	Disability Information Service Huntingdonshire
David Taylor Associates (UK) Ltd	Distinct Designs UK Ltd
David Walker Chartered Surveyors	DLP Consultants Ltd
David Wilson Homes and Kler Developments Ltd	DLP Planning Ltd
Dawbarn and Sons Ltd	DPA Architects
DC Blaney Associates Ltd	DPDS Consulting Group
DCN Architectural Design Services	Drake Towage Ltd
Dean Jay Pearce Architectural Design	DTZ
Defence Estates (MoD)	E & P Building Design
Defence Estates Operations	E.ON UK
Defence Estates Operations North	Eagle Home Interiors
Defence Infrastructure Organisation	Earith Plant Ltd
Defence Lands Ops North	Earith Primary School
Delamore	Earith Timber Products Ltd
Denley Draughting Ltd	East Northamptonshire District Council
Denton and Caldecote Parish Meeting	East of England Black and Minority Ethnic Network
Department of Environment, Food and Rural Affairs	East of England Strategic Health Authority
Derbyshire Gypsy Liaison Group	Ecoexcel Ltd
Design & Planning	ECS Ltd
Design ID	Elmside Ltd
Dev Plan UK	Ely Design Group
Development Land and Planning Consultants	Ely Diocese/HS&P
DGA Architecture	Ely Group of Internal Drainage Boards
	Empowering Wind Group

Energiekontor UK Ltd	FOB Design
Engena Ltd	Ford and Slater
Engineering Support Practice Ltd	Forest Heath District Council
English Brothers Ltd	Forestry Commission
Entec on behalf of National Grid	Foster Property Developments Ltd
Environment Agency	Fountain Foods
ESCA Eatons Community Association	Foxley Tagg Planning Ltd
Essex County Council	Framptons
Estover Playing Field Association	Francis Johnson & Partners
Eversheds LLP	Francis Jackson Estates Ltd
Evolvegroup Ltd	Freeland Rees Roberts
FACT	Freeman Brear Architects
Fairhurst	Freight Transport Association
Farcet Farms	Friends Families Travellers
Farcet Nurseries	Friends of the Earth
Federation of Small Businesses	Friends of Hinchingsbrooke Park
Fen Ditching Company	Friends of Holt Island Nature Reserve
Fenland Chamber of Commerce	Friends of Paxton Pits Nature Reserve
Fenland Citizen	Friends of Priory Park
Fenland Citizen Advice Bureau	Friends of the Earth
Fenland Leisure Products Ltd	FSB Huntingdonshire
Fenpower/Ecogen	Fuse 3
Fenstanton Village Hall Trust	Fusion On-Line Limited
FFT Planning	G K Partnership
Fields In Trust	G1 Architects
First Capital Connect	G.H. Taylor Design
Firstplan	G.R.Merchant Ltd
Fisher Parkinson Trust	Gallagher Estates Ltd
Fitch Butterfield Associates	Galliford Try Strategic Land
Flagship Housing Group	GamPlan Associates

Gary John Architects	Greater Cambridge Greater Peterborough Local Enterprise Partnership
Gatehouse Estates	Greater Cambridgeshire Local Nature Partnership
Gavin Langford Architects Ltd	Greater London Authority
GC Planning Partnership	Green Power Solutions UK Ltd
GCE Hire Fleet Ltd	Greg Saberton Design
Gerald Eve	Gregory Gray Associates
Geo Networks Limited	Grosvenor USS
Geoff Beel Consultancy	Gs Designs
Geoffrey Collings and Company	Guinness Trust
George Laurel & Partners	GVA
Gillespies Ltd	H L Hutchinson Ltd
GL Hearn	Haddenham BDC
Gladman Developments Ltd	Haddon Parish Meeting
GML Architects Ltd	Hallam Land Management
Godmanchester in Bloom	Hallmark Power Ltd
Godmanchester Rovers Youth Football Club	Hamerton and Steeple Gidding Parish Meeting
Godmanchester Town Council	Hanover Housing Association
Good-Designing Ltd	Hargrave Conservation Society
Gooding Holdings Ltd	Harlequin Ltd
Goose Architects Ltd	Harris Lamb Chartered Surveyors
Govia plc	Harris Partnership
Govia Thameslink Railway	Hartford Conservation Group
Graham Handley Architects	Hartford Marina
Grahame Seaton Design Ltd	Hastoe Housing Association
Granta Housing Society	Haysom Ward Miller Architects
Great Ouse AONB Working Group	Heaton Planning Ltd
Great Ouse Boating Association	Hemingford Abbots Golf Club
Great Shelford Parochial Charities	

Henry H Bletsoe & Son	Huntingdon Timber
Hertfordshire County Council	Huntingdon Town Council
Hewitsons	Huntingdon Youth Town Council
HFT Gough & Co	Hunts Cricket Board
Highways England	Hunts Health - Local Commissioning Group
Hill	Hunts Forum for Voluntary Organisations
Hill Construction	Hunts Society for the Blind
Hinchingbrooke Health Care NHS Trust	Hutchinsons
Hinchingbrooke Water Tower Ltd & Landro Ltd	Hutchinsons Planning and Development Consultants
Historic England	Hyde Housing
Hobson's Conduit Trust	Ian H Bix Associates Ltd
Hodplan Ltd	ICE Renewables
Hodsons	Iceni Homes
Hollins Architects, Surveyors and Planning Consultants	Iceni Projects Ltd
Home Builders Federation	In-site Design
Homes & Communities Agency	Inigo Architecture
Houghton and Wyton Neighbourhood Plan Working Party	Indigo Planning Limited
Housing 21	Infinity Architects
Howard Sharp and Partners	Insight Town Planning
HPN Ltd	Iplan Ltd
HTA	Institute of Directors - Eastern Branch
Humberts	Irish Travellers Movement in Britain
Hundred Houses Society	ISOFAST
Huntingdon and Godmanchester Civic Society	Ivy House Trust
Huntingdon CAB	J & J Design on behalf of Chatteris Airfield
Huntingdon Freeman's Charity	J & J Design on behalf of Defence Estates
Huntingdon Mencap	J Brown and Sons

James Development Co Ltd
James England Ltd
James Mann Architectural Services
Januarys
Januarys Consultant Surveyors
Jehovah's Witnesses
Jephson Housing Association Group
John Martin & Associates
John Stebbing Architects
Johnson Design Practice
Joint Strategic Planning Unit
JK Architecture
John Rowan & Partners
Jones Day Solicitors
Jones Developments Ltd
JRK & Partners Ltd
JS Bloor Services Ltd
K L Elener Architectural Design
Kevin Burton MCIAT
Kier Group plc
Kier Partnership Homes Limited
Kier Residential (part of Twigden)
Kimbolton School
King Street Housing Society
Kinnaird Hill
KWA Architects Ltd
L Bevens Associates Ltd
Lafarge Aggregates & Concrete UK
Lakeside Lodge Golf Centre

Lambert Smith Hampton Property Solutions
Lancashire Industrial & Commercial Services
Landmark Landscape Planning
Landro Ltd
Landscape Institute
Langley Associates
LANPRO SERVICES
Larkfleet Homes
Laurence Gould Partnerships Limited
Leach Homes
Les Stephan Planning
Lewvel
Lewis & Hickey
Lidl UK
Lightfoot Design
Linden Homes
Linconshire County Council
Living Sport
Local Generation Ltd
Local Nature Partnership
London Gypsy and Traveller Unit
Longhurst & Havelok Homes Ltd
Longsands Academy
Loves Farm Community Association
Luminus Group
Lynwood Associates Ltd
Lyster Grillet & Harding
M R Designs
M T Consulting

Mair & Sons (Farmers) Ltd
March Chamber of Commerce
March Town Council
Marine Management Organisation
Mark Reeves Architects
Marlborough Properties UK Ltd
Marshalls of Cambridge
Mart Barrass Architect Ltd
Martineau
Matrix Planning Ltd.
Maxey Grounds & Co
Maxey Grounds LLP
Mayfair Investments
McCann Homes
Melbourn Dental Practice
Melbourn Housing Development
Awareness Campaign
Melling Ridgeway & Partners
Meridian
Meridian Architectural LLP
Michael Bullivant Associates
Michael Ingham Associates
Middle Level Commissioners
Mike Hastings Building Design
Mike Sibthorp Planning
Miller Homes
Milton (Peterborough) Estates Co
Minster Housing Association
MLT Architects
Mobile Operators Association

Molesworth Action Group
Morbone Parish Meeting
Morton & Hall Consulting Ltd
Mosscliff Environmental Ltd
MP North West Cambridgeshire
MRPP
Mrs P Wilderspin
Muir Housing Group
Murray Planning Associates Ltd
N & C Glass Ltd
National Farmers Union
National Federation of Gypsy Liaison
Groups
National Grid
National House Building Council
National Housing Federation
National Trust
Natural England
NDC Architects Ltd
Neale Associates
Neil Cutforth & Associates
Nene Valley Gliding Club
Nene Valley Nature Improvement Area
Network Rail
New Homes
New World Architectural
NHS Cambridgeshire and
Peterborough
NHS England (Midlands & East)
NHS Property Services
NKW Design

NJL Consulting
Nobles Field Committee
Noble's Field Trust Committee
Norfolk County Council
Norfolk Street Traders
Norman Cross Action Group
North Hertfordshire District Council
North Northamptonshire Joint Planning Unit
Northamptonshire County Council
Northern Trust
Notcutts Limited
NRAP Architects
Nupremis
MWS Design
N'worth Hous.Consort
Office of Rail and Road
Oglesby & Limb Ltd
Oliver Russell Property Consultants
Omega Signs Ltd
Once Architecture Ltd
Optical Activity Ltd
Orchard Park Community Council
Ormiston Children's and Family Trust
Ove Arup & Partners
Over and Willingham Internal Drainage Board
Oxmoor in Bloom
P Grisbrook Building Design Service
Papworth Hospital NHS Foundation Trust

Papworth St Agnes Parish Meeting
Paradigm Housing Group
Parkin Planning Services
Parson Drove Amenities Group 95
Partners in Planning & Architecture Ltd
Paul & Company
Paul Mitchell & Co
Paul Owen Associates
PDE Construction Ltd
PDG Architects
Peacock & Smith
Pegasus Planning
Pegasus Planning Group
Pendimo
Persimmon Homes (East Midlands) Ltd
Peterborough City Council
Peterborough Environment City Trust
Peter Brett Associates
Peter Cutmore Architect
Peter Humphrey Associates
Peter Rawlings Architects Ltd
Peter Smith Associates
Phase 2 Planning & Development Ltd
Philip Bailey Architects Ltd
Phillips Planning Services Ltd
Pick Everard
Pidley Cum Fenton PC
Plainview Planning Ltd
Plan B Drawing Service

Planning Aid
Planning Places for People
Planning Potential
PlanSurv Ltd
Planware Ltd
PMA
Pocock & Shaw
Poors Allotments Charities
Poppyfields Investments
Powis-Hughes
Premier Choice Ltd
Prime Oak Buildings Ltd
Property Revolutions Ltd
Preserving Upwood
Project Support Services
Purcell UK
R B Organic
Quay Plumbing Centre
Railfuture East Anglia
Ramblers' Association [Cambridge Group]
Ramblers/Local Access Forum
Ramboll UK
Ramsey Club Co Ltd
Ramsey Estate
Ramsey Fourth (Middlemoor) IDB
Ramsey Million
Ramsey Town Centre Partnership
Rapleys Planning Consultants
RAVE

Raymond Stemp Associates
RB Organic
Redmayne Arnold & Harris
Redrow Homes (South Midlands) Ltd
Renewables East
RES UK and Ireland Ltd
Residential
Residential Development Land Agent Ltd
RFU
RHH Associates Ltd
Richard Brown Planning
Richard Raper Planning Ltd
Richmond Fellowship Employment and Training
Robert Doughty Consultancy
Robinson & Hall LLP
Robinson and Hall
Roddons Housing Association
Roger Driver Partnership
Roger Tym and Partners
Rose Homes Ltd
Rotary Club of Wisbech
Royal Air Force
Royal Society for the Protection of Birds (RSPB)
Roythorne and Co
RPS Planning
Rutland County Council
S B Components (International) Ltd
Sampson Associates

Santon Retail Ltd
Sanctuary Housing Association
Saunders Boston Ltd
Savills
Savills Incorporating Smiths Gore
Selling Solutions Cambridge Ltd
Scotfield Ltd
SEARCH Architects
Seagate Homes
Sentry Ltd
Sharman Architecture
SHED
Shelter
Shrimplin Brown Planning &
Development
Showmen's Guild of Great Britain
Signet Design
Skanska UK Plc
Ski Property Management
Simon J Wilson Architect
Smart Planning Ltd
Smarter Planning Champion
Smith Farrer Holdings
Smiths Gore
Soham Town Council
Somersham and District Day Centre
South Cambridgeshire Youth Council
Spacelab
Sport England
Sport England (East Region)

Sports and Fashions
Solo Designs
South Holland District Council
South Kesteven District Council
Springfields Planning & Development
SSA Planning
St Edmundsbury Borough Council
St Ives Chamber of Commerce and
Industry
St Ives Town Initiative
St Ives Town Team
St Ivo School
St John's College
St Neots and District Chamber of
Commerce
St Neots Town Centre Manager
St Neots Town Council
St Neots Youth Town Council
Stecen Abbott Associates
Stewart Ross Associates
Stilton Community Association
Stop Molesworth Wind Farm Action
Group
Strawsons Holdings Ltd
Strutt and Parker LLP
Studio 11 Architecture
Suffolk County Council
Sustrans
Swann Edwards Architects
Swavesey District Bridleways
Association

Swavesey Internal Drainage Board
T A M Engineering
T C Harrison Ford
Tadlow Parish Meeting
Taylor Vinters - Solicitors
Taylor Wimpey
TCI Renewables Ltd
TCS Design
TE&AS
Technical Signs
Terence O'Rourke Ltd
Terry Stoodley Partnership
The Abbey Group Cambridgeshire Ltd
The British Wind Energy Association
The Bursars Committee
The Cambridge Conservatory Centre Ltd
The Cambridgeshire Cottage Housing Society
The Card Gallery
The Civic Society of St Ives
The Church of England Ely Diocese
The Churches Conservation Trust
The Clarke Smith Partnership
The Coal Authority
The Crown Estate
The Design Partnership (Ely) Ltd
The Ely Planning Company
The Environment Agency
The Environmental Protection Group Ltd

The Equality and Human Rights Commission
The Fairfield Partnership
The Fisher Parkinson Trust Ltd
The Foyer
The Garden Office Company
The Gypsy Council (GCECWCR)
The Inland Waterways Association
The Landmark Practice
The Landscape Partnership
The National Federation of Gypsy Liaison Groups
The National Trust (East of England Office)
The Papworth Trust
The Planning Law Practice
The Redhouse Trust
The Robert Partnership
The Showmen's Guild of Great Britain
The Solar Cloth Company Limited
The Theatres Trust
The Traveller Movement
The Varrier Jones Foundation
The Wellcome Trust
The Whitworth Co-Partnership
The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire
The Woodland Trust - Public Affairs
Thornburrow Thompson Ltd
Thurlow Nunn Standen Ltd
Tibbalds Planning and Urban Design

Tibbet Architectural Services	Visual Creations
Tim Marshall Design	W A Fairhurst & Partners
Tim Moll Architecture	Wagstaffe & Ablett
Timothy Smith & Jonathan Taylor LLP	Warboys Sports Ground Trust
Tingdene Developments Ltd	Ward Gethin Archer
TNEI Services Ltd	Wardell Armstrong LLP
Tony Walton Design	Warden Housing Association Ltd
Town Planning Services	Warren Boyes & Archer Solicitors
Traer Clark Chartered Architects	Wellsfield Associates
Travel for Cambridgeshire	Wenman Design Solutions Ltd
Traveller Law Reform Project	West End Preservation Society
Travellers Times Online	Westbury Garden Rooms Ltd
Travis Perkins	White and Eddy
Truckmasters Ltd	White Young Green
Trumpington Residents Association	Whiting & Partners
Turner Contracting	Whittlesey & District Tenants' Association
Twitchett Architects	Whittlesey Town Council
UK Power Networks	Whittome Farms
University of Cambridge Estate Management and Building Service	Wildfowl and Wetlands Trust Centre
University of Cambridge - Vice Chancellor's Office	William H Brown
Urban and Civic	Wind Direct
Uttlesford District Council	Wind Energy Direct Ltd
V G Energy	Wind Prospect Developments
Various Leverington Groups	Windcrop Ltd
Vawser and Co	WindEco Ltd
Vergettes	Winwick Parish Meeting
Verity & Beverley Ltd	WisARD
Vincent and Gorbing Chartered Town Planners	Wisbech and District Chamber of Commerce
	Wisbech Chamber of Commerce

Wisbech Electrical
Wisbech Roadways
Wisbech Round Table
Wisbech Town Council
Wm Morrison Supermarkets plc
Wood Hardwick Ltd
Woodard Builders & Developers
Woodland Trust
Woods Hardwick Planning Ltd
Woolley Hill Action Group
Workshop 76 Ltd
Wynnstay Properties
WYG
Wythe Holland Partnership LLP
XCellD Ltd- Renewable Energy
Yaxley Ammenity Centre
York Green Renewables

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Overall Document						
Dr Roger Sewell	Overall doc	F+W SPD:3	Support	I thought this was a good and carefully written document which I support.	Support noted	No change
Mrs Hattie Emerson	Overall doc	F+W SPD:7	Support	I stongly agree that SuDs should be conisdered by developers and adopted where appropriate for flood attenuation. This should also be rigorously enforced	Support noted	No change
Mr Brian Williams	Overall doc	F+W SPD:8	Have observations	<p>I have an issue I would like to be considered.</p> <p>Around the junction of Bannold rd and Bannold Drove Waterbeach near Mid Load Farm 2/3 times per year after heavy rains we experience effluent backing up the sewer drain into the gardens and surrounding a dozen or so properties.</p> <p>We are concerned that Aglian Water and the Planning Authority do not take any account of the invasion of surface water into the sewer when they calculate the capacity of the sewer. Our great concern is that around 300 houses are to be built in the area and Aglian Water will respond to the question of capacity solely on the estimate of foul water entering the drain despite their knowledge of the sewer being overwhelmed by surface water on a regular basis.</p> <p>I would like the document to reflect the fact of non sustainability and be rectified by increasing capacity or restricting surface water from the foul drain before any additional housing is connected.</p>	This is acknowledged; however the issue is out of the scope of the SPD	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Parish Clerk Burwell Parish Council	Overall doc	F+W SPD:17	Have observations	Burwell Parish Council is concerned that with lack of maintenance and dredging of the Burwell Lode, that flood issues could arise in Burwell in future years	This is acknowledged; however the issue is out of the scope of the SPD	No change
Mr Michael Wollaston	Overall doc	F+W SPD:18	Have observations	<p>The Suds in principal can only work when all other contributing factors are considered . The example I will give is land to the north of Whittlesey . This area of land is adjacent to a functional floodplain . Flood zone 3(b) , Whittlesey washes .</p> <p>Despite not being an area of land identified in the local plan , two sites still managed to get approval via the windfall loop hole which is being exploited by developers . The areas that have been earmarked for development need to have robust drainage systems incorporated to mitigate against flood lock , which can last for weeks and sometimes months .</p> <p>overland flow routes for surface water , to and from existing dwellings and infra structure should be included In all sud designs and include capture and hence additional capacity .</p> <p>Sud viability should take into consideration existing soil structure pre -development . placing suds on secondary aquifers with fluctuating water bodies dependant on rainfall inundation , has the potential to increase flood risk elsewhere , putting suds on Mudstone overlaine by March gravels at various levels needs careful consideration in the design process as this has the potential</p>	This is acknowledged; however the issue is out of the scope of the SPD. It should be noted that the consideration of site conditions and SuDS suitability is covered in Section 6.2 of this SPD.	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
				<p>to create spring points . This would go against the NPPF and NPG for flood risk For both pluvial and fluvial flooding .</p> <p>In summary Developing land on and adjacent to the north of Whittlesey adjacent to Whittlesey washes is not a viable option , due to the lifetime sustainability of the Suds which Cannot be guaranteed .Both existing and new residents need to be safeguarded from flooding from ALL SOURCES.</p>		
Mr Andy Brand The Abbey Group (Cambridgeshire)	Overall doc	F+W SPD:28	Have observations	The images used within the document are not clear and often distorted.	This is agreed and relates to the space available on the host website for the draft SPD. Full resolution images are to be used for final document.	Full resolution images/plans added to final SPD
Mr Richard Whelan	Overall doc	F+W SPD:39	Have observations	<p>The document does not seem to be conducive to encouraging developers compliance with changes in recent legislation, it seems rather cumbersome in places and would be quite an animal to tackle for anyone who may have to deal with more than one authority.</p> <p>Document appears to focus on the requirements of the MLC more than those of all water level management bodies/ Internal Drainage Boards.</p> <p>Would definitely support a document that can be adopted across the whole of the county area and have buy in of all planning authorities</p> <p>Some of the document appears to be rather</p>	<p>Several comments relating to cumbersome nature of document have been received as part of consultation; however content and length were agreed by the steering group prior to publication of the draft. Chapter 4 which received most comments needs to be rearranged to enhance readability.</p> <p>It is a fair comment that Middle Level Commissioners (MLC) have far more IDB specific information contained within the SPD than other IDBs and much of it is indeed relevant to all IDBs. References to MLC requirements that also relate to other IDBs should be replaced with</p>	<p>Chapter 4 rearranged to make it more reader friendly. Agreed by steering group</p> <p>Step 4 of Section 4.3 reworded from '<i>meets the criteria of the Middle Level Commissioners</i>' to '<i>may have an impact on an IDBs system</i>'.</p> <p>Document amended so titles are on new pages and boxes/tables amended to fit on one page wherever possible</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>wordy and overly complicated, would be concerned over how easy it would be to navigate and pick out the areas that are needed, for example chapter 4 could be easier to follow and the wording for step 6 (a) on page 31</p> <p>Make it more visually appealing to have titles starting new pages and boxes on one page where possible, e.g 4.6 and the blue box for step 4 spans two pages</p>	<p>general IDB requirements.</p> <p>As MLC is also a navigation authority, some references that single out MLC have to remain as they are slightly different to other IDBs in this respect.</p> <p>Acknowledged that some tables and their associated text have split between pages; this should amended for final draft</p>	
Mr George Dann King Lynn Drainage Board	Overall doc	F+W SPD:112	Have observations	<p>While generally a good document, and certainly a significant step in the right direction, along with various spelling and grammar issues at points throughout the document, I'd wish to note a few other issues which I feel merit amendment prior to publication of the final version. Section numbers refer to those in your draft SPD.</p>	<p>Acknowledged and a full spelling/grammar check should be undertaken prior to publication of final version</p>	<p>Spelling/grammar check undertaken</p>
Allan Simpson Anglian Water Services Ltd	Overall doc	F+W SPD:126	Support	<p><u>Para 3.2.20</u></p> <p>The final sentence of this paragraph states that it is responsibility of applicants to consult relevant WMAs.</p> <p>It is unclear what is intended as the Local Planning Authority (LPA) is responsible for consulting statutory and non-statutory consultees as part of the planning application process. Applicants should be encourage to consult relevant bodies including Anglian Water as part of the pre-application process. It would also be helpful if it was made clear that LPAs are required</p>	<p>Acknowledged – this should be made clearer in the final document. As part of the planning consultation process it is the responsibility of the LPAs to consult statutory consultees and not the applicant. Pre-application discussions are however always encouraged.</p>	<p>Amend paragraph 3.2.20 to, '<i>The LPA will consult the relevant statutory consultees as part of the planning application assessment and they may, in some cases also contact non-statutory consultees (e.g. Anglian Water or IDBs) that have an interest in the planning application</i>'</p> <p>Due to other alterations throughout the document this is now paragraph 3.2.22</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				to consult statutory consultees as but they also consult relevant bodies including Anglian Water who have interest in a planning application and managing flood risk.		
Scott Hardy RSPB	Overall doc	F+W SPD:134	Have observations	<p>Thank you for providing the RSPB with the opportunity to comment on the above consultation. The RSPB is supportive of the overall objective of the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) and its role in supporting sustainable policies for managing increased flood risk in Cambridgeshire. However, there are areas that we consider the document should be strengthened to ensure the maximum benefit of any SuDS schemes, for wildlife and people, will be delivered. Our recommendations are detailed below.</p> <p>1. RSPB concerns regarding Cambridgeshire watercourses</p> <p>The RSPB has serious concerns about the current impact of flooding and poor water management on wildlife within Cambridgeshire. For example, the Ouse Washes since the 1970s has seen increased incidence and severity of late spring/summer flooding, longer deeper winter flooding, and poor water quality resulting in demonstrable ecological deterioration. Our key interest in the Flood and Water SPD relates to its role in ensuring new developments do not pose a risk to protected sites designated for their national and international importance for</p>	Support acknowledged.	<p>Added additional section titled 'Design for Wildlife and Biodiversity' (6.3.30 – 6.3.32).</p> <p>6.3.30 SuDS can provide the ideal opportunity to bring urban wetlands and other wildlife-friendly green spaces into towns and cities. They can be linked with existing habitats to create blue and green corridors whilst providing an amenity and education resource for the community.</p> <p>6.3.31 Where possible, existing habitats should be retained and incorporated into the landscape design. SuDS features are likely to have greater species diversity if existing habitats are within dispersal distance for plants, invertebrates and amphibians. It should however be noted that existing wetlands should not be incorporated into SuDS unless there is a guaranteed supply of clean water.</p> <p>6.3.32 An aim should be to create new habitats based on the ecological context and conditions of the site. Habitats and species objectives that contribute to local, regional and national biodiversity targets should be prioritised. Further information on local objectives can be found in local (BAPs). Guidance on maximising the biodiversity potential of SuDS can be found in the Royal Society for the Protection of Birds (RSPB) publication - Maximising the Potential for People and Wildlife</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>nature conservation, and that they maximise the opportunities for wildlife and people through sustainable water management. Strong policy and guidance is required to ensure that new development does not negatively impact on already strained systems, and wherever possible helps contribute to improving upstream storage.</p>		
				<p>2. RSPB position on Sustainable Drainage Systems (SuDS)</p> <p>Many existing drainage systems cause problems of flooding and/or pollution. Traditionally, underground pipe systems drain surface water and prevent flooding locally by quickly conveying away water. Such alterations to natural flow patterns can lead to flooding downstream and reduced water quality. The impact of climate change could see even greater pressure placed upon our drainage systems. SuDS provide a solution to mitigate and manage this challenge. They can provide cost effective and resilient drainage without causing the problems associated with traditional piped drainage. They also provide the ideal opportunity to bring urban wetlands and other wildlife-friendly green spaces into our towns and cities and link these with existing habitats creating blue and green corridors. Well-designed SuDS should also be an amenity and education resource for the community, providing high-quality public green space in which to relax, play and enjoy wildlife. If designed innovatively and correctly they can provide the community</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>with a healthy and aesthetic environment, which they feel proud to live in and the wildlife will colonise naturally.</p> <p>3. Opportunities to improve SuDS guidance within SPD</p> <p>Having reviewed the Cambridgeshire Flood and Water SPD we are pleased to see it provides sound guidance on selecting appropriate sites through Flood Risk Assessment, and the incorporation of Sustainable Urban Drainage Systems (SuDS) into development proposals. However, the RSPB strongly recommends that the following points be taken in to account in order to strengthen and improve the guidance.</p> <p>The RSPB supports the development of the SPD as a useful tool for Local Planning Authorities (LPAs) to engage with developers about flood and water management from the earliest proposal stage. However, the document should be strengthened to ensure that the maximum benefits of SuDS scheme are delivered. Given concerns regarding increased flooding and water quality issues in Cambridgeshire currently, and the potential increased pressures from climate change, the RSPB recommends the SPD be used as a catalyst to adopt stronger flood and water management requirements within future LPA Local Plans within Cambridgeshire's</p>		
Mr Graham Moore	Overall	F+W	Have	The Commissioners and associated Boards are pleased to have been invited to assist in	Comment acknowledged – it is appreciated that there are differing	Paragraph 3.2.7 reworded to, ' <i>IDBs are local public authorities that manage water levels.</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Middle Level Commissioner s	doc	SPD:140	observations	<p>the preparation of this document which has involved considerable discussion being undertaken with yourselves and other stakeholders.</p> <p>While it is acknowledged that the SPD is written by the County Council as LLFA and is intended to cover the whole County it needs to be appreciated that this involves a number of differing risk management authorities and water level/flood risk management scenarios. Both the NPPF and PPS/G25, together with the associated guidance, are generic documents and do not appreciate the special circumstances of water level/flood risk management within The Fens. Therefore, it is considered that further guidance is required to assist all parties involved within the planning process of the specific issues that are different to other parts of the Country, and must be considered.</p> <p>However, in order to be fully utilised the approved document needs to provide better, succinct and detailed guidance to aid Council Officers, developers, agents and other parties involved in the wider development management decision making process. It is considered that the current document is "wordy" and is likely to become ineffective. A set of guidance notes for the target audience could assist and provide a more effective "journey" for users of the document. Whilst it is accepted that there is a production cost, the notes could speed up the planning process, reduce wasted time by all parties, including the Commissioners, in</p>	<p>landscapes across Cambridgeshire and these should be fully acknowledged in the SPD.</p> <p>Some of the policy documents including PPS/G25 are now superseded.</p> <p>Comment on length of document acknowledged; however this was agreed by the steering group prior to the draft being published. Each LPA or the LLFA may wish to provide a supporting note for the SPD; however this isn't directly related to publication of the final SPD.</p> <p>Descriptions of each water management authority are provided throughout the document; however it is acknowledged that additional information regarding the role of IDBs could be included.</p>	<p><i>They are an integral part of managing flood risk and land drainage within areas of special drainage need in England and Wales. IDBs have permissive powers to undertake work to provide water level management within their Internal Drainage District. They undertake works to reduce flood risk to people and property and manage water levels for local needs. Much of their work involves the maintenance of rivers, drainage channels, outfalls and pumping stations, facilitating drainage of new developments and advising on planning applications. They also have statutory duties with regard to the environment and recreation when exercising their permissive powers' Due to other changes this is now paragraph 3.2.6.</i></p> <p><i>New paragraph (3.2.7) added in, 'IDBs input into the planning system by facilitating the drainage of new and existing developments within their districts and advising on planning applications; however they are not a statutory consultee to the planning process'</i></p> <p><i>New paragraph (3.2.9) added in, 'Some IDBs also have other duties, powers and responsibilities under specific legislation. For example the Middle Level Commissioners (MLC) is also a navigation authority. Although technically the MLC are not an IDB, for ease of reference within this document it has been agreed that the term IDB can be used broadly to refer to all</i></p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>responding to basic and fundamental queries and thus reduce costs in the long term.</p>		<p><i>relevant IDBs under its jurisdiction. A list of the IDBs can be found in Appendix 3</i></p>
				<p>The document fails to readily identify the difference between the Environment Agency and the IDBs and our differing concerns and requirements and even differences between individual IDBs. The overriding impression given is one where the role, function and governance of the IDBs appears not to be clearly understood. IDBs are set up because their area/District is at flood risk and therefore requires special local measures to be undertaken and maintained to reduce/alleviate that flood risk.</p>		<p>Paragraph 3.2.2 already encourages applicants to seek pre-application advice therefore no further action on this is required.</p>
				<p>The IDBs have therefore, been established with that purpose and have already established policies and governance indicating how their statutory functions will be undertaken. They already, through their local nature and funding arrangements, have very close connections and liaison with their communities and their members are, or represent, those who are required to fund their operations.</p>		
				<p>They, therefore, as a matter of routine, will address the need for capital and maintenance works to be undertaken. They are therefore well versed in the needs of their Districts and answerable to their rate/special levy payers if the reasonable needs or expectations of such payers are</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
				<p>not met. The IDBs may therefore not be able to accept principles and policies which accommodate a County wide "broad brush" basis but which are not consistent with the more detailed requirements of their local areas.</p> <p>In the flood risk areas managed by IDBs, development proposals are too often granted subject to conditions to allow LPAs to reach their targets, without sufficient regard to IDB comments on flood risk. It should also be appreciated that while LPAs receive fees for dealing with planning applications, IDBs do not, unless the developer chooses to follow an IDB pre-application procedure. Too often our advice is ignored and we are expected to provide a subsidised service for planning authorities to enable them to meet their targets, which the Boards are not prepared to do.</p> <p>Therefore, we wish to encourage LPAs to, in turn, encourage developers to adopt this procedure. In the absence of the developer doing so, we can give no guarantee that, under the present arrangements, we will be able to respond to the Council's request for advice on flood risk.</p>		
Janet Nuttall Natural England	Overall doc	F+W SPD:151	Support	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable	Support acknowledged.	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>development.</p> <p>We note the aim of the SPD is to provide guidance to applicants on managing flood risk through development. We support guidance to ensure that drainage schemes will protect and enhance the natural environment where possible, including contribution to local Biodiversity Action Plan targets and the objectives of the Cambridgeshire Green Infrastructure Strategy. We particularly welcome the promotion of multi-functional SUDS, taking a landscape-led approach to provide biodiversity, landscape and green infrastructure enhancements. We agree that drainage should mimic the natural drainage systems and processes as far as possible and that SUDS can be designed to provide valuable amenity and ecological features. We believe developers should be encouraged to maximise biodiversity benefits through SUDS wherever possible.</p> <p>Natural England is fully supportive of the requirement for a drainage strategy to accompany planning applications and for consideration of long-term management of SUDS; this will be critical to the maintenance of long-term benefits for the natural environment.</p> <p>We support recognition of Natural England's Impact Risk Zones to help developers and LPAs identify potential implications for designated sites and the need for consultation. Consideration of the effects of development on the quality of the water environment, and implications for water-</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>dependent sites and compliance with the requirements of the Water Framework Directive (WFD) is also welcomed.</p> <p>Natural England has advised through previous correspondence that it is generally satisfied with the conclusions of the Habitats Regulations Assessment that the SPD is unlikely to have a significant effect on European sites.</p>		
Adam Ireland Environment Agency	Note to the reader	F+W SPD:71	Support	<p>The Environment Agency welcomes the SPD and subsequent consultation. We support the SPD in a county which, from a national perspective, has high growth pressures coupled with widespread areas at risk of flooding. The SPD is a necessary means of guiding developers, infrastructure providers and decision makers with a clear illustration of how 'high level' local plan policy is translated and adopted in Cambridgeshire's unique catchments.</p> <p>Summary Overall we commend this is a helpful and progressive Flood Risk Guidance Document. We believe that it chimes with NPPF and accompanying practice guide, adding both detail and process guidance where the NPPF policies [and Practice Guidance] are succinct or do not provide contextual focus for a generally low lying terrain and fenland catchment.</p> <p>We are of the view that the SPD is consistent with and compliments the adopted Development Plan Documents for</p>	<p>Support acknowledged.</p> <p>Chapter 4 which received most comments needs to be rearranged to enhance readability.</p> <p>Some sections include detail from other policy/guidance documents and this was agreed with the steering group as it provides users of the document with easy reference guidance to support the content of the SPD.</p>	Layout of Chapter 4 revised for improved readability

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>Huntingdonshire, East Cambridgeshire, Fenland and South Cambridgeshire. We also believe it to be consistent with the flood risk policy in the Cambridge City Local Plan and South Cambridgeshire Local Plan currently in examination. We consider that the SPD is a necessary means of ensuring that the flood risk policies in these higher tier plans can be implemented effectively and efficiently.</p>		
				<p>We suggest some minor changes for accuracy, completeness and by way of update, particularly in respect of chapters 4, 5 and 7 where we did not have resources for detailed 'editing level' comments during formative draft stages.</p>		
				<p>In Chapter 4 the headings hierarchy may need some re-planning to read the structure more clearly and see where the Stages fit into the Steps and where the sequential test and exception test fit into that. We make some recommendations.</p>		
				<p>There may be further scope not to repeat verbatim other documents (flood resistance and SuDS sections). Perhaps use links if base documents have a stable web location. There are some sections that can be reworded to ensure a wider audience can understand them. We make some</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				suggestions. Similarly, some sections needing more clarity in definition i.e. risk, residual risk, breach mechanisms, 'safe' access, and flood probability. We suggest text.		
Adam Ireland Environment Agency	1.1 Backgro und	F+W SPD:72	Have observations	1.1.5. – It would be illustrative to add current growth figures/ranges from the local plans if known. 1.1.5 - minor phrasing changes needed i.e. the 'impacts' of climate change. 1.2.3 – is there a place that acts as a road map to other documents on these issues?	These figures are already contained within the Local Plans and there would be a direct repeat of information. Additionally, some LPAs have not yet finalised their local plans. Throughout the SPD, hyperlinks to other documents are used and the number of these hyperlinks may be increased as part of the final document.	Paragraph 1.1.5 amended to read, ' <i>A significant amount of new development will occur in Cambridgeshire in the next 20 years and beyond. In order to reduce the impact upon the water environment, development must be appropriately located, well designed, managed and take account of the impacts of climate change.</i> ' Due to other changes this is now paragraph 1.2.2 Hyperlinks to external documents included throughout SPD
Mr George Dann King's Lynn Drainage Board	2 Setting the scene	F+W SPD:114	Have observations	In section 2 "Setting the scene", I feel mention should be made of Eric Pickles's Ministerial Statement of 18 December 2014 regarding the use of SuDS within major developments.	Acknowledged and agreed – this should be added	New paragraph added in (2.3.7) titled ' <i>Sustainable Drainage Systems: Written Ministerial Statement</i> '. <i>'On 18 December 2014, a Ministerial Statement was made by the Secretary of State for Communities and Local Government (Mr Eric Pickles). The statement has placed an expectation on local planning policies and decisions on planning applications relating to major development to ensure that SuDS are put in place for the management of run-off, unless demonstrated to be inappropriate. The statement made reference to revised planning guidance to support local authorities in implementing the changes and</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<p>on 23 March 2015, the Department for Environment, Food and Rural Affairs (Defra) published the <u>'Non-Statutory Technical Standards for Sustainable Drainage Systems'</u>. Further detail on how SuDS can be delivered in the Cambridgeshire context can be found in <u>Chapter 6'</u></p>
Mr John Oldfield Bedford Group of IDBs	2.2.1	F+W SPD:52	Have observations	<p>This section should include a statement that acknowledges that WFD categorizes waterbodies into natural or heavily modified/artificial, which in turn directs the appropriate course of action of ecological status or ecological potential. This is of fundamental importance in Cambridgeshire given its waterbody systems that are heavily modified and artificial in nature.</p>	<p>It is acknowledged that many watercourses throughout Cambridgeshire are artificial or heavily modified in nature' and this has a direct impact on WFD requirements. This should therefore be highlighted within the SPD.</p> <p>The WFD however has many requirements and if the HMWB etc. are discussed here in a lot of detail other elements of the WFD will need to be too and this section will become much larger than the other policy sections.</p>	<p>Added in new paragraph (2.2.2), 'To achieve the purpose of the WFD of protecting all water bodies, environmental objectives have been set. These are reported for each water body in the River Basin Management Plan. Progress towards delivery of the objectives is reported on by the relevant authorities at the end of each six-year river basin planning cycle. Objectives vary according to the type of water body; across Cambridgeshire and the Fens there is a significant network of heavily modified and artificial watercourses'</p> <p>The following 2 paragraphs (7.1.3 and 7.1.4) have been added to Chapter 7,</p> <p>7.1.3 In order to be able to calculate a baseline and monitor changes in ecological status/potential water bodies have been classified by their biology, their chemistry and their physical characteristics such as shape, depth, width and flow. The highest status that can be achieved, "high" is defined as the conditions associated with no or very low human pressure on the water body.</p> <p>7.1.4 It is, however, recognised in the WFD that physical alterations have taken place historically to support the socio-economic use of a water body for a particular purpose</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						(e.g. water storage, flood defence or navigation). In this case the water body may be designated as a Heavily Modified Water Body (HMWB). Artificial Water Bodies (AWBs) are also identified in the WFD as those water bodies that have been constructed for a specific use. HMWBs and AWBs are subject to alternative environmental objectives and hence they have been clearly identified in each river basin district. This is of fundamental importance across Cambridgeshire given that many of its water body systems are heavily modified and artificial'
Mr John Oldfield Bedford Group of IDBs	2.3.1	F+W SPD:51	Have observations	It should be noted that LLFA only have responsibility for Ordinary Watercourses outside an IDB Drainage District, which isn't clear from the text.	Acknowledged – greater distinction should be made in final version	Added footnote to read, 'IDBs manage ordinary watercourses within their districts'.
Allan Simpson Anglian Water Services Ltd	2.3.4	F+W SPD:127	Have observations	<u>Para 3.2.4</u> This paragraph states that applicants for sites which require masterplans should consult relevant WMAs <i>prior</i> to the pre-application stage. Large developments sites should use the Anglian Water pre-planning service, available on our website - http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx	Due to the large number of water management authorities and local planning authorities referenced within the document it would be in appropriate to provide direct links to each of their websites throughout the text. It is however acknowledged that it could be made clearer that a pre-application service is offered by most WMAs	Column 2 refers to 2.3.4 but comment relates to 3.2.4. Action relates to 3.2.4 rather than 2.3.4. Paragraph 3.2.1 amended to, 'Many of Cambridgeshire's LPAs and WMAs provide a pre-application advice service. There may be a charge for this service. Further advice can be found on each LPAs or WMAs website'. Paragraph 3.2.4 removed as this would still be considered 'pre-app' and is therefore covered in preceding paragraph.
Mr Graham Moore	2.3.4	F+W	Have	It should be noted that the Commissioners and associated Boards do not support the following aspects of the SPD. Our position is	(i) Changes to national legislation are beyond the control of the	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Middle Level Commissioner s		SPD:143	observations	<p>as follows:</p> <p>(i) The Government has published the NPPF which condenses the contents of all of the former PPS documents into a general framework document which, it is proposed, will simplify the planning process. The areas of the Middle Level Commissioners and our associated/administered IDBs are a defended flood plain in which detailed day to day management of water levels is required to reduce flood risk. This must clearly influence the consideration given to development proposals and their effects. Given therefore the importance and sensitivity of water level/flood risk management within The Fens, the Commissioners and associated/administered Boards consider the NPPF to be a significantly retrograde step that will increase the risk of flooding in their area by appearing to dilute a proper consideration of the flood risk both to and caused by development in this area.</p> <p>In consequence, therefore, when dealing with issues related to our byelaws and consent procedures the Commissioners and associated/administered Boards will promote and require continued adoption of and compliance with the relevant principles contained within PPS25 and the associated Practice Guide together with the provision of a FRA that meets their own requirements ie detailed assessments on the impacts on the respective water level/flood risk management systems and the provision of adequate evidence to prove that a viable</p>	<p>LLFA and District Councils. It is the choice of the MLC if they request a FRA to be submitted meeting their own criteria</p> <p>(ii) Due to national policy it is a requirement that developers must demonstrate the use of SuDS across a site and if not there must be clearly demonstrable reasons why this is the case. It is also the case that the rate and volume of surface water leaving a site must not be any greater than existing; therefore it is unlikely that direct, unattenuated discharge will be acceptable to the LLFA or LPA</p>	

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>scheme for appropriate water level/flood risk management exists, and that it could be constructed and maintained for the lifetime of the development. We will also be urging the LPAs within our areas to adopt a similar approach to ensure that proper consideration is given to flood risk issues arising from development until a suitable detailed replacement is in force.</p> <p>(ii) Whilst the emphasis placed on SuDS is noted, and the Commissioners and associated Boards appreciate that the use of SuDS does have a place within water level/flood risk management, particularly the discharge into managed watercourses, but it is considered that, despite the significant emphasis placed on such facilities, the use of attenuation devices in this area is not always the correct or most appropriate solution. Therefore, care needs to be taken to ensure that resources and funds are not wasted by seeking to impose attenuation solutions when a direct discharge is acceptable to the local drainage authorities.</p>		
Mr George Dann King's Lynn Drainage Board	2.3.5	F+W SPD:115	Have observations	2.3.5 - the aim is not only to ensure that flood risk is not increased, but that it's reduced if possible.	Comment acknowledged and this should be incorporated into the final document	<p>Amended paragraph to read '<i>The NPPF states that both Local Plans and planning application decisions should ensure that flood risk is not increased and where possible is reduced. Development should only be considered appropriate in flood risk areas where it can be demonstrated that</i>'</p> <ul style="list-style-type: none"> • <i>A site specific flood risk assessment has been undertaken which follows the Sequential Test, and if required,</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<p><i>the Exception Test;</i></p> <ul style="list-style-type: none"> <i>Within the site, the most vulnerable uses are located in areas of lowest flood risk unless there are overriding reasons to prefer a different location;</i> <i>Development is appropriately flood resilient and resistant, including safe access and escape routes where required (Please see the Defra/EA publication 'Flood Risks to People' for further information on what is considered 'safe');</i> <i>That any residual risk can be safely managed, including by emergency planning; and</i> <i>The site gives priority to the use of SuDS.</i>
Adam Ireland Environment Agency	2.4 Local context	F+W SPD:73	Have observations	2.4 - should be referencing the Flood Risk Management Plan as well as/rather than the CFMP. Great Ouse FRMP is now out of consultation and due for adoption December 2015.	Comment acknowledged and this should be incorporated into the final document	<p>Added section (2 paragraphs – 2.4.3 and 2.4.4) titled, '<i>River Basin Management Plans</i>' and the following text. '<i>2.4.3 In addition, the EA have developed an Anglian District River Basin Management Plan (ARBMP) this document identifies the state of, and pressures on, the water environment. This document implements the Water Framework Directive in the region and supports Defra's Catchment Based Approach.</i></p> <p><i>2.4.4 The CFMPs, FRMPs and the RBMPs together, highlight the direction of considerable investment in Cambridgeshire and how to deliver significant benefits to society and the environment'</i></p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Adam Ireland Environment Agency	2.4.6	F+W SPD:74	Have observations	<p>2.4.6 – should this section also include a paragraph on where the watercourse discharge to when leaving Cambridgeshire. It needs to be acknowledged that any FRM work carried out will have an impact on other LPAs/LLFAs.</p> <p>Suggest: "From Cambridgeshire the watercourses flow down to the Ouse Washes and eventually discharge to the sea via the North Norfolk coast line. Changes in flood regimes in Cambridgeshire can therefore have consequences downstream within the Ouse Washes catchment beyond Cambridgeshire."</p>	Acknowledged and this should be incorporated into the final document. Suggested wording to be added to SPD	Added following text to end of 2.4.6, ' <i>From Cambridgeshire the watercourses eventually flow to the River Nene and River Great Ouse and subsequently discharge to The Wash and the North Sea. Changes in flood regimes in Cambridgeshire can therefore have consequences downstream within the Nene and Ouse Washes catchment, beyond Cambridgeshire</i> ' Due to other changes this is now 2.4.9
Mr George Darrin King's Lynn Drainage Board	3.1.2	F+W SPD:116	Have observations	3.1.2 - the second half of this section includes a lot of duplication of content.	Acknowledged – Multiple references made to table 3.2 This should be amended for better readability.	Paragraph 3.1.2 amended to read, ' <i>The National Planning Practice Guidance (NPPG) lists the statutory consultees to the planning process. Within Cambridgeshire, although the local water and sewerage companies (Anglian Water and Cambridge Water) and the IDBs are not statutory consultees, they are consulted by the LPAs as part of the planning application process. Table 3.1 lists all the key WMAs across Cambridgeshire (some of which are statutory consultees) and it is important that those proposing new developments actively engage with the relevant WMAs at the earliest possible stage</i> '
Allan Simpson Anglian Water Services Ltd	3.2 Pre- applicati on advice	F+W SPD:130	Have observations	<p><u>Para 3.2.13</u></p> <p>Reference is made to Anglian Water assessing the capacity of the public system to accept flows when an application is</p>	Acknowledged and this should be incorporated into the final document. Suggested wording to be added to SPD	Paragraph 3.2.13 amended to ' <i>Anglian Water is also the sewerage undertaker for the whole of Cambridgeshire and has the responsibility to maintain foul, surface and</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>received for a sewer connection (section 106 of the Water Industry Act 1991). However, applications for sewer connections are made to Anglian Water once a site has the benefit of planning permission and the details of the site have been approved. Anglian Water assesses the capacity of public sewers as part of our pre-application service and when responding to planning application consultations from Local Planning Authorities. Anglian Water is normally referred to as sewerage undertaker.</p>		<p><i>combined public sewers so that it can effectively drain the area. When flows (foul or surface water) are proposed to enter public sewers, Anglian Water will assess whether the public system has the capacity to accept these flows as part of their pre-application service. If there is not available capacity, they will provide a solution that identifies the necessary mitigation. Information about Anglian Water's development service is available on their website. Anglian Water also comments on the available capacity of foul and surface water sewers as part of the planning application process'. Due to other changes this is now paragraph 3.2.14.</i></p>
				<p>It is therefore proposed that paragraph 3.2.13 should be amended as follows:</p>		
				<p>'Anglian Water is also the sewer age undertaker..... Anglian Water needs to ensure that the public system has the capacity to accept these flows ..This is assessed when an applicant applies for a sewer connection as part of the pre-application service provided by Anglian Water . Information about Anglian Water's development service is available on their website. Anglian Water also comments on the available capacity of foul and surface water sewers as part of the planning application process'</p>		
				<p>It is also important to note that our response to the planning application will be based on the details completed in the application form and supporting details. We will not assess capacity if the proposed method of drainage does not interact with an Anglian Water</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				operated system.		
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	3.2.6	F+W SPD:19	Have observations	It is imperative that all IDB's are involved within and buy-in to this document. It appears that some discussion has taken place with MLC. Without IDB buy-in the document will be less effective and result in continued tensions.	Comment acknowledged. Other IDBs have also been consulted on the document	No change
Mr John Oldfield Bedford Group of IDBs	3.2.7	F+W SPD:53	Have observations	It would be worth referencing other roles undertaken by IDBs for clarity, such as Consenting on Ordinary Watercourses in Drainage Districts and IDB Byelaws that protect the watercourse corridor.	Comment acknowledged	Changes made as part of comment F+W SPD:140 cover this comment so no additional changes made
Mr John Oldfield Bedford Group of IDBs	3.2.9	F+W SPD:54	Object	<p>IDBs have the same powers and duties for the benefit of their Drainage District that is governed by the Land Drainage Act and Byelaws, and not dictated by drainage rates. It is correct that there may be different rates in different districts.</p> <p>I'd support the 2nd sentence, that advises interested parties to contact an IDB if development/works are to be undertaken in or adjacent to an IDB Drainage District</p>	Comment acknowledged	Paragraph 3.2.9 amended to read, ' <i>IDBs may have rateable and non-rateable areas within their catchments. It is recommended that applicants contact the relevant IDB to clarify which area proposed development falls into, and if there is an associated charge</i> '. Due to other changes this is now paragraph 3.2.10
Mr George Dann King's Lynn Drainage Board	3.2.10	F+W SPD:113	Have observations	Although King's Lynn IDB only covers a small part of Cambridgeshire, I would primarily note my extreme disappointment that we are not mentioned anywhere within the document, despite other IDBs appearing many times, and the fact the Board was only informed of this draft publication by a consultant who had received your email. In particular, this Board should be listed in sections 3.2.10, table 3.2 (with ticks against	Comment acknowledged and it needs to be ensured that appropriate reference is made to King's Lynn IDB throughout the document. Maps will also need to be updated to include boundaries of the IDBs within Cambridgeshire	Paragraph 3.2.10 amended to add in King's Lynn IDB. ' <i>There are 53 IDBs within Cambridgeshire. Map 3.1 highlights the area of Cambridgeshire that is covered by IDBs. Some of the IDBs are represented or managed by Haddenham Level Drainage Commissioners, Whittlesey Consortium of IDBs, North Level District IDB, Ely Group of IDBs, Bedford Group of IDBs, King's Lynn IDB and MLC. The names of the IDB groups</i>

Annex B: Record of Issues Raised and Action Taken

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				CCC and FDC) Appendix 2 and map 2.2.		covering each district are stated in Appendix 3 . Due to other changes this is now paragraph 3.2.11
Mr Richard Whelan	Map 3.1: IDBs within Cambridgeshire	F+W SPD:36	Have observations	Map 3.1 IDBs within Cambridgeshire; is not the clearest map; a few of the town names are chopped; an alternate road map or some editing of map may make this clearer	Comment acknowledged. Clearer maps need to be provided in final document. Due to space allocated when uploading the draft document there was a restriction on the size of images that could be used.	Map 3.1 updated
Mr Graham Moore Middle Level Commissioners	Map 3.1: IDBs within Cambridgeshire	F+W SPD:141	Have observations	Whilst many of the issues previously raised by us during the preparation of the document have been included many important items appear to have been ignored and/or have not been included. There are also many items which are incorrect or contain errors, for example, Fig 3.1 remains a mix of rateable and catchment areas, Drysides IDB amalgamated with Whittlesey IDB to form Whittlesey and District IDB in April 2011 – Appendix 3, Nordelph IDB – Appendix 2 – is in Norfolk etc	Without further detail it is unclear what items are perceived to have been missed out. Figure 3.1 needs to be amended to ensure any incorrect boundaries are removed.	Map 3.1 updated and checked with IDBs
Allan Simpson Anglian Water Services Ltd	3.2.13	F+W SPD:128	Have observations	<u>Para 3.2.13</u> Reference is made to Anglian Water assessing the capacity of the public system to accept flows when an application is received for a sewer connection (section 106 of the Water Industry Act 1991). However, applications for sewer connections are made to Anglian Water once a site has the benefit of planning permission and the details of the site have been approved. Anglian Water assesses the capacity of public sewers as part of our pre-application service and when	This comment has been made previously (appears to be a duplicate) under F+W SPD:130 and therefore no additional changes are required	No change

Annex B: Record of Issues Raised and Action Taken

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				<p>responding to planning application consultations from Local Planning Authorities. Anglian Water is normally referred to as sewerage undertaker.</p> <p>It is therefore proposed that paragraph 3.2.13 should be amended as follows:</p> <p>'Anglian Water is also the sewer age undertaker..... Anglian Water needs to ensure that the public system has the capacity to accept these flows This is assessed when an applicant applies for a sewer connection as part of the pre-application service provided by Anglian Water . Information about Anglian Water's development service is available on their website. Anglian Water also comments on the available capacity of foul and surface water sewers as part of the planning application process'</p> <p>It is also important to note that our response to the planning application will be based on the details completed in the application form and supporting details. We will not assess capacity if the proposed method of drainage does not interact with an Anglian Water operated system.</p>		
Mr Richard Whelan	Map 3.2: Cambridge Water and	F+W SPD:40	Have observations	Map 3.2 Camb Water and AW coverage; is it worth having two maps? One for clean and one for waste? 3.2 may seem confusing; whilst it is described in 3.2.13 it is not overly clear	It may be possible to have two maps; however the document is already lengthy and this would add another page. A note should be added to this page to reiterate that	Note added to Map 3.2 to reiterate 3.2.13

Annex B: Record of Issues Raised and Action Taken

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	Anglian Water coverage				foul water is dealt with solely by Anglian Water	
Mr George Dann King's Lynn Drainage Board	Map 3.2: Cambridge Water and Anglian Water coverage	F+W SPD:118	Have observations	Map 3.2 - the note to this is shown on page 14, but needs to appear on page 13 with the map.	Acknowledged that some tables and their associated text have split between pages; this should amended for final draft	Note now shifted to same page as map 3.2
Mr Richard Whelan	3.2.16	F+W SPD:41	Have observations	Possibly revisit; seems to give the impression the LLFA have a maintenance or operational responsibility to ordinary watercourses. Believe this is a power rather than a duty.	Acknowledged that there is no responsibility of the LLFA to maintain ordinary watercourses therefore this needs to be made clearer	Paragraph 3.2.16 amended to, <i>'The LLFA has powers to require works to be undertaken to maintain the flow in ordinary watercourses that fall outside of an IDB districts'</i> . Due to other changes this is now 3.2.17
Mr George Dann King's Lynn Drainage Board	3.2.16	F+W SPD:120	Have observations	3.2.16 - the LLFA can also delegate the responsibility to a different RMA, such as IDBs, as happens elsewhere in the country.	Comment noted and this is correct, but the paragraph is not applicable to planning and could be confusing (section 13 of the FWMA does not apply to LLFA's planning function). Rather than introduce more text to explain all the LLFA's other functions under the FWMA this paragraph should be amended to remove reference to other RMAs as it would not be possible to list all here due to their different requirements	Paragraph 3.2.16 amended to <i>'The LLFA has powers to require works to be undertaken to maintain the flow in ordinary watercourses that fall outside of an IDB districts'</i> Due to other changes this is now 3.2.17

Annex B: Record of Issues Raised and Action Taken

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Mr George Dann King's Lynn Drainage Board	3.2.17	F+W SPD:121	Have observations	3.2.17 - should mention not to be made of the Highways Agency?	Acknowledged and this should be added to the document	Addition made to end of paragraph 3.2.17 – <i>'In addition, Highways England operates, maintains and improves a number of motorways and major A roads across the County'</i>
Mr George Dann King's Lynn Drainage Board	3.2.19	F+W SPD:122	Have observations	3.2.19 - I think "in the majority of instances" should be deleted at the end of this section - the intention is to make sure that flooding and other similar risk are always effectively managed	Acknowledged - the phrase adds a level of ambiguity so should be amended	Paragraph 3.2.19 amended to <i>'Each of the five City and District Councils within Cambridgeshire are LPAs and assess, consult on and determine whether or not development proposals are acceptable, ensuring that flooding and other similar risks are effectively managed'</i> Due to other changes this is now 3.2.21
Mr George Dann King's Lynn Drainage Board	3.2.20	F+W SPD:123	Have observations	3.2.20 - I disagree. While this document should help to improve consultation with relevant WMAs, with planning application decisions it is, of course, the LPA that has to be satisfied that the surface water disposal and flood risk aspects have been appropriately dealt with. A key part of this is likely to be consulting with WMAs, so I do not consider it appropriate for any attempt to be made to pass this responsibility entirely on to the developer. Doing so can only lead to more disputes and problems in the future.	Acknowledged – this should be made clearer in the final document. As part of the planning consultation process it is the responsibility of the LPAs to consult statutory consultees and not the applicant. Pre-application discussions are however always encouraged.	Paragraph 3.2.20 amended to <i>'The LPA will consult the relevant statutory consultees as part of the planning application assessment and they may, in some cases also contact non-statutory consultees (e.g. Anglian Water or IDBs) that have an interest in the planning application'</i> Due to other changes this is now 3.2.22
Allan Simpson Anglian Water Services Ltd	3.2.20	F+W SPD:129	Have observations	<u>Para 3.2.20</u> The final sentence of this paragraph states that it is responsibility of applicants to consult relevant WMAs. It is unclear what is intended as the Local	Acknowledged – this should be made clearer in the final document. As part of the planning consultation process it is the responsibility of the LPAs to consult statutory consultees and not the applicant. Pre-	Paragraph 3.2.20 amended as part of F+W SPD:123 and also covers F+W SPD:129. <i>'The LPA will consult the relevant statutory consultees as part of the planning application assessment and they may, in some cases also contact non-statutory</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				Planning Authority (LPA) is responsible for consulting statutory and non-statutory consultees as part of the planning application process. Applicants should be encourage to consult relevant bodies including Anglian Water as part of the pre-application process. It would also be helpful if it was made clear that LPAs are required to consult statutory consultees as but they also consult relevant bodies including Anglian Water who have interest in a planning application and managing flood risk.	application discussions are however always encouraged.	<i>consultees (e.g. Anglian Water or IDBs) that have an interest in the planning application'</i> Due to other changes this is now 3.2.22
Miss Mayleigh Wood Historic England	3.2.21	F+W SPD:9	Have observations	We would advise that the words 'and their setting' are included after 'Whilst Historic England are not a WMA, they should be consulted where proposals may affect heritage assets'. We would advise this wording is included for clarity and to ensure the significance of Heritage Assets is not damaged due to inappropriate development within their setting.	Acknowledged – this should be included in final document	Wording amended to, ' <i>Whilst Historic England is not a WMA, it should be consulted where proposals may affect heritage assets and their setting'</i>
Mr Richard Whelan	3.2.21	F+W SPD:42	Support	Table 3.2 very good way of displaying this information	Support acknowledged	No change
Allan Simpson Anglian Water Services Ltd	Table 3.2: Simplified table of key water management authority	F+W SPD:133	Have observations	<u>Drainage Proforma for Consideration and Submission at Outline, Full or Reserved Matters</u> Section 3 asks applicants to identify the proposed method of surface water disposal. It is important that other methods of surface water disposal are investigated prior to	Acknowledged – on occasion there are times when it is unclear to the LLFA/water company whether the other has been consulted and what their response was. This amendment should help reduce any confusion and make it clearer for the LPAs when reviewing applications	Amended text to ' <i>Evidence should be provided to the LPA and sewerage undertaker to demonstrate that it is not possible to discharge surface water via infiltration or to a watercourse in accordance with Part H of Building Regulations'</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
	es that may need to be consulted during the planning application process on flood and water matters			<p>applicants proposing to connect to surface water sewers (where available).</p> <p>It is therefore proposed that the row entitled 'To Surface Water Sewer' should be amended as follows:</p> <p>'Evidence should be provided to the LPA and sewerage undertaker to demonstrate that it is not possible to discharge surface water via infiltration or to a watercourse in accordance with Part H of Building Regulations.The confirmation from sewerage provider undertaker that sufficient capacity exists for this connection'</p>		
Adam Ireland Environment Agency	4 Guidance on managing flood risk to developments and site selection	F+W SPD:75	Support	<p>Section 4:</p> <p>We generally support this section and the guidance it provides on sequential approach process and how the various tests and evidence bases inform it. In the case of <i>The Environment Agency vs Tonbridge and Malling</i>, the process of the sequential test was confirmed as being a vital part of the decision making process. The lack of understanding and process structure of these tests, in EAs experience, is the single most significant factor leading to flood risk being 'expedited' and overridden at the planning application stage. The SPD reduces the risk of challenge by helping to make this process clearer.</p>	Support acknowledged	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Adam Ireland Environment Agency	4.1.2	F+W SPD:76	Have observations	<p>4.1.2 – look up definition of risk – it is based on probability of occurrence and the impact. Low impact but high frequency events can equal low risk and vice versa. Suggest wording for 4.1.2 replaced with:</p> <p>“Flood risk is an expression of the combination of the flood probability (how likely the event will happen) and the magnitude of the potential consequences (the impact such as economic, social or environmental damage) of the flood event.”</p>	Acknowledged and to be incorporated into final document	Paragraph 4.1.2 has been amended to <i>‘Flood risk is an expression of the combination of the flood probability (how likely the event will happen) and the magnitude of the potential consequences (the impact such as economic, social or environmental damage) of the flood event’</i>
Adam Ireland Environment Agency	4.1.3	F+W SPD:77	Have observations	<p>4.1.3 We think this section needs to be looked at in greater detail or we suggest the following wording:</p> <p>“The likelihood or risk of flooding can be expressed in two ways:</p> <ul style="list-style-type: none"> - Chance of flooding: As a percentage of flooding each year, for example for flood zone 3a there is a 1% annual probability of this area flooding. - As a return period: return period is a term used to express the frequency of flood events. It refers to the estimated average time interval between events of a given magnitude. However it is misleading to say that a 1% annual probability flood will only occur once in every hundred years. This suggests that if it occurs in one year then it should not be expected to reoccur again for another 100 years. This is not the case. It simple means it is such an extreme ‘rare event that we would not expect it to occur often but an area could be affected by a 1% flood event over several years. It is important to recognise that a 1% flood event has a 	Acknowledged and to be incorporated into final document	<p>Paragraph 4.1.3 amended to <i>‘The likelihood or risk of flooding can be expressed in two ways:</i></p> <ul style="list-style-type: none"> ▪ <i>Chance of flooding: As a percentage chance of flooding each year. For example, for Flood Zone 3a there is a 1% annual probability of this area flooding</i> ▪ <i>Return period: This term is used to express the frequency of flood events. It refers to the estimated average time interval between events of a given magnitude. For example, for Flood Zone 3a the return period would be expressed as 1 in 100 year</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				26% probability of being equalled or exceeded at least once in every 30 years (the duration of a typical mortgage and a 49% probability of being equalled or exceeded at least once in 70 years (a typical human lifetime)."		
Adam Ireland Environment Agency	4.1.6	F+W SPD:78	Have observations	4.1.6 - update to Gov.uk. NB the EA website does not exist anymore	Acknowledged and to be incorporated into final document	Paragraph 4.1.6 amended to, ' <i>Maps showing Flood Zones are available on the GOV website. The Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. Table 4-1 details the Flood Zones and their definitions taken from the NPPG</i> '
Adam Ireland Environment Agency	4.1.7	F+W SPD:79	Have observations	4.1.7 – we believe it's worth referencing that developments have to be safe for its life time so climate change is a key consideration in planning.	Acknowledged and to be incorporated into final document	Paragraph 4.1.7 amended to ' <i>To cope with the potential risks and forecasts of climate change (predicted 1.05m rise in sea levels in the East of England, warmer summers, wetter winters and increased river flows by 2115) and to ensure that new development is safe for its lifetime, the Government has emphasised that development in areas at risk of flooding should be avoided by directing development away from the highest risk areas. Where development is necessary it should be made safe without increasing flood risk elsewhere</i> '
Mr John Oldfield Bedford Group of IDBs	4.3.1	F+W SPD:55	Have observations	This section should highlight that there is also a requirement to obtain Consent from EA/IDB/LLFA if the discharge is into a surface water system (River/Watercourse) or the Sewage Undertaker if connecting to a public sewer. Early consultation with the relevant authority is recommended.	Although this is not a direct planning issue it is acknowledged that it would be useful to include it for developers as it still facilitates development.	Addition made to step 3 (after paragraph 4.5.10) – (i) – ' <i>Are any consents required from the EA/IDB/LLFA/Anglian Water</i> '. Due to other changes this is now after paragraph 4.3.9

Annex B: Record of Issues Raised and Action Taken

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Adam Ireland Environment Agency	4.3.1	F+W SPD:80	Have observations	<p>4.3 - for those sites that are shown to be at risk of other sources of flooding – do they need to show that they have passed the sequential test as well? This has been raised later in the document but would be beneficial to introduced first here.</p> <p>In section 4.3 we agree with the steps and stages. However, the heading hierarchy needs reworking so its clearer which step/stage/process is which. In section 4.3 need to rethink where the ST and ET sit within the</p> <p>These test and key steps should be named in the 4.3.1 section.</p> <p>4.3 Steps - can the steps be named? It makes it clear what each step involves. Step 1 – Site Allocation etc. Consider 4.3.1 as a flow diagram or somehow emphasizing that this is a summary of the steps, and where the Stages A-E slot in.</p>	Acknowledged and agree – all sources of flooding should be considered.	<p>Chapter 4 amended to make it more reader friendly (see action on comments F+W SPD:39).</p> <p>Steps have now been named within each box.</p> <p>Step 1 – <i>Consider allocations</i></p> <p>Step 2 – <i>Consider flood risk</i></p> <p>Step 3 – <i>undertake pre-application consultation</i></p> <p>Step 4 – <i>Site specific flood risk assessment (FRA)</i></p> <p>Step 5 – <i>Surface water drainage strategy</i></p> <p>Step 6 – <i>Submission of planning application</i></p>
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.3.2	F+W SPD:20	Object	<p>I am uneasy regarding this point as PPG paragraph Paragraph: 033Reference ID: 7-033-20140306 is at odds with this. The development plan is intended to give certainty to developers and the latter sentences in this paragraph erode this. If the change in the flood risk zone is so fundamental then the Local Plan should be reviewed and amended. It is inappropriate and at odds with national policy to do otherwise. Criteria b. of Step 1 should be deleted.</p>	Acknowledged – part b) can be amended to reflect this point	<p>Part b) amended to:</p> <p>b) <i>Can it be demonstrated that the flood risk information contained within the SFRA and associated Sequential Test assessment accompanying the Local Plan/development plan (where applicable) is still appropriate for use</i></p>

Annex B: Record of Issues Raised and Action Taken

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Adam Ireland Environment Agency	4.3.3	F+W SPD:81	Have observations	<p>4.3.3 'land use type wording in first sentence' perhaps the words could include: "land use type <u>considering the vulnerability classification.</u>"</p> <p>Step 2 last sentence in box – It would be useful to make it clear that at this stage discussions on Exception Test should not be taking place until the ST is undertaken and passed.</p> <p>General – use of acronyms – perhaps chance to use more acronyms in view of glossary in the back. The use of long terms (Strategic Flood Risk Assessment to name one specific example) makes some sections hard to read.</p> <p>Step 2 b) really hard to get what this means – we recommend rewording this to bring clarity.</p> <p>Step 2 c) what is deemed 'significant flood risk' could leave out the term significant – the exception test may determine this.</p>	<p>Acknowledged – important to include vulnerability classification as this is key within the NPPF. Agree Exception Test should not commence until ST passed as this needs to be reinforced through the SPD.</p> <p>Acronyms should be used as much as possible throughout the report.</p> <p>Agree wording of step 2b) may be confusing and this should be amended appropriately.</p> <p>Agree the word 'significant' is subjective and should be reworded appropriately</p>	<p>Paragraph 4.3.3 amended to '<i>Applicants must consider allocations within the relevant local development plan. If the site has been allocated in the relevant Local Plan/development plan for the same land use type/vulnerability classification that is now being proposed, then an assessment of flood risk, at a strategic level, has already been undertaken. This will have included assessing the site, against other alternative sites, as part of a Sequential Approach to flood risk</i>'. Due to other changes this is now paragraph 4.3.4</p> <p>In Step 2 box added, '<i>Note: Discussions on the Exception Test should not be taking place until the Sequential Test is undertaken and passed. Further information on the Sequential and Exception Tests can be found in Sections 4.4 and 4.5 respectively</i>'</p> <p>Acronyms updated throughout document</p> <p>Amended part b) of Step 2 to '<i>In Flood Zone 1 and within an area that has been identified in the relevant SFRA (or any updated available information) as having flooding issues now or in the future (for example, through the impacts of climate change)?</i></p> <p>Amended part c) of Step 2 to '<i>In an area of flood risk from sources other than fluvial or tidal such as surface water, ground water, reservoirs, sewers, etc? (See Stage C of the Sequential Test for details).</i>'</p>

Annex B: Record of Issues Raised and Action Taken

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Adam Ireland Environment Agency	4.4.2	F+W SPD:82	Have observations	4.4.2 - Sequential test is hard to apply for small scale developments i.e. 1-10 dwellings. Is this SPD to provide any specific guidance for this scale of development?	The SPD does not provide specific guidance on small scale developments	No change
Harry Jones of David Lock Associates for Tim Leathes Urban and Civic	4.4.2	F+W SPD:147	Have observations	<p>Requirement for the Sequential Test</p> <p>U&C is concerned that the document lacks clarity regarding the requirement for developers to provide evidence in relation to the sequential test and this should be more explicit within the document.</p> <p>For example, text could be added to paragraph 4.4.2 to indicate that the sequential test does not need to be applied for sites located in flood zone 1 and this would reflect the National Planning Policy Framework (NPPF) - paragraph 100 and 101.</p>	<p>Detail on the requirements of the Sequential test is provided within the NPPF and PPG – we don't to lift large sections of national policy and repeat within the PPG.</p> <p>Additional bullet point to be added to reiterate ST not required for sites in FZ1</p>	<p>Added additional bullet point to Paragraph 4.4.2.</p> <p><i>'iii) Sites location wholly in Flood Zone 1'</i></p>
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.4.6	F+W SPD:21	Object	<p>The text below the bullet points in Stage D implies that, as the existing defences are not to be taken into account, the SFRA is not to be used for the purposes of the sequential test. PPG para Paragraph: 010Reference ID: 7-010-20140306 confirm that the SFRA is to be used so this wording needs amendment to be consistent with national policy.</p> <p>The bold text at the end of Stage E is also confusing and requires amendment.</p>	<p>Disagree that this suggests the SFRA should not be used as these documents provide a large amount of other detail as well that will be useful for the ST.</p> <p>Bold text appears to contain a number of typos which have caused it to lose its meaning. Wording needs to be amended.</p>	<p>Wording of bold text in Stage E amended to <i>'If no, this still does not mean that the proposed development is acceptable in terms of flood risk as it may be necessary to undertake the <u>Exception Test</u> and a site specific <u>FRA</u>'</i></p>
Adam Ireland Environment	4.5.1	F+W SPD:83	Have observations	4.5.1 Is this sentence suggesting the ST has been passed, if so perhaps it should be	Yes – ET should only be undertaken upon passing of the ST as	Paragraph 4.5.1 amended to <i>'As explained within <u>paragraph 102</u> of the NPPF, the</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Agenc				stated here?	highlighted by other representations.	<i>Exception Test is applied to the proposal by the developer where, following application of the Sequential Test it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower risk of flooding'</i>
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.5.5	F+W SPD:23	Have observations	Typographical error on the fourth line.	The tick included within the Word document has transferred incorrectly into the publishing programme. This needs to be amended in final document.	Paragraph 4.5.5 amended to replace typographical error with a 'tick'
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.5.6	F+W SPD:22	Have observations	This text confirms that the SFRA is to be used for the sequential test - the previous text (see my other comments on page 24 of the Draft SPD) requires revision to reflect this.	Agree this paragraph could be amended to reinforce point made previously relating to ignoring presence of defences. Add footnote in.	Footnote added to text in Exception test box (below paragraph 4.5.6). ' <i>Ignoring the presence of defences'</i>
Miss Kayleigh Wood Historic England	4.5.8	F+W SPD:10	Object	We would advise the replacement of the words 'cultural heritage' with 'the Historic Environment'. The 'Historic Environment' is an all-encompassing term which takes into account the physical built heritage and archaeology for example, but also the less tangible elements such as the sense of place and time depth and cultural heritage	Acknowledge - this can be replaced	Third bullet point of Paragraph 4.5.8 amended to ' <i>Landscape, townscape and historic environment</i>
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.5.9	F+W SPD:24	Object	The suggestion that new housing may not be sufficient by itself in order to outweigh flood risk is a general assertion and may not be applicable to individual circumstances. If this is the view of the Councils then it should be tested properly through the Local Plan	The words 'not normally' provides caveat for times where this will change; however it can be added in that applicants should check with the LPA each time.	Amended paragraph 4.5.9 to ' <i>Any development undertaking the Exception Test should demonstrate the sustainability issues that the proposal is seeking to address. The general provision of housing by itself would not normally be considered as a wider sustainability benefit to the community which</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				examination.		would outweigh flood risk; however confirmation should be sought from the LPA'
Mrs Ellie Henderson	4.5.10	F+W SPD:29	Object	<p>We would ask that you amend the sentence as follows:</p> <p>new community facilities such as a park, <u>woodland</u>, community centre, cycle ways/ footways or other infrastructure which allow the community to function in a sustainable way.</p> <p>Rationale:</p> <p>The Woodland Trust believes that woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits – see our publication Woodland Creation – why it matters (http://www.woodlandtrust.org.uk/en/about-us/publications/Pages/ours.aspx). These include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for quality of life and climate change (amenity & recreation, public health, flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets).</p> <p>In terms of 'allowing the community to function in a sustainable way' - trees help to improve air quality, reduce the heat island effect and provide a local source of fuel.</p> <p>In terms of water management:</p>	Acknowledge – add woodland into text here.	Paragraph 4.5.10 amended to 'Examples of wider sustainability benefit to the community that would be considered could include the regeneration of an area, or the provision of new community facilities such as green infrastructure, woodland community centres, cycle ways/footways or other infrastructure which allow the community to function in a sustainable way'

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				Woods, trees and hedgerows can play a key role in water management whether reducing flood risk, improving water quality or helping freshwater wildlife thrive and survive - see the Woodland Trust publication Woodland actions for biodiversity and their role in water management (pdf) - https://www.woodlandtrust.org.uk/publications/2008/03/woodland-actions-for-biodiversity-and-their-role-in-water-management/		
Mr John Oldfield Bedford Group of IDBs	4.6.2	F+W SPD:56	Support	Pleased the guidance refers to Byelaws, as these can often be overlooked at an early stage, and then later can compromise the developable areas.	Bylaws already referred to throughout document (3.2.8, 6.3.34, 7.5.3) and as it doesn't strictly relate to planning we don't need to also add it in here	No change
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.6.3	F+W SPD:25	Have observations	This reads as if the FRA is to be submitted to MLC only whereas it would normally be submitted to the LPA.	Although it is acknowledged the MLC have their own requirements for FRAs these do not strictly relate to the planning application process. In addition, if we are to list the requirements of the MLC then the requirements of all other WMAs should also be listed. The section relating to MLCs requirements should therefore be removed and replaced with reference to IDBs in general	<p>Paragraph 4.6.3 amended to '<i>In some cases, a development meeting the criteria listed below may need to submit a FRA to the IDBs to inform any consent applications. This relates to the IDBs' by-laws under the Land Drainage Act 1991¹ (further information on the preparation of site specific FRAs can be found in Chapter 4).</i></p> <ul style="list-style-type: none"> ▪ <i>Development being either within or adjacent to a drain/watercourse, and/or other flood defence structure within the area of an IDB;</i> ▪ <i>Development being within the channel of any ordinary watercourse within an IDB area;</i>

¹ Land Drainage Act 1991 stipulates the relevant drainage districts powers and duties.

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<ul style="list-style-type: none"> ▪ Where a direct discharge of surface water or treated effluent is proposed into an IDBs catchment; ▪ For any development proposal affecting more than one watercourse in an IDBs area and having possible strategic implications; ▪ In an area of an IDB that is in an area of known flood risk; ▪ Development being within the maintenance access strips provided under the IDBs byelaws; ▪ Any other application that may have material drainage implications' <p>Due to other changes this has been moved to paragraph 3.2.8</p>
Mr Richard Whelan	4.6.3	F+W SPD:35	Have observations	<p>Not very easy to follow</p> <p>4.6.3 Should this read submit an FRA to the LPA who will in turn consult the MLC?</p>	Acknowledge – this relates directly to comment F+W SPD:25 (see comments/actions)	Same action as for comment F+W SPD:25
Adam Ireland Environment Agency	4.6.3	F+W SPD:84	Have observations	<p>4.6 Box last section page 29 would it not be useful for all LPAs to add an additional no 5 bullet point: Where evidence of historical or recent flood events have been passed to the LPA, then a FRA may be requested.</p> <p>4.6.3 – 'A development proposal meeting the following criteria is required by...' [say whom]</p> <p>"in an area of known actual flood risk within the Middle Level Commissioner's area" – how is this flood risk mapped? It is not possible to separate out the fluvial risk from the MLC network from the Ouse/Nene flood zones.</p> <p>Last bullet point on section 4.6.3 at top of</p>	<p>Acknowledge – where a development site is located within FZ1 but there is history of flooding the LPA may ask for a FRA – additional point should be added to this list.</p> <p>Comments on 4.6.3 relates directly to comment F+W SPD:25 (see comments/actions)</p>	<p>Box in Section 4.6 – Additional 5th bullet point added in 'where evidence of historical or recent flood events have been passed to the LPA' Due to other changes this is now 4.3.11</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
				page 30 may over assume MLC powers. How can MLC set such a wide ranging demand?		
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	4.6.4	F+W SPD:26	Have observations	To whom must it be demonstrated?	Comments on 4.6.3 relates directly to comment F+W SPD:25 (see comments/actions)	Entire paragraph removed
Miss Kayleigh Wood Historic England	4.7.2	F+W SPD:11	Support	We welcome the inclusion of the consideration of the effects of a range of flood events on the Historic Environment.	Acknowledged – no actions required	No change
Mr John Oldfield Bedford Group of IDBs	4.7.2	F+W SPD:57	Have observations	This section should include reference to consultation with the IDB if the site is in a Drainage District.	This is also applicable for all other WMAs – a line should be added in to this effect.	Text added to Paragraph 4.7.2 <i>'In the preparation of FRAs, applicants are advised to consult the relevant WMAs'</i> . Due to other changes this is now 4.3.13. Box updated as action to F&W SPD:55. First sentence of Step 3 (now 4.3.9) updated to <i>'Meaningful, on-going and iterative discussions with the LPAs and relevant WMAs can resolve issues prior to the submission of a planning application and can result in a more efficient planning application process'</i>
Adam Ireland Environment Agency	4.7.2	F+W SPD:85	Have observations	4.7.2 – 'FRA should' box – is this ordered in a logical way? If not can it? Bullet point (d) 'take the impacts of climate change into account', then add "for the lifetime of the development."	On reflection the order could be improved here. The order should reflect the order in which activities are undertaken as part of a FRA.	List updated to following order, a) Be proportionate to the risk and appropriate to the scale, nature and location of the development; b) Be undertaken as early as possible in the particular planning process, by a

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<p>competent person, to avoid abortive work raising landowner expectations where land is unsuitable for development;</p> <p>c) Consider and quantify the different types of flooding (whether from natural or human sources and including joint and cumulative effects). The LPA will expect links to be made to the management of surface water as described in Chapter 6. Information to assist with the identification of surface water and groundwater flood risk is available from the LLFA (CCC), the EA and the LPA. Applicants should also assess the risk of foul sewage flooding as part of the FRA. Anglian Water as sewerage undertaker can provide relevant information to the applicant to inform preparation of FRAs</p> <p>d) Consider the effects of a range of flooding events including the impacts of extreme events on people, property, the natural and historic environments and river processes;</p> <p>e) Consider the vulnerability of occupiers and users of the development, taking account of the Sequential and Exception Tests and the vulnerability classification, and include arrangements for safe access;</p> <p>f) Identify relevant flood risk reduction measures for all sources of flood risk;</p> <p>g) Consider both the potential adverse and beneficial effects of flood risk management infrastructure including raised defences, flow channels, flood storage areas and other artificial features</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<p>together with the consequences of their failure;</p> <p>h) Include assessment of the 'residual' (remaining) risk after risk reduction measures have been taken into account and demonstrate that this risk is acceptable for the particular development or land use. Further guidance on this is given in Chapter 5;</p> <p>i) Be supported by appropriate evidence data and information, including historical information on previous events.</p> <p>j) Consider the risk of flooding arising from the proposed development in addition to the risk of flooding to development on the site. This includes considering how the ability of water to soak into the ground may change after development. This would mean the preparation of surface water drainage proposals;</p> <p>k) Take a 'whole system' approach to drainage to ensure site discharge does not cause problems further along in the drainage sub-catchment/can be safely catered for downstream and upstream of the site;</p> <p>l) Take the impacts of climate change into account for the lifetime of the development including the proposed vulnerability classification. Guidance is available on the .gov.uk website.</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Allan Simpson Anglian Water Services Ltd	4.7.2	F+W SPD:131	Have observations	<p><u>Para 4.7.2</u></p> <p>The text box which follows para 4.7.2 refers to all sources of flooding but does not include a specific reference to the risk of foul sewage flooding. Flood Risk Assessments which are submitted with planning applications should consider the risk of flooding from foul sewage together with other potential sources of flooding.</p> <p>It is therefore suggested that the text should be amended as follows:</p> <p>'consider and quantify....and the LPA. Applicants should also assess the risk of foul sewage flooding as part of the FRA. Anglian Water as sewerage undertaker can provide relevant information to applicant to inform preparation of FRAs'</p>	Acknowledged and this should be added in.	Amended point h) of box to <i>Applicants should also assess the risk of foul sewage flooding as part of the FRA. Anglian Water as sewerage undertaker can provide relevant information to the applicant to inform preparation of FRAs'</i> . Due to other changes this is now point c).
Adam Ireland Environment Agency	4.8.1	F+W SPD:86	Have observations	<p>4.8.1 - is it essential that the drainage strategy has to be within the FRA? There are benefits of having a separate drainage strategy document to the FRA as there are more issues to drainage than just flood risk. By always having it in the FRA, other considerations are often ignored. The findings of the drainage strategy should definitely be within the FRA.</p>	It is not essential and can be provided in a separate document. The section should be updated to reflect this.	Paragraph 4.8.1 amended to 'A surface water drainage strategy contains the proposals for the surface water drainage of the development. Such a strategy should include initial proposals that are sufficient to demonstrate a scheme can be delivered that will adequately drain the proposed development whilst not increasing flood risk elsewhere' Due to other changes this is now 4.3.14

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
Adam Ireland Environment Agency	4.8.2	F+W SPD:87	Have observations	4.8.2 add the word 'outline' rather than 'conceptual' for accuracy.	Acknowledged and will change	Paragraph 4.8.2 amended to ' <i>If an outline application is to be submitted for a major development then an outline surface water drainage strategy should be submitted outlining initial proposals and quantifying the conceptual surface water management for the site as a whole. This should detail any strategic features, including their size and location. A detailed surface water drainage strategy should subsequently be submitted with each reserved matters application that comes forward and demonstrate how it complies with the outline surface water drainage strategy</i> '
Adam Ireland Environment Agency	4.8.2	F+W SPD:88	Have observations	Step 6) B) should maintenance be included in the list?	This is already included in point c); therefore no changes required	No change
Miss Kayleigh Wood Historic England	5 Managing and mitigating risk	F+W SPD:12	Object	<p>Whilst it is appreciated that the SPD will centre upon issues directly surrounding flood and water within the district it is considered that the document should provide more information on the likely impacts on the Historic Environment, more specifically, as examples:</p> <ul style="list-style-type: none"> The opportunities for conserving and enhancing heritage assets as part of an integrated approach for catchment based flooding initiatives, this including sustaining and enhancing the local character and distinctiveness of historic townscapes and landscapes. The potential impact of changes in groundwater flows and chemistry 	Acknowledged – happy to add additional references to historic environment where appropriate	<p>'historic environment' added into 3rd bullet point of 4.5.8</p> <p>'historic environment' added into overview of Chapter 6</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>on preserved organic and palaeo-environmental remains. Where groundwater levels are lowered as a result of measures to reduce flood risk, this may result in the possible degradation of remains through de-watering, whilst increasing groundwater levels and the effects of re-wetting could also be harmful.</p> <ul style="list-style-type: none"> • The potential impact on heritage assets of hydromorphological adaptations. This can include the modification/removal of historic in-channel structures, such as weirs, as well as physical changes to rivers with the potential to impact on archaeological and palaeo-environmental remains. • The potential implications of flood risk on securing a sustainable use for heritage assets, including their repair and maintenance. • Acknowledgment that Historic Buildings, for example, can be damaged by standard Flood Risk Management and Mitigation and often need a tailored approach. • The opportunities for improving access, understanding or enjoyment of the Historic Environment and heritage assets as part of the design and implementation of flood and water management proposals. • The vulnerability of most heritage assets (designated and non-designated) to flooding, including occasional flooding, and the potential harm to or loss of their significance. • The opportunity for increasing 		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>public awareness and understanding of appropriate responses for heritage assets in dealing with the effects of flooding and improving resilience.</p> <p>For further information please see link to our guidance on Flooding and Historic Buildings: http://historicengland.org.uk/images-books/publications/flooding-and-historic-buildings-2ednrev/</p> <p>It is considered that specific paragraphs on the Historic Environment could be provided within Section 5 Managing and Mitigating Risk.</p>		
Adam Ireland Environment Agency	5.1.4	F+W SPD:89	Have observations	<p>5.1.4 - Breach mapping – reference should be given to methods outlined in FD2320/1: flood risk to people.</p> <p>5.1.4 – Instantaneous breaches – this does define what an Instantaneous breach is i.e. opens to the full extent within a very short time frame (seconds). This replicates a sudden failure. This could be expanded to explain when each type should be used. Note a recent study by the EA demonstrates that there is little difference in the flood extents etc depending upon what method is used.</p>	<p>Rather than repeat long sections of the document a link to the FD2320/1 should be provided within the SPD. Similarly, the above document provides detail on breaches that readers of the SPD may refer to as appropriate</p>	<p>Added '(see the Environment Agency's publication – Flood Risk Assessment Guidance for New Development for further information)' to Paragraph 5.1.4</p>
Adam Ireland Environment Agency	5.1.5	F+W SPD:90	Have observations	<p>5.1.5 – this doesn't refer to what type of breach model was used. It would be worth adding this in.</p>	<p>We have not received any detail from the EA as to what type of model was used therefore no changes proposed to the SPD</p>	<p>No change</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Mr Andy Brand The Abbey Group (Cambridgeshire) Ltd	5.1.9	F+W SPD:27	Object	Please see my previous comments which are applicable here also. If the flood zone changes then the Local Plan should be reviewed. The development plan is integral to providing certainty to the development industry.	Discussed with steering group- EA flood maps may be updated every quarter; therefore it would be inappropriate to update Local Plans every time.	No change
Adam Ireland Environment Agency	5.1.9	F+W SPD:91	Have observations	5.1.9 – the Environment Agency also hold data on climate change impacts of flood levels for the areas covered by recent models. This data is going to be released before the end of the year so it would be worthwhile the climate change scenarios referring to the 'latest guidance'.	Acknowledged – paragraph reworded in the SPD	Paragraph reworded anyway due to changes to climate change allowances issued in March 2016
David Jones of David Lock Associates for Tim Leathes Urban and Civic	5.1.10	F+W SPD:146	Have observations	<p>The Master Planning Process</p> <p>Flood risk, management of the water environment and the design of SuDS are best considered as part of a holistic master planning process. Flood and water issues are not a singular topic but one of a range of issues and constraints that are taken into account in planning and design. In this context U&C suggest that the draft SPD should highlight the importance of ensuring that the draft SPD recognises that these issues including the design of SuDS are one of a number of influences on the preparation of a master plan.</p> <p>Specifically, it is considered vital that the guidance recognises the applicability of the different tiers of SuDS design at each stage of the planning process. A proportionate approach to SuDS, tailored to the planning process, is essential to ensure the correct</p>	Chapter 6 already includes steps in the planning process to ensure SuDS are considered as early as possible and paragraph 5.1.10 already directs readers to Chapter 6 therefore no changes proposed.	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				level of detail is provided at the right time. For example only limited detail should be expected at strategic stages of allocation and outline consent compared to requirements for the detailed stages of Design Codes and Detailed/Reserved Matters consents. Therefore there should be flexibility to enable SuDS design to evolve with the wider development. U&C suggest that text acknowledging the above could be added to section 5 – paragraphs 5.1.10 to 5.1.16 which relate to site layout		
Mrs Ellie Henderson	5.1.11	F+W SPD:30	Object	<p>We would like to see trees mentioned as a key part of GI. See suggested ammendment below:</p> <p>The inclusion of good quality green infrastructure (<u>in particular trees</u>) within a development master plan has the potential to significantly increase the profile and profitability of developments. Low lying ground can be designed to maximise benefits by providing flood conveyance and storage as well as recreation, amenity and environmental purposes. Where public areas are subject to flooding easy access to higher ground should be provided. Structures, such as street furniture and play equipment, provided within the low lying areas should be flood resistant in design and firmly attached to the ground.</p> <p>The Woodland Trust believes that woodland creation is especially important for green infrastructure provision because of the unique ability of woodland to deliver across a wide range of benefits – see our publication</p>	Acknowledge – can include trees here; however rather than the use of 'in particular' which implies trees are always important, the word 'including' should be used.	Paragraph 5.1.11 amended to ' <i>The inclusion of good quality green infrastructure (including trees and other vegetation) within a development master plan has the potential to significantly increase the profile and profitability of developments. Low lying ground can be designed to maximise benefits by providing flood conveyance and storage as well as recreation, amenity and environmental purposes. Where public areas are subject to flooding easy access to higher ground should be provided. Structures, such as street furniture and play equipment, provided within the low lying areas should be flood resistant in design and firmly attached to the ground</i> '. Due to other changes this is now paragraph 5.1.14

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p><i>Woodland Creation – why it matters</i> http://www.woodlandtrust.org.uk/en/about-us/publications/Pages/ours.aspx).</p> <p>The Case for Trees (Forestry Commission, July 2010) states:</p> <p>'There is no doubt that we need to encourage increased planting across the country – to help meet carbon targets – and every tree can count towards those targets as part of a renewed national effort to increase the country's overall woodland canopy.</p> <p>But it's not all about carbon; there is a growing realisation among academics about the important role trees play in our urban as well as the rural environment. It has long been accepted and confirmed by numerous studies that trees absorb pollutants in our cities with measurable benefits to people's health – such as reducing asthma levels. Yet trees also deliver a whole host of other extraordinary economic, environmental and social benefits.'</p> <p>The report goes on to say:</p> <p>'The development of the space in which we live and work represents an opportunity for change that may not be repeated for many years. Making the right decisions at these pivotal moments can influence peoples' sense of place, health and wellbeing for generations.'</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Mr John Oldfield Bedford Group of IDBs	5.1.12	F+W SPD:58	Have observations	<p>The opportunity to strengthen the need for reducing flood risk should be taken whenever possible. 'should' will give officers more room to negotiate betterment in the future than saying 'can'</p> <p>".....the proposed development should can offer flood risk betterment by holding back flood flow peaks....."</p>	Acknowledge and agree – change can to should.	Amended wording of paragraph 5.1.12 to <i>Site layout does not only have to cater for the flood risk on the site but can also accommodate flood water that may contribute to a problem downstream. For example, where a proposal has a watercourse flowing through which contributes to flooding downstream in the existing community or further downstream within an adjacent community, the proposed development should offer flood risk betterment by holding back flood flow peaks within the site in a green corridor and by making space for this water. This is a proactive approach to flood risk management in Cambridgeshire where new developments offers enhancements to the surrounding area. All developments with watercourses identified within their site must consider this approach. Due to other changes this is now 5.1.15</i>
Mr John Oldfield Bedford Group of IDBs	Figure 5.1: Upper river catchment development ©BACA Architects	F+W SPD:60	Have observations	the figure should include reference to the Byelaw zone adjacent to the watercourse/river and show a clear working bank for maintenance access	Unable to change layout as this is a fixed layout	No change
Mr John Oldfield Bedford Group	Figure 5.2: Middle	F+W SPD:59	Have observations	Figure should refer to Byelaw zone adjacent to watercourse/river and show clear working	Unable to change layout as this is a fixed layout	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
of IDBs	river catchment development ©BACA Architects			bank		
Mr John Oldfield Bedford Group of IDBs	Figure 5.3: Lower river catchment development ©BACA Architects	F+W SPD:61	Have observations	The figure should show Byelaws relating to river and also to flood defences.	Unable to change layout as this is a fixed layout	No change
Adam Ireland Environment Agency	5.1.15	F+W SPD:92	Have observations	5.1.15 perhaps signpost in this section to FD2320 an excellent government research document on the hazards of flooding.	Acknowledge – provide link to this document here	<p>Added 'A guidance document titled 'Flood Risks to People' was published by Defra/EA in 2006 which developed a method for estimating risks to people, both during and immediately after a flood event. This document contains useful information on the hazards of flooding' added to paragraph 5.1.15.</p> <p>Due to other changes this is now 5.1.21</p>
Adam Ireland Environment	5.1.17	F+W SPD:93	Have observations	5.1.17 "Where it is not possible to avoid flood risk or minimise it through site layout, raising floor levels above the predicted flood	<p>Acknowledge – change exit to egress.</p> <p>'Safe' is referred to with no definition</p>	Paragraph 5.1.17 reworded to 'Where it is not possible to avoid flood risk or minimise it through site layout, raising floor levels above

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Agency				<p>level with an allowance for the life time of the development (climate change allowance)" – doesn't make much sense in the context - allowance for the impacts of climate change over the life time of the development maybe.</p> <p>5.1.17 – Consider changing 'exit' to 'egress'</p> <p>Safe access and egress – this mentioned numerous times in the SPD but is never classified – what is classed as 'safe'. The Environment Agency will object to any application that has a greater hazard rating the 0.75 (FD2320) but makes no comments on the wider issue of safety. This should be expanded upon. The subsequent section on resilience planning could be sign posted.</p>	<p>and therefore reference should be made to the Flood Risks to People document throughout (wherever safe is mentioned).</p> <p>Reference to the Flood Risks to People document should be made throughout the SPD whenever 'safe access' is referred to.</p>	<p><i>the predicted flood level (including an appropriate allowance for climate change) is a possible option in some circumstances to manage flood risk to new developments however this can increase flood risk elsewhere; it can create an 'island effect' with surrounding areas inundated during a flood, makes access and egress difficult; can affect river geomorphology; can have further potential impacts, such as erosion on site and changes to erosion and sedimentation elsewhere and can also have an impact on the landscape value and amenity of the river flood plain'. Due to other changes this is now 5.1.23</i></p> <p><i>'Please see the Defra/EA publication 'Flood Risks to People' for further information on what is considered 'safe.'</i> Added in to 4.1.7, 4.5.6 and 5.1.26</p>
Adam Ireland Environment Agency	5.1.19	F+W SPD:94	Have observations	5.1.19 Access ramps can also take up flood storage so these also need to be considered within the overall loss of flood plain.	Acknowledged and this should be added in to section 5.1.19	Amended paragraph 5.1.19 to ' <i>Raising floor levels can have an adverse impact on the street scene as building and feature heights will increase. In addition there may be implications for access ramps for wheelchairs which in turn can also take up flood storage leading to an overall loss of floodplain. Raising floor levels may also be significantly more difficult to achieve privacy standards with higher windows and this may also create the need for significantly higher boundary treatments or screens'</i> . Due to other changes this is now 5.1.25
Adam Ireland Environment	5.1.22	F+W	Have observations	5.1.22 – can ground floor flats be referenced in this section as well. Is it deemed	Acknowledged – important to include	Amended paragraph 5.1.22 to ' <i>Single storey residential development and ground floor</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
Agency		SPD:95		acceptable to provide safe refuge in non-habitable areas like corridors?	ground floor flats here	<i>flats are generally more vulnerable to flood damage as occupants do not have the opportunity to retreat to higher floor levels and salvage belongings to higher ground. For this reason single storey housing and ground floor flats in flood risk areas should not be allowed unless finished floor levels are set above the appropriate flood level for the lifetime of the property (taking into account the appropriate climate change allowance), and there is safe access and escape. In areas of extensive floodplain (e.g. Wisbech), single storey housing could be supported where a purpose built stairway is provided to the roof area and escape from this area is in the form of easily accessible and easy to open roof light windows or similar (this must be as agreed by the relevant LPA in advance'. Due to other changes this is now 5.1.28</i>
Adam Ireland Environment Agency	5.1.23	F+W SPD:96	Have observations	5.1.23 – unless FFLs are raised or can be raised?	Acknowledged – this should be updated in the SPD	<i>Amended paragraph 5.1.23 to 'Sleeping accommodation on the ground floor that relies on flood warnings and the implementation of flood proofing measures is hazardous. Change of use from commercial to residential that results in proposed ground floor flats in Flood Zone 3 is unlikely to be acceptable (even with the use of flood proofing measures to mitigate the flood risk) unless finished floor levels are or can be raised above the predicted flood level (with an appropriate allowance for climate change), and there is safe access to and escape from higher storeys of the building'. Due to other changes this is now 5.1.29</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Mr John Oldfield Bedford Group of IDBs	5.1.27	F+W SPD:62	Have observations	IDBs may also adopted new flood defences under Agreement and with funding	Acknowledged – this should be updated in the SPD	Added ' <i>In addition, IDBs may also adopt new flood defences if appropriate agreements and funding are in place.</i> ' To end of paragraph 5.1.27. Due to other changes this is now 5.1.33
Adam Ireland Environment Agency	5.1.27	F+W SPD:97	Have observations	<p>5.1.27 – Defences are not there to allow for further development and therefore should not be agreed unless there is wider sustainability benefits. We would prefer that this position is made clear within this paragraph.</p> <p>This section should also look into designations under the FWM Act. Where a defence was being built to protect a development or area, this could be designated a 'flood asset' by the LLFA.</p>	Acknowledge – this should be updated in the SPD	<p>Paragraph 5.1.27 amended to '<i>The construction of new flood risk defences may enable development to take place provided that there are wider sustainability benefits associated with their construction (this could be demonstrated through a sustainability appraisal for example). Their construction needs to be very carefully considered with the LPA, the EA and the relevant IDB. New defences create new residual risks that can take significant investment to fully understand and plan. WMAs who maintain defences (such as the EA or IDBs) are not obliged to maintain defences and could potentially reprioritise or reduce expenditure in this area. Where defences are required, maintenance agreements will need to be reached through Section 106 of the <u>Town and Country Planning Act 1990</u> or Section 30 of the <u>Anglian Water Authority Act 1977</u>. The latter can be used by the EA to adopt flood defences directly. In addition, IDBs may also adopt new flood defences if appropriate agreements and funding are in place.</i>' Due to other changes this is now 5.1.33</p> <p>Additional paragraph (5.1.34) added in – '<i>Under the FWMA 2010, the EA, LLFA, District Councils and IDBs have legal powers to designate structures and features that affect flood risk and are not directly</i></p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<i>maintained by these organisations. Where a defence is being built to protect a development or area, it may be designated as a 'flood asset' by the relevant body. Further information on the designation of structures can be found in Defra's Designation of Structures and Features for Flood and Coastal Erosion Risk Management Purposes – Information Note.</i>
Adam Ireland Environment Agency	5.2.9	F+W SPD:110	Have observations	5.2.9 – Contradictory – what is best for flood depths between 0.3-0.6m? General – There are numerous illustrations sourced from other documents that aren't directly referenced. Check permissions to use these illustrations.	Acknowledged – the difference between 0.3 and 0.6 has been unintentionally missed out. This should be updated to include all depths up to 0.6 m (based on DCLG document).	Updated water exclusion strategy to ' <i>Water exclusion strategy – where emphasis is placed on minimising water entry whilst maintaining structural integrity, and on using materials and construction techniques to facilitate drying and cleaning. This strategy is favoured when low flood water depths are involved (not more than 0.6m). It should be noted that even with this strategy, water is still likely to enter the property</i> ' All illustrations now referenced appropriately
Adam Ireland Environment Agency	5.2.10	F+W SPD:111	Have observations	5.2.10 – if the text is taken directly from the guidance then why include it?	The text is not directly lifted and therefore the wording should be amended here to say 'further information can be found...'	Amended wording of paragraph 5.2.10 to ' <i>Further details can be found in improving the Flood Performance of New Buildings (CLG, 2007)</i> '
Miss Kayleigh Wood Historic England	6 Surface Water and Sustainable Drainage Systems	F+W SPD:13	Object	Within the red summary box it states that Sustainable Drainage Systems will: 'Conserve, accommodate and enhance biodiversity'. However, it does not highlight the need to conserve or enhance the Historic Environment (which is covered within the Section at 6.2.8, 6.2.9, 6.3.18 and 6.3.19) and we would therefore advise that this is included within the red summary box.	Acknowledge – historic environment should be added in here	Third bullet point within box amended to ' <i>Conserves, accommodates and enhances biodiversity and the historic environment; and</i> '

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Mr John Oldfield Bedford Group of IDBs	6 Surface Water and Sustainable Drainage Systems	F+W SPD:63	Have observations	An essential element of a SuDS is maintainability to ensure it continues to function effectively in the future.	No specific changes required; however additional detail on maintenance has been added throughout chapter due to changes made by newly published SuDS Manual	No change
Mr Graham Moore Middle Level Commissioners	6 Surface Water and Sustainable Drainage Systems	F+W SPD:144	Have observations	<p>Our position on the use of SuDS is as follows:</p> <p>“National guidance promotes the management of water in a sustainable way to mimic the surface water flows from the site prior to development, thus discouraging the discharge of unregulated flows of surface water to sewers and watercourses. This, however, primarily refers to and presupposes the use of gravity systems which serve most of the country. Whilst the Commissioners and associated Boards generally support adherence to national guidance where appropriate this must, to a certain extent, depend on the individual circumstances of the site or receiving watercourse system.</p> <p>Unlike most of the country, the majority of Fenland is served by pumped, artificial drainage systems with low hydraulic gradients with any run-off generally being stored within them, often for a great length of time, before being discharged into the river system and thus reducing any impact on the peak flow within the river system.</p>	Acknowledged – as outlined in previous comments, some acknowledgment of the differences in land types across the county (city to fen) should be made. Often it is perceived that SuDS cannot be used in fen areas; however this is not the case and therefore a paragraph relating to this should be added.	New paragraph (6.1.4) added in to represent different landscape of the Fens <i>‘Even across man-made areas such as the Fens there is the potential to make use of many different SuDS components as they can reduce the immediate impact of intense rainfall ultimately having a cumulative beneficial effect on flood risk from main rivers. Together SuDS and IDB systems can be a strong combination providing significant benefits for future development’</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>A major concern regarding the use of grey water recycling, infiltration devices, attenuation storage systems and other SuDS, although not necessarily our problem at this time, is the future funding and maintenance of such devices which, if unmaintained, can become a liability resulting in drainage/flooding problems which have to be resolved at a cost to the owner and possibly the public purse. The resolution of this issue, which was considered as part of the Pitt Review, is still awaited.</p> <p>It is considered that, in some circumstances, an unregulated flow in to the Board's managed system is the most appropriate long term solution. The associated contribution for making an unregulated direct discharge to the Board's system will ensure that it is maintained and continues to perform its function and provides the appropriate Standard of Protection (SoP) at relatively small cost and with minimal environmental impact reducing the need to utilise natural resources and the impact of climate change by reducing greenhouse gas emissions."</p>		
Mr Richard Whelan	6.1.5	F+W SPD:37	Have observations	6.1.5 Mentions the NPPF, it would be worth making reference to the Planning Practice Guidance and the Non-Statutory Technical Standards at this stage as they are a good guide for LLFAs and developers, out in 6.8.1 later in the document.	Acknowledge – these need to be added in alongside local planning policies	Amended paragraph 6.1.5 to ' <i>Please note that reference is made to 'SuDS' throughout this chapter, rather than 'surface water drainage' as the NPPF, NPPG, Non-Statutory Technical Standards for Sustainable Drainage and adopted and emerging Local Planning policies require a SuDS solution to surface water management</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<i>for new development. Many of the general principles within this chapter can also be applied to traditional surface water drainage and so this chapter needs to be complied with on all development sites and the provision of SuDS maximised. Even on very constrained sites SuDS can be implemented in one form or another'. Due to other changes this is now 6.1.6</i>
Mrs Ellie Henderson	6.2.2	F+W SPD:31	Object	<p>We would wish to note the following point:</p> <p>Trees can reduce the impact of drought as, under the right conditions, shelterbelts can enable crops to use water more efficiently which could reduce the need for irrigation and lead to less abstraction.</p> <p>A joint Environment Agency/Forestry Commission publication Woodland for Water: Woodland measures for meeting Water Framework objectives states clearly that: <i>'There is strong evidence to support woodland creation in appropriate locations to achieve water management and water quality objectives'</i> (Environment Agency, July 2011- http://www.forestry.gov.uk/fr/woodlandforwater).</p> <p>Therefore we would like to see mention here of the value of trees and woodlands in this regard.</p>	Acknowledge – add into SPD	<i>Added 'Equally, trees and woodland, where used appropriately can reduce the impact of drought as, under the right conditions, shelterbelts can enable crops to use water more efficiently (by reducing evapotranspiration losses) which could reduce the need for irrigation and lead to less abstraction' to paragraph 6.2.2.</i>
Mr John Oldfield Bedford Group	6.2.6	F+W SPD:64	Have observations	The section should emphasize the need to design biodiversity into the SuDS so that the SuDS can function in the future to manage flood risk, and hence avoid unnecessary	Acknowledge – add into SPD	Amended wording of paragraph 6.2.6 to <i>'Many of Cambridgeshire's nationally and locally designated nature conservation areas are designated because of their water</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
of IDBs				conflict over maintenance and the risk of disturbing protected species.		<i>environment. The integration of SuDS into the landscape needs to be sensitive to the local biodiversity and equally, biodiversity needs to be designed into SuDS. At present one of the main risks to biodiversity in Cambridgeshire is the extent of fragmentation of habitats and loss of species due to historical farming practices and more recently increased pressures from development. Inclusion of SuDS networks could help to re-connect existing habitats and re-create new areas. Cambridgeshire's Habitat Action Plans and Species Action Plans provide specific information on desirable habitat design in the county. Biodiversity should be integrated into SuDS at the early design stage to avoid unnecessary conflict over maintenance and the disturbance of protected species. Additionally if protected species are likely to be attracted to SuDS features, the protection of these habitats during maintenance and operation should be considered in the design'</i>
Mrs Ellie Henderson	6.2.7	F+W SPD:32	Object	<p>We would wish to see mention of woodland creation here.</p> <p>We believe that woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits – see our publication Woodland Creation – why it matters (http://www.woodlandtrust.org.uk/en/about-us/publications/Pages/ours.aspx). These include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for</p>	Acknowledge – add into SPD	Amended wording of paragraph 6.2.7 to 'A UK government objective is, "connecting people with nature" (Defra 2011) and the use of SuDS can help deliver this objective. Through careful design, SuDS can respect, enhance and connect local habitats and support biodiversity and green infrastructure in Cambridgeshire. As recognised in the CIRIA SuDS Manual (C753), water within a SuDS system is essential for the growth and development of plants and animals and biodiversity value can be delivered on any scheme from small, isolated systems to

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>quality of life and climate change (amenity & recreation, public health, flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets).</p> <p>Government response to Independent Panel on Forestry Report (January 2013):</p> <p>We want to see significantly more woodland in England. We believe that in many, although not all, landscapes more trees will deliver increased environmental, social and economic benefits. We particularly want to see more trees and woodlands in and around our towns and cities and where they can safeguard clean water, help manage flood risk or improve biodiversity.</p>		<p><i>large strategic developments where SuDS are planned as part of the wider green landscapes. The creation of rough grasslands, woodland, wetland meadows, aquatic planting and open water can provide shelter, food and foraging and breeding opportunities for a wide variety of wildlife'</i></p>
Miss Kayleigh Wood Historic England	6.2.8	F+W SPD:14	Support	<p>Accommodating measures such as Sustainable Drainage Systems, whilst sustaining and enhancing the character of historic townscapes and landscapes, is an area which should be explored and it is appreciated that this is covered at points 6.2.8 and 6.2.9 and this is welcomed.</p>	Support noted	No change
Mrs Ellie Henderson	6.2.13	F+W SPD:33	Object	<p>We would like to see mention of trees here.</p> <p>The Forestry Commission's publication, <i>The Case for Trees in development and the urban environment</i> (Forestry Commission, July 2010), explains how: <i>'the capacity of trees to attenuate water flow reduces the impact of heavy rain and floods and can improve the effectiveness of Sustainable Urban Drainage Systems'</i>.</p> <p>Trees can help reduce mitigate surface</p>	Acknowledge – reference to trees should be made where possible throughout document	Trees additionally referred to elsewhere throughout document (paragraph 5.1.14 and 6.2.2)

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>water flooding in urban situations too, when rain water overwhelms the local drainage system, by regulating the rate at which rainfall reaches the ground and contributes to run off. Slowing the flow increases the possibility of infiltration and the ability of engineered drains to take away any excess water. This is particularly the case with large crowned trees. Research by the University of Manchester suggests that increasing tree cover in urban areas by 10% can reduce surface water run-off by almost 6%. Trees are therefore a useful component of Sustainable Urban Drainage Systems (SuDS). The Woodland Trust has produced a policy paper illustrating the benefits of trees for urban flooding – <i>Trees in Our Towns – the role of trees and woods in managing urban water quality and quantity</i> - https://www.woodlandtrust.org.uk/publications/2012/12/trees-in-our-towns/ .</p>		
Scott Hardy RSPB	6.2.13	F+W SPD:136	Have observations	<p>The SPD introduces the potential of SuDS to provide valuable habitat and to contribute to strong green infrastructure networks with increased benefits for biodiversity. It advises</p> <p><i>that there are several Biodiversity Action Plan species and habitats that can be supported by well designed SuDS', and that SuDs can 'enhance and connect local habitats' and 'provide an opportunity to replace some of [Cambridgeshire's] lost</i></p>		<p>Added paragraph (6.2.8) to Biodiversity and Green Infrastructure section (moved to remove duplication throughout chapter). 'There are several Biodiversity Action Plan (BAP) species and habitats² that can be supported by well-designed SuDS. In appropriate locations, design of retention ponds and wetlands should consider the integration of well-designed sanctuary areas wherever possible, to give spaces for the more sensitive wildlife species. To make sure SuDS can provide the best benefits to</p>

² Updates to Biodiversity Action Plans can be found here: www.cpbiodiversity.org.uk

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p><i>landscape and habitats'.</i></p> <p>The RSPB strongly supports the adoption of a landscape-led approach to SuDS planning and the creation of locally appropriate habitats through SuDS, and are pleased to see this promoted within the SPD. However, in order to fully achieve this through SuDS, appropriate ecological expertise and engagement with local stakeholders is required. Currently the SPD states in point 6.2.13 that ‘</p>		<p><i>wildlife, ecological expertise is strongly advised. Consultation with nature conservation groups can also help access such expertise. Further information and a list of useful contacts can be found in the RSBP and WWT publication ‘Sustainable Drainage Systems: Maximising the Potential for People and Wildlife’</i></p>
				<p><i>designing SuDS effectively requires the right team with the relevant skills’.</i> The RSPB strongly recommends the SPD expands on this statement to ensure the importance of ecological expertise and stakeholder input is fully understood. Expert ecological advice will also allow SuDS to provide maximum benefit for protected species and other species of conservation concern which may already be present on site. A list of useful contacts is contained within the RSPB and WWT SuDS guidance booklet¹, and could help inform developers of the potential stakeholders and experts to engage with.</p>		
				<p>For example, paragraph 6.2.13 could be expanded to describe:</p>		
				<p><i>"designing SuDS effectively requires the right team with the relevant skills. To make sure SuDS can provide the best benefits to wildlife ecological expertise is strongly advised. Consultation with nature conservation groups can also help access such expertise. Further information and a list</i></p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
				<i>of useful contacts is contained within the RSPB and WWT SuDS guidance booklet1"</i>		
Mr Richard Whelan	Figure 6.1: Stage 1	F+W SPD:45	Support	This is a good representation of SuDS design, illustrating how early consideration of the drainage avoids expensive retrofit solutions on established plans	Support noted	No change
Mr Richard Whelan	6.3.4	F+W SPD:44	Have observations	Where the receiving water body allows reduced attenuation onsite it could be worth adding a design requirement that it must be demonstrated that the site is able to drain when the receiving waterbody is already in a 1% flow event. This helps to ensure that the experiences of 1998 are not revisited (where flooding was experienced when watercourses and sewers had difficulty in discharging due to an already high water level in the receiving watercourse)	Acknowledge – it is important to look at how the site will drain in flood conditions and an appropriate wording should be added in to reflect this.	Amended wording of paragraph 6.3.4 to <i>'The LPA may allow a reduced level of attenuation prior to discharge to a watercourse where a strategy or study undertaken by or in partnership with an IDB or other WMA demonstrates that no increase in flood risk would occur to the site or elsewhere. It must however be demonstrated by the applicant that the site can continue to drain when receiving water bodies are in flood conditions. Irrespective of any agreed runoff rates, source control methods must be implemented across sites to provide effective pre-treatment of surface water. This must be demonstrated as part of the proposal</i>
Mr John Oldfield Bedford Group of IDBs	6.3.6	F+W SPD:65	Have observations	The section should include a figure to represent bespoke areas of Cambridgeshire, namely the heavily modified and artificial watercourses, which are equally as important as natural and urban examples.	Although Heavily Modified Waterbodies relate to the WFD it would be useful to include maps of these watercourses across the county. These need to be obtained from the EA's geostore and included as a figure within the text.	Added new paragraph (6.3.10), <i>'In addition to natural and urban catchments, as already detailed, the Fen area of Cambridgeshire has an extensive network of artificial drainage channels that are mostly pump drained. The majority of these are under the control and management of IDBs. <u>Map 6.1</u> shows those areas of Cambridgeshire where the watercourse are designated by the EA as 'Heavily Modified Waterbodies' and 'Artificial Waterbodies'. Such designation relates to the Water Framework Directive</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						(see Chapter 7 for further information); however it provides a useful visualisation of the artificial drainage network across Cambridgeshire' Also added plan of HMWB across Cambridgeshire (Figure 6-1)
Scott Hardy RSPB	6.3.10	F+W SPD:137	Have observations	<p>Point 6.3.10 of the SPD advises '<i>When designing SuDS networks on land that has low permeability, SuDS should be designed accordingly. Soakaways and other infiltration methods may not be suitable but there are many other methods that can be used on clay type soils</i>'.</p> <p>The RSPB are aware that clay type soils have previously been cited as a barrier to SuDS inclusion within development plans. We are pleased to see the SPD advise that there are '<i>many other [SuDS] methods that can be used on clay type soils</i>'. However, we would like to see this point strengthened given that clay soils have been viewed as a barrier to SuDS previously. It is our view that where clay soils are present there should be potential to provide even greater scope and opportunity for wildlife over free draining sites through SuDS. Clay soils have great potential for nature rich surface features such as swales, rills, retention basins, ponds, and wetlands</p>	Acknowledged – impermeable soils often cited as a barrier and appropriate wording should be added in to reinforce this will not be acceptable as a reason across Cambridgeshire	Following sentence added into 'keep water on the surface' ' <i>Low permeability soils are often cited as a reason for not including SuDS; however this is not acceptable in Cambridgeshire as solutions do exist. Although soakaways and other infiltration methods may not be suitable, many other methods such as swales, ponds and wetlands should be prioritised,</i> ' Due to other changes this is now 6.3.22
Mr Richard Whelan	6.3.11	F+W SPD:46	Have observations	This paragraph seems to aimed at setting out the consideration of infiltration but hints at SuDS as being primarily infiltration devices which is in conflict with what is described in 6.3.10. SuDS mimic natural	This is already covered throughout the SPD and 6.3.22	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				drainage as described earlier in the document and with less permeable soils natural drainage would be a process of limited infiltration and overland flow through streams and rivers etc. Might I suggest amending this to say that ground conditions will influence the type of SuDS system being considered or remove the reference from SuDS from this paragraph and focus purely on infiltration, regardless of how that is achieved?		
Miss Kayleigh Wood Historic England	6.3.18	F+W SPD:15	Support	Accommodating measures such as Sustainable Drainage Systems, whilst sustaining and enhancing the significance of areas of archaeological interest and or potential interest, is an area which should be explored and it is appreciated that this is covered at points 6.3.18 and 6.3.19 and this is welcomed.	Support noted	No change
Mr John Oldfield Bedford Group of IDB	6.3.24	F+W SPD:66	Have observations	These areas may be subject Byelaws and specific restrictions, such as no development or obstruction.	Reference can be added in to byelaws	Amended paragraph 6.3.24 to <i>'Consideration should be given to access to, and maintenance of, existing infrastructure which includes existing watercourses. Many IDBs, Local Authorities and the EA have requirements and/or byelaws requiring maintenance strips adjacent to a watercourse and should be contacted for exact requirements in their area'</i> . Due to other changes this is now 6.3.34
Mr Richard Whelan	6.3.25	F+W SPD:43	Have observations	Pleased to see mention of how SuDS does not always mean infiltration. The document almost requires a myth busting page as a pre-emptive approach to standard rejections of Sustainable Drainage Systems. There	This is acknowledged and has been covered by additions made in response to other representations.	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				are still some strange widely held opinions that a SuDS system can only be used on certain sites. As you will know, ultimately any system that is not inspected, maintained or designed with site constraints and long term flood risk in mind will be unsustainable. Hence moving the focus onto ownership and adoption		
Mrs Ellie Henderson	6.3.27	F+W SPD:34	Object	We would like to see woodland mentioned here as it is multi-functional, delivering a wide range of benefits including - helping habitats become more robust to adapt to climate change, amenity & recreation, improving air quality, flood amelioration, urban cooling and for the local economy (timber and woodfuel markets).	Acknowledged – can add woodland in	Wording amended to ' <i>Open spaces are an asset to the community and to the environment and form an important component of a wider green infrastructure network. A network of woodland, recreational and open spaces, whether green or paved will be essential for well-designed developments. Open spaces can provide space for SuDS features to provide attenuation and treatment of surface water runoff. Good design will seek ways to integrate SuDS with the rest of the open space and to make SuDS features multifunctional. In these areas there is a need to concentrate on design and amenity value, recreational use, and fit with surrounding landscape (see figure 6-9) Examples of multi-functional uses in open spaces include; temporary storage areas doubling as playing fields or recreation areas, hardscape attenuation doubling as water features and public art, bioretention areas doubling as landscaped garden areas, wetlands and ponds doubling as amenity and habitat areas, and bioretention planters linking with open space divisions or seating areas</i> '. Due to other changes this is now

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						6.3.38
Scott Hardy RSPB	6.3.27	F+W SPD:138	Have observations	<p>The RSPB is pleased that the SPD promotes the use of SuDS in multi-functional landscapes to enhance urban, recreational, and open spaces. As recognised in the SPD this provides benefits for the local communities, including access to nature. However the RSPB does not consider the SPD provides sufficient guidance on encouraging community engagement and ownership of SuDS.</p> <p>The RSPB strongly recommend including additional information on community engagement and partnership working. With good design and an effective participation strategy, as well as expert ecological guidance, SuDS (particularly those that provide wildlife habitat and so an attractive feature) can readily become a focus of community life, where people are willing to get involved with local activities. The appropriate management of SuDS can provide many opportunities for learning, informal recreation, supported play and other community programmes. This has many social and health benefits and gives people a sense of pride, responsibility and ownership of their environment. Active interpretation, volunteering opportunities, guided walks and other forms of engagement provide ways in which people can become involved in decision-making and management of SuDS. This in turn can engender public support for SuDS, leading to increased awareness of wetlands and the natural environment and community</p>	Detail on pre-app working with relevant WMAs etc has been included throughout and there is a lot of information in Section 6 on how to most appropriate include SuDS therefore no additional changes proposed in response to this comment.	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
				cohesion.		
Mrs Helen Lack Huntingdonshire District Council	6.3.28	F+W SPD:5	Have observations	Please note that HDC's Design Guide states at 3.4.3 page17, "It is not acceptable for areas intended as informal open space to : 1)be comprised mainly or wholly of land which doubles as a balancing area (which is likely to be unusable for at least part of the year...." 6.3.28 seems to conflict with this approach	Acknowledge that different LPAs will have different approaches. Appropriate wording should be used to ensure differences between LPAs are made clear	Paragraph 6.3.28 amended to ' <i>Where the local authority will adopt SuDS in public open spaces, they must still be able to function and be accessible as useable open space for the majority of the time for them to be included within the open space calculations</i> '. Due to other changes this is now 6.3.39
Mr Richard Whelan	Figure 6.7 Street design to drain to adjoining lower ground SuDS feature (courtesy of CIRIA)	F+W SPD:50	Have observations	seems to show a traditional road and gully system when the water could be conveyed across the land illustrated, to the untrained eye this may appear fairly similar to the undesirable image in figure 6.12.	Updated images now obtained from Ciria which will be used throughout document	Updated
Mr Richard Whelan	6.3.31	F+W SPD:47	Have observations	It may be worth mentioning why the deep end of pipe assets are less desirable; increased excavation, potential need for unnecessary pumping or increased health and safety risk and mitigation requirements	Acknowledge – add in	Added ' <i>Deep features are undesirable due to increased excavation, the potential need for unnecessary pumping and the requirement for mitigation measures</i> ' to paragraph 6.3..31. Due to other changes this is now 6.3.43
Mr Richard Whelan	6.5.2	F+W SPD:48	Have observations	seems slightly simplistic, it could benefit from reference to Building Regulation requirements relating to separators/	Acknowledge. In addition, the Ciria SuDS manual has been updated and this section should therefore be	Section 6.5 now amended in relation to this comment and updates to the Ciria SuDS

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
				interceptors and from a link to EA Pollution Prevention Guidance (https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg). Also there should be consideration of the type of water quality risk and the type of treatment stages, for example trapped gullies, catch pit manholes and separators/ vortex devices are relatively ineffective against soluble or fine suspended pollutants such as milk or detergents.	updated to reflect both this comment and manual changes.	<p>manual.</p> <p>6.5.1 <i>'SuDS have a considerable advantage over traditional drainage as a well-designed system will provide a level of treatment to surface water runoff before it is discharged into the receiving water body. It does this through a number of processes including filtration, settlement, and uptake by plants.</i></p> <p>6.5.2<i>The size and number of treatment stages required is based on the level of pollution entering into the system. For example, industrial sites will contain a higher level of pollutants within surface water runoff than from a small residential road. Table 6-3 indicates the water quality management design method/approach required to determine the appropriate level of treatment for a number of land uses.</i></p> <p>6.5.3<i>Each treatment stage must be designed to be effective in pollutant removal as stipulated in The SuDS Manual C753). This needs to be quantified at the application stage. Different features have different levels of effectiveness and the system should be designed as a whole to ensure there is no detriment in water quality.</i></p> <p>6.5.4 <i>Guidance on the effectiveness and design of each potential feature can be found in Table 6-3. Guidance notes for Table 6-3 can be found in Appendix 5.</i></p>
Mr Richard Whelan	6.5.4	F+W SPD:49	Have observations	The CIRIA SuDS Manual is due to be re-released this year under a different reference (i.e. not C697) would suggest making reference to the latest CIRIA guidance to avoid references to out dated documents (this is repeated in the	See comments and action above (F&W SPD:48)	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				document)		
Harry Jones of David Lock Associates for Tim Leathes Urban and Civic	6.6 Designing a safe environment	F+W SPD:148	Have observations	<p>Detailed SuDS Design</p> <p>Section 6.6 of the draft SPD outlines that all SuDS schemes should be designed as a safe environment that can be accessed and enjoyed by residents and visitors. Paragraph 6.6.1 is clear that the use of fencing and barriers should not be the approach to making SuDS features safe. Whilst U&C agrees that it is not appropriate to include the fencing and barriers as part of the design of SuDS features in residential areas, the use of such features and steeper earthworks slopes may be acceptable in less sensitive environments such as for employment sites. In this context, it is suggested that paragraph 6.6.1 is amended to introduce more flexibility to allow the use of fencing, barriers and steeper earthworks slopes where appropriate within the landscape of less sensitive developments.</p> <p>U&C welcome the clarification within section 6 of the draft SPD that the provision of SuDS within development projects is the preferred approach for the design of water drainage systems in Cambridgeshire rather than traditional surface water drainage systems. This clarity will ensure that SuDS can be incorporated into the design of development proposals at the outset in order to maximise their efficiency and amenity value.</p> <p>The approach to SuDS design outlined within paragraph 6.6.1 highlights the opportunity to incorporate SuDS within</p>	Acknowledge – wording relating to the safety/use of fencing for SuDS should be added to this section.	Paragraph 6.6.1 amended to <i>'All SuDS schemes should be designed as a safe environment that can be accessed and enjoyed by residents and visitors. The use of fencing and barriers should not be the approach to making SuDS features safe, particularly in residential developments. It is however recognised that there may be cases in less sensitive environments (such as industrial areas) where steeper earthworks and safety measures are appropriate'</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
				formal public open space within development sites. U&C agree that well designed SuDS within safe environment can be a valuable amenity asset for local communities.		
Mr John Oldfield Bedford Group of IDBs	6.7 Developing a surface water drainage strategy	F+W SPD:67	Have observations	This whole section should have an overarching message that it is essential to consider maintenance at each stage of master planning.	Acknowledge – this is also reinforced by the NPPF which requires maintenance to be considered as part of a planning application. Appropriate wording should be added in.	Paragraph 6.7.1 amended to <i>'For larger developments a masterplan will be necessary. It is at this stage the SuDS layout (taking into account flow routes, topography, geology and green space) and proposed maintenance of the system should be determined whilst, ensuring a safe design and mitigation of flood risk (see Figure 6.1). Seeking advice at the earliest opportunity from the relevant WMAs will help avoid any costly issues or redesigns at a later stage. Effective master planning should ensure a robust, viable and cost-effective scheme from the outset, where objectives of the development are informed by the SuDS scheme and vice versa'</i> . 7th bullet point of paragraph 6.7.5 amended to, <i>'Maintenance and management plan of surface water drainage system (for the lifetime of the development) including details of future adoption'</i>
Mr and Mrs P Boon	6.9 Adoption and Maintenance of SuDS	F+W SPD:4	Have observations	I have read the document and think if it is enforced it could be a very good framework for agencies and developers to follow. Paragraph 6.9 Adoption and Maintenance of SuDS. This section covers the maintenance and adoption of SuDS. In my experience of local developments this is not sorted out, this should be a precondition and enforced. If the	Support noted	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				SuDS for a development is not maintained then this could either cause flooding on the site or surrounding properties or the local authorities becoming responsible for maintenance and funding.		
Mr John Oldfield Bedford Group of IDBs	6.9.1	F+W SPD:68	Support	We support the benefits of the SuDS being adopted by a statutory body for the future maintenance, as this ensures there is an accountable body in the future to undertake maintenance. It also enables the developers to concentrate on their main priority of building houses and buildings.	Support noted	No change
Harry Jones of David Lock Associates for Tim Leathes Urban and Civic	6.9.1	F+W SPD:149	Have observations	Adoption and Maintenance of SuDS U&C agrees with the recommendation outlined at paragraph 6.9.1 that it would be preferable for a statutory organisation to take on the role of maintaining SuDS within developments. However, clarification is required to confirm that this is not the only approach which could be acceptable depending upon the circumstances of specific developments. For example, in some circumstances, it may be more appropriate that the long-term management of SuDS is undertaken by a management company or private owner.	Acknowledged – appropriate maintenance/adoption of SuDS will be considered by the LLFA. Amendment should be made to this effect.	Paragraph 6.9.1 amended to ' <i>The LPA may seek advice for developers looking to source an appropriate body for SuDS adoption and maintenance. It is recommended that a statutory organisation takes on the role of maintaining the SuDS as this will guarantee maintenance of the drainage system in perpetuity; however where this is not possible, alternative bodies may also be able to maintain SuDS, provided that a suitable maintenance plan has been submitted to and agreed with the LPA. Statutory organisations in Cambridgeshire may include organisations such as the local authorities, Anglian Water and IDBs. For SuDS serving the highway these should be discussed with the Highways Authority at CCC to ensure suitability for adoption.</i> '
Scott Hardy RSPB	6.9.3	F+W SPD:139	Have observations	The SPD advises under point 6.9.3 that ' <i>there is a need to ensure that a long-term, effective maintenance regime is in place</i> '. However, whilst the SPD states under 6.3.20	Acknowledged – appropriate wording relating to habitat management plans should be added	Third bullet point of 6.9.3 amended to ' <i>There is a need to ensure that a long-term, effective maintenance regime is in place along with a long term habitat management</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>that 'if protected species are likely to be attracted to SuDS features, the protection of these habitats during maintenance and operation should be considered in the design', it does not specify the need for a long term habitat management plan. The RSPB strongly recommends that the SPD confirms the need for a long term habitat management plan to be developed to inform any maintenance regime put in place to ensure the system functions effectively over time and continues to provide benefits to wildlife. Any habitat management plan should ensure key species continue to benefit from a SuDS scheme, as well as ensuring water storage and water filtration (to improve discharge quality) functions do not diminish.</p> <p>The RSPB strongly recommend that the role of source control within SuDS systems be expanded upon within the SPD to highlight the importance of adequate source control (e.g. green roofs, living walls, rain gardens, permeable surfaces, filter strips and bio-retention areas) for delivering SuDS with high wildlife and amenity value. The most important component of SuDS if they are to deliver for wildlife is source control. Poor water quality reduces the likelihood of creating valuable wildlife habitats. The more effort invested in features at the point at which rain lands the better the regional control of detention and retention basins will be for wildlife. Further information on this can be found on pages 15-21 of the</p>	in	<p>plan where appropriate'.</p> <p>Amended paragraph 6.3.11 to 'The SuDS management train is a central design concept for SuDS. It describes the use of a, "sequence of components that collectively provide the necessary processes to control the frequency of runoff, the flow rates and the volumes of runoff, and to reduce the concentrations of contaminants to acceptable levels" (CIRIA 2015). The management train begins with land use decisions and prevention measures, followed by interventions at the property scale and street scale (source control), through to considerations for downstream run-off controls within the overall site boundary, and wider initiatives downstream that are designed to manage the overall catchment. Source control includes features such as permeable paving, rainwater harvesting, living walls, rain gardens, filter strips, green roofs and bio retention areas. These allow water to penetrate the feature thereby reducing the proportion of surface water runoff that is conveyed into the drainage system'</p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>aforementioned guidance 1, which we consider would provide helpful guidance if referenced and/or quoted in this section.</p>		
				<p>SuDS often have cost benefits in comparison to traditional pipe drainage systems. These benefits have been widely reported, including in the 'Lamb Drove Sustainable Drainage Systems (SuDS) Monitoring Project' report commissioned by Cambridgeshire County Council. This report states that the capital costs of the SuDS scheme were £314 per property cheaper than the alternative pipe drainage system.</p>		
				<p>It is the RSPB's view that the SPD does not adequately promote the potential cost benefits of multi-functional SuDS compared to traditional piped drainage systems. The RSPB recommends that the SPD strongly emphasises the potential cost benefits as this is likely to be a major consideration for developers.</p>		
				<p>The RSPB's has previously worked with Exeter City Council on their 'Residential Design' SPD by providing biodiversity advice which is incorporated into the SPD. The RSPB is also cited as an additional source of information within this document. The RSPB recommends including a link within the Flood and Water SPD to our 'Sustainable Drainage Systems - maximising the potential for people and wildlife' guidance booklet,</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>produced in partnership with the WWT1. The RSPB recommends the inclusion of a link to this SuDS guidance in the SPD to complete the portfolio of best practice guidance documents. It is our view that this will provide useful additional information and guidance for LPAs and developers regarding maximising the benefits of SuDS systems for people and wildlife.</p> <p>1RSPB/WWT (2014). Sustainable Drainage Systems - maximising the potential for people and wildlife. At: www.rspb.org.uk/forprofessionals/policy/sustainabledevelopment</p>		
Allan Simpson Anglian Water Services Ltd	6.9.5	F+W SPD:132	Have observations	<p><u>Para 6.9.5</u></p> <p>We recommend that this paragraph is amended to:</p> <p>“If the applicant is minded to choose Anglian Water as the appropriate body for SuDS adoption they should ensure the proposed design meets Anglian Water’s adoption criteria, referencing relevant guidance and advice where appropriate. Further information on Anglian Water SuDS adoption, including the SuDS adoption manual, is available on the Anglian Water website.”</p>	Acknowledged – to be added to SPD	Amended paragraph 6.9.5 to ‘ <i>If the applicant is minded to choose Anglian Water as the appropriate body for SuDS adoption they should ensure the proposed design meets Anglian Water’s adoption criteria, referencing relevant guidance and advice where appropriate. Further guidance on Anglian Water SuDS adoption (including their <u>Sustainable Drainage Systems Adoption Manual</u>) is available on the <u>Anglian Water website</u></i> ’
Mrs Helen Lack	6.9.6	F+W	Have	Is it the intention that the document will include a schedule of adoption rates,	No this will not be included within the SPD, particularly as they would be	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Huntingdonshire District Council		SPD:6	observations	supported by all Councils?	subject to change on a potentially frequent basis	
Mr Richard Whelan	7 Water Environment	F+W SPD:38	Have observations	Pleased to see the inclusion of compliance with the Water Framework Directive within the document (step 6 page 32 etc), however it should be noted that virtually all developments will have some level of WFD impact if the water eventually ends up in a WFD assessed waterbody (via a sewer or ground water flow), this may not cause the rivers to fail to meet WFD requirements instantly but the accumulative impact of development will increase the baseline contaminants within the water network and lead to a deterioration in the environment or a failure of compliance through accumulative inputs. Hence the need to ensure appropriate treatment stages are in place.	Support noted	No change
Adam Ireland Environment Agency	7 Water Environment	F+W SPD:98	Support	<p>Chapter 7: Summary</p> <p>We generally support this section as capturing the general thrust of the WFD and how it relates to the planning system with planning applications.</p> <p>We realize that we did not provide detailed comments during previous formative drafts due to time and resource constraints at that time, so as agreed we include these now as mainly 'editing' suggestions for accuracy and by way of update.</p>	Support noted	No change
Mr John Oldfield Bedford Group	7.1.1	F+W SPD:69	Object	This statement is incorrect in East of England, as a large proportion of our	Acknowledged – wording needs to be appropriately changed to reflect	Paragraph 7.1.1 amended to ' <i>The European WFD is an established legal framework for</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/Observations / Object	Comment	Councils' assessment	Action
of IDBs				waterbodies are artificial or heavily modified for agriculture, development, milling, navigation, infrastructure..... Hence, any WFD statement should refer to good ecological potential	natural and modified water bodies.	<i>managing the water environment. Under the WFD the United Kingdom must aim to achieve 'good ecological status/potential' (depending on the designation of the water body) by 2015 in all surface freshwater bodies, including rivers, lakes, groundwater, transitional and coastal waters regardless of size and characteristics. Other objectives of the WFD include preventing deterioration of the status of all bodies of surface water, including groundwater'.</i>
Adam Ireland Environment Agency	7.2.1	F+W SPD:99	Have observations	7.2.1 the second ARBMP will be adopted December 2015 by the time the SPD is adopted. There EU legislation allows no scope for this to slip.	Acknowledge – amend wording of SPD appropriately	Paragraph 7.2.1 amended to 'River Basin Management Plans produced by the EA, in consultation with the LPA, detail the pressures facing the water environment and what actions need to be taken in order for the WFD to be met in each area. The Anglian River Basin Management Plan (December 2015) covers Cambridgeshire'
Adam Ireland Environment Agency	7.3.2	F+W SPD:100	Have observations	7.3.2 Should submit a preliminary Water Framework Assessment and also consult the LLFA or LA depending on the waterbody, or if SuDS is a factor. 7.3.2 In most case the EA can "inform/advise" is more accurate than "confirm".	Wording currently states that a separate assessment may be required therefore this is already covered	No change
Adam Ireland Environment Agency	7.3.3	F+W SPD:101	Have observations	7.3.3 Last sentence accuracy : " In most cases EA can confirm <u>which process regulation</u> WFD assessment might be most appropriate to be undertaken <u>and whether there may be any in principle planning implications from WFD water body</u>	Acknowledge – amend wording of SPD appropriately.	Paragraph 7.3.3 amended to 'There may be proposals that do not need EIA but have potential WFD-related impacts for example marinas, development in close proximity to a river bank, channel diversions, new culverts on main rivers, mineral extraction close to watercourses or intensive agriculture. In

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				objectives being met."		most cases the EA can advise which process regulation WFD assessment might be most appropriate to be undertaken and whether there may be any in principle planning implications from WFD water body objectives being met'.
Adam Ireland Environment Agency	7.3.4	F+W SPD:102	Have observations	7.3.4 EA deals with permits under a much wider range of legislation. Suggest we omit 'Water resources Act' and replace with: "a breadth of Environmental Permitting, Land Drainage, Water Resources and Pollution Prevention acts and regulations. Developers should seek to ascertain through pre-application discussions with EA what regulations are involved and whether these might involve controls that would mean a planning permission could not be implemented. The risk of not doing so is that it may make planning process an abortive one for all concerned and is likely in any event to involve a detailed water framework assessment at the planning stage."	Acknowledge – amend wording of SPD appropriately	Paragraph amended to 'WFD Assessments are sometimes required by the EA for developments where permissions are required for works near/on main rivers under the breadth of Environmental Permitting, Land Drainage, Water Resources and Pollution Prevention Acts and Regulations. Developers should seek to ascertain through pre-application discussions with the EA what regulations are involved and whether these might involve controls that would mean a planning permission could not be implemented. The risk of not doing so is that it may make the planning process an abortive one for all concerned and is likely in any event to involve a detailed WFD assessment at the planning stage'.
Adam Ireland Environment Agency	7.3.7	F+W SPD:103	Have observations	7.3.7. Add 'Water companies can also provide up to date information and guidance' for completeness and getting up to date information.	Acknowledge – amend wording of SPD appropriately	Amended paragraph 7.3.7 to 'Another source of information leading on from the WFD is Water Cycle Studies (WCS). The WCS assesses the capacities of water bodies and water related infrastructure to accommodate future development and growth throughout Cambridgeshire, for each of the City and District Councils, and is intended to support the evidence base for their relevant Local Plans. Water companies can also provide up to date information and guidance relating to the available capacity of water and water recycling infrastructure as

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Mr Graham Moore Middle Level Commissioners	7.4 Water resources and waste water	F+W SPD:145	Have observations	<p>We are disappointed that given the title of the document that all water cycle issues such as water resources were not more fully considered. Within the document water resource issues predominantly refer solely to potable water supply but other water resource issues which exist within the study area, for example, agricultural use, navigation, amenity, biodiversity should also be considered, particularly if drought conditions, like those recently experienced, become more regular, if the impact of climate change becomes a reality.</p> <p>The largest development within the County during the current plan period and beyond is the Great Fen Project. The impact on the water cycle within the Commissioners' area may be beneficial, by providing flood protection, amenity, biodiversity benefits and/or detrimental by requiring high levels of abstraction when water is scarce.</p> <p>It should be remembered that with the exception of rain falling on the catchment, the Commissioners only source of water is the abstraction from the Back River, a tributary of the River Nene, through Stanground Lock. During periods of dry weather this abstraction from the Nene is reduced or ceases and this can detrimentally affect the Commissioners' system. The Nene system also serves Anglian Water's potable water storage reservoirs.</p> <p>Due to the statutory requirement within the</p>	Previous actions have added in additional references to Fenland and differences between landscapes across the county. However additional wording could be added in. This would be more appropriate in Section 6 where the Cambridgeshire context is discussed	<p><i>part of their pre-planning services'</i></p> <p>Previous actions have added in additional references to Fenland.</p> <p>Paragraph 6.2.2 amended to included reference to irrigation. <i>'Cambridgeshire is one of the driest counties in the UK. On average, the county receives less than 600 mm of rainfall per annum; however, this can drop below 500mm in particularly dry years. This is less than half the national average of 1,176mm. Accordingly, water management is an important issue and source control measures like rainwater harvesting that enable water use reduction locally are important along with retention of water for irrigation purposes. Equally, in some areas infiltration to re-charge local groundwater supplies is important due to the low rainfall conditions in Cambridgeshire and SuDS such as soakaways can help by encouraging infiltration wherever it is achievable and acceptable. In Fen areas where water levels are closely managed to sustain development and agriculture, the IDBs can use their systems to manage water supplies for agriculture. Equally, trees and woodland, where used appropriately can reduce the impact of drought as, under the right conditions, shelterbelts can enable crops to use water more efficiently (by reducing evapotranspiration losses) which could reduce the need for irrigation and lead to less abstraction'</i></p>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
				<p>Middle Level System to maintain the navigation level which takes precedence over water abstraction if, during a long hot summer, there is any risk of dropping below the minimum navigation level, then all abstraction from our system will be curtailed or has to cease. This can last for potentially 4 – 6 weeks, which obviously has an impact on crop yields and could have an adverse impact on the Great Fen and other amenity, biodiversity sites.</p>		
				<p>Whilst it is appreciated that agriculture, navigation and tourism are not likely to significantly impact on the larger “growth” issues, the study area is likely to remain primarily agriculturally based for the foreseeable future, and will therefore, create employment and contribute to the economy. Similarly, navigation and tourism do the same but on a much smaller scale and have sustainability and biodiversity benefits.</p>		
				<p>The Middle Level Commissioners have to balance these against the need to retain both flows and a navigation level. Therefore, it is important that public water supply is balanced against these requirements; for example the supply of water from the River Nene to the Middle Level. These issues need to be taken into account including changes in upstream demand for water beyond the study area. The failure to consider this could have severe economic and environmental effects on the area that any growth in the Council's area may be affected.</p>		

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
Adam Ireland Environment Agency	7.4.1	F+W SPD:104	Have observations	7.4.1 For accuracy and completeness: future development 'have the potential to cause deterioration to the WFD status, the LPA and applicant will need to assess this and manage impacts accordingly to avoid any deterioration in line with Article 4.7 of the Directive. (NB we would not know if deterioration were likely until an assessment were carried out)	Acknowledged – amend wording of SPD appropriately	Paragraph 7.4.1 amended to ' <i>If the water supply or wastewater discharge needs of any future development have the potential to cause deterioration to the WFD status, the LPA and applicant will need to assess this and manage the impacts accordingly to avoid any deterioration in line with Article 4.7 of the WFD</i> '
HarryJones of David Lock Associates for Tim Leathes Urban and Civil 123	7.4.1	F+W SPD:150	Have observations	Water Framework Directive Paragraph 7.4.1 confirms that where it is likely that water supply or wastewater discharge needs have potential to cause deterioration of the Water Framework Directive (WFD) status, this must be taken into consideration by applicants and local planning authorities. U&C suggests that this paragraph could be clarified to also include that consideration of the WFD is required to be considered in circumstances where the sewerage undertaker has confirmed that there is capacity in both the foul sewer network and at water recycling centres	This is not necessarily the case and could confuse matters if included	No change
Adam Ireland Environment Agency	7.4.2	F+W SPD:105	Have observations	7.4.2 at the end, for accuracy and update, add ...water consumption "from all water resources in Cambridgeshire" in place of 'water stressed areas' which are anomalous for planning purposes.	Acknowledged – amend wording of SPD appropriately	Paragraph 7.4.2 amended to ' <i>The supply of drinking water to Cambridgeshire involves abstraction from Water Resource Zones (WRZ) across the County and the wider area (Table 7-1). The resilience of the supply systems have the potential to be affected by the impact of climate change and severe</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<i>weather related events. Both <u>Cambridge Water</u> and <u>Anglian Water</u> have encompassed the potential effects of climate change within their Water Resource Management Plans, which have determined the need for investment in both mitigation and adaptation, specifically to reduce water consumption from all water resources in Cambridgeshire'</i>
Adam Ireland Environment Agency	7.4.3	F+W SPD:106	Have observations	7.4.3 Suggest moving this to before 7.5.1. Last line, update for accuracy and to accord with the ARBMP: Replace with "Increases to year round abstraction are unlikely to be permitted by the EA."	Acknowledged – amend wording of SPD appropriately	Change made and additional text added to paragraph 7.5.1 – amended to 'When water is removed from a river it can reduce water quality due to reduced dilution of pollutants. Standards are in place between the EA and the relevant water company to ensure that most of the time water levels within the river are maintained at an appropriate level for fish and other wildlife. However, in drought periods or with increasing demand water companies may need to apply for a permit to increase abstraction, and hence reduce river levels. Queries regarding increases to year round abstraction are unlikely to be permitted by the EA.'
Adam Ireland Environment Agency	7.4.4	F+W SPD:107	Have observations	7.4.4 Update for accuracy and clarity of the process to avoid delays/uncertainty: delete 'it is likely that'. Last line "Details of works infrastructure in planned development locations can be found in the LPAs WCS and their update reviews. <u>Proposal not accounted for in WCSs should be assessed in pre-application consultation with EA, AW/CWW. Proposals submitted without such info may experience delay or be determined as submitted.</u> "	Acknowledged – amend wording of SPD appropriately	Paragraph 7.4.4 amended to 'If the local water and sewerage company reaches a point where it needs to apply for a permit for increased discharge flows from a sewage treatment work (STW), water quality limits will be tightened. This is intended to aid achievement of the water quality objectives of the receiving water body under the WFD. Details of works infrastructure in planned development locations can be found in the LPA's WCS and their update reviews. Proposals not accounted for in WCSs should be assessed in pre-application consultation

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						with the EA, Anglian Water/Cambridge Water'. Due to other changes this is now 7.4.3.
Mr George Dann King's Lynn Drainage Board	7.4.5	F+W SPD:124	Have observations	7.4.5 - this section is not particularly clear, and may benefit from being re-written. The requirement to obtain prior written consent for increases in the rate and/or volume of discharge in a watercourse in an IDB district, and to pay a fee for this, applies with most IDBs throughout the country, and certainly the vast majority, if not all, of the ones mentioned in your document, not just MLC.	Acknowledged and as previous comments have discussed, reference to MLC specific requirements have been removed throughout the report and have been generalised to all IDBs.	Paragraph 7.4.5 amended to ' <i>Within most IDB areas, any additional discharges beyond those permitted into the IDBs systems will require their prior written consent together with the payment of the relevant fee</i> '
Mr John Oldfield Bedford Group of IDBs	7.5 Develop ment location in relation to catchme nt or waterco urse	F+W SPD:70	Have observations	For clarity, this section should refer to Byelaws and Consents.	Acknowledge – reference to byelaws should be added to paragraph 7.5.4	Amended paragraph 7.5.4 to ' <i>Special consent may be required from Cambridgeshire's WMAs for development that takes place inside or within a certain distance of a non-main river watercourse. Developers should contact CCC (the LLFA) or IDB (If within an IDB's rateable area) for further details. Byelaws may also be applicable in some areas throughout Cambridgeshire. Check with the LPA/IDB if this is the case.</i> '
Adam Ireland Environment Agency	7.5.1	F+W SPD:108	Have observations	7.5.1 at the end add for accuracy and completeness environments..." <u>or any modifications needed to facilitate improvement and not compromise the river's form and function</u> ".	Acknowledged – amend wording of SPD appropriately	Paragraph 7.5.2 amended to ' <i>Under the WFD, a development's location within a catchment or its proximity to a watercourse is relevant. Proximity to a watercourse is relevant where, for example, development or engineering works could affect the ability of the body responsible for maintaining the watercourse to access, maintain or improve the water body, or where it could affect the flow in a watercourse. Riverside development must therefore be set back a reasonable distance from the water's edge,</i>

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
						<i>allowing a corridor between the two environments or any modifications needed to facilitate improvement and not compromise the river's form and function'.</i>
Mr Graham Moore Middle Level Commissioners	Map 2.1: IDBs within East Cambridgeshire District Council (ECDC) Area	F+W SPD:142	Have observations	Unlike Maps 1.1, 3.1 and 3.2, the maps 2.1–2.4 included in Appendix 2 are of extremely poor quality. This is particularly disappointing given that a detailed plan showing both the Middle Level Commissioners' catchment, rivers and our pumping station at St Germans together with the drainage districts to whom we provide administrative, engineering and/or planning services and the LPA boundaries was sent to you in April.	This is agreed and relates to the space available on the host website for the draft SPD. Full resolution maps are to be used for final document.	Amended for final document
Miss Hayleigh Woodhouse Historic England	Appendix 4: Building materials guidance	F+W SPD:16	Object	It should be acknowledged that the Building Material Guidance will not always be appropriate for Historic Buildings.	Acknowledged – a footnote to this effect should be added in	Included footnote ' <i>Please note: Building Material Guidance will not always be appropriate for historic buildings</i> '
Adam Ireland Environment Agency	Glossary of terms	F+W SPD:109	Have observations	Glossary: Include 'ambient risk' in the glossary (from sequential test Stage D page 24). Suggest: "Ambient Risks: The pre-development risks of all forms of flooding with the presence of existing defences, including risks from defences being overwhelmed, or defence asset failure. Ambient risk does not include proposed site mitigation measures.	Unsure why this is required as ambient risk is not referred to in the SPD?	No change

Annex B: Record of Issues Raised and Action Taken

Consultee Name	Chapter or Para No.	Comment ID	Support/ Observations / Object	Comment	Councils' assessment	Action
	Glossary of terms	F+W SPD:125	Have observations	Glossary - the definition of a "Hydrological Model" is much broader than this, and can apply to any watercourse, not just rivers.	Acknowledged and this should be changed	Amended to ' <i>Estimates the flow in a river/watercourse from a given amount of rainfall falling into the catchment</i> '

Appendix B: Cambridgeshire Flood and Water Supplementary Planning Document

Cambridgeshire Flood and Water Supplementary Planning Document



Cambridgeshire
County Council



Fenland District Council



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL



Huntingdonshire
DISTRICT COUNCIL



South
Cambridgeshire
District Council



CAMBRIDGE
CITY COUNCIL

Note to the reader

As the emerging Cambridge Local Plan is still at the examination stage, this document will be carried forward for adoption as an SPD at the same time as the Local Plan, as agreed at Development Plan Scrutiny Sub Committee on 6 December 2016. In the interim period, prior to adoption of the SPD, the Cambridgeshire Flood and Water document provides context and guidance as material consideration in the planning process. It does not introduce new policy but rather it elaborates on, and is consistent with Local Plan policies.

1. Introduction	2
1.1 Background	2
1.2 Why guidance is needed	4
1.3 How to use this Supplementary Planning Document	5
2. Setting the scene	7
2.1 Legislation, policy and guidance	7
2.2 European context	7
2.3 National context	8
2.4 Local context	9
3. Working together with Water Management Authorities	12
3.1 Water Management Authorities	12
3.2 Pre-application advice	12
4. Site selection and managing flood risk to developments	22
4.1 Introduction	22
4.2 Flood risk and planning	24
4.3 Site suitability and flood risk considerations for planning applications	25
4.4 The Sequential Test	31
4.5 The Exception Test	34
5. Managing and mitigating risk	39
5.1 Measures to manage flood risk	39
5.2 Managing the residual risk	48

6. Surface water and sustainable drainage systems	53
6.1 Introduction	53
6.2 The Cambridgeshire SuDS design context	54
6.3 Cambridgeshire SuDS design principles	56
6.4 Design standards and designing for exceedance	83
6.5 Designing for water quality	83
6.6 Designing a safe environment	83
6.7 Developing a surface water drainage strategy	84
6.8 Approval of SuDS	85
6.9 Adoption and maintenance of SuDS	85
7. Water Environment	88
7.1 Introduction	88
7.2 River basin management plans	88
7.3 Water Framework Directive and the planning process	89
7.4 Water resources and waste water	89
7.5 Development location in relation to catchment or watercourse	90
7.6 Aquatic environment	91
7.7 Highways	91
7.8 Land contamination	91
Appendices	
A. Local plan policies	94
A.1 Cambridgeshire County Council	94
A.2 Cambridge City Council	95
A.3 East Cambridgeshire District Council	96
A.4 Fenland District Council	97
A.5 Huntingdonshire District Council	98
A.6 South Cambridgeshire District Council	99
B. Applicant checklists	100
B.1 Drainage checklist	100
B.2 Flood risk assessment checklist	102

C. Internal drainage boards	104
D. Building materials guidance	110
E. Pre-application checklist	114
F. Surface water drainage pro-forma	115
Glossary of terms	122
Acronyms	125

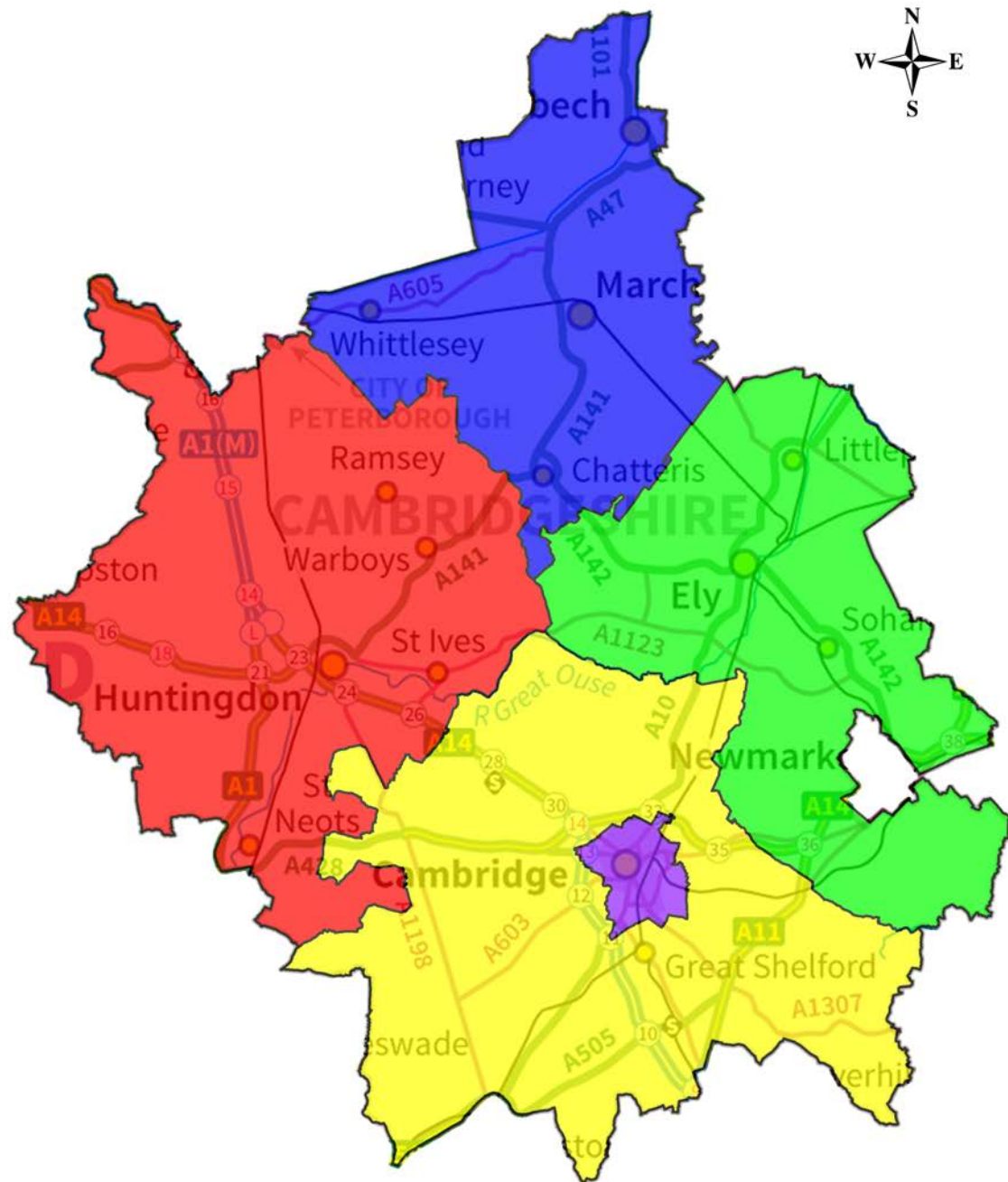


1 Introduction

1.1 Background

- 1.1.1** This [Supplementary Planning Document](#) (SPD) forms part of each of the Cambridgeshire Local Planning Authority's (LPAs) suite of planning documents. This SPD has been developed by Cambridgeshire County Council (as Lead Local Flood Authority (LLFA)) in conjunction with LPAs within Cambridgeshire, and other relevant stakeholders, to support the implementation of flood risk and water related policies in the Local Plans. It provides guidance on the implementation of flood and water related policies in each authority's respective local plan. Further details on these policies are contained within Appendix A. This section summarises the main issues addressed by the SPD. This SPD supplements policies found in:
- [The Cambridgeshire and Peterborough Minerals and Waste Development Plan](#);
 - [The Cambridge Local Plan](#);
 - [The East Cambridgeshire Local Plan](#);
 - [The Fenland Local Plan](#);
 - [The Huntingdonshire Core Strategy 2009](#) and the [emerging local plan](#); and
 - [The South Cambridgeshire Development Control Policies DPD 2007](#) and the [emerging local plan](#).
- 1.1.2** This document is a material consideration when considering planning applications. It does not introduce new policy but rather it is intended to elaborate on, and be consistent with, existing and emerging local plan policies.
- 1.1.3** As the Lead Local Flood Authority, Cambridgeshire County Council has endorsed the SPD and as part of its role as the statutory consultee for surface water management, will follow the guidance in this SPD.

Map 1.1 : City and District Councils' Areas



City and District Council Areas	
	Cambridge City Council
	East Cambridgeshire District Council
	Fenland District Council
	Huntingdonshire District Council
	South Cambridgeshire District Council

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1.2 Why guidance is needed

- 1.2.1** The aim of this SPD is to provide guidance on the approach that should be taken to manage flood risk and the water environment as part of new development proposals. The SPD will highlight the documents that will be required to accompany planning applications, including:
- Sequential Test, and where appropriate Exception Test, reports
 - Site specific Flood Risk Assessments (FRAs) and Drainage Strategies (incorporating the approach to surface water drainage)
- 1.2.2** A significant amount of new development will occur in Cambridgeshire in the next 20 years and beyond. In order to reduce the impact upon the water environment, development must be appropriately located, well designed, managed and take account of the impacts of climate change.
- 1.2.3** Each of the chapters contained within the SPD details guidance for applicants on managing flood risk and the water environment in and around new developments within Cambridgeshire. The following paragraphs provide a summary of the details of the guidance contained in each of the chapters:

Chapter 1 Introduction

This chapter provides an introduction into the background of the SPD and how it should be used by applicants, consultants, design teams, development management officers and other interested parties.

Chapter 2 Setting the Scene

This chapter provides an overview of the European and national context on flood risk and water management, as well as providing further details on the local plans and policies associated with Cambridgeshire.

Chapter 3 Working together with Water Management Authorities

Within this chapter details are given as to the key water management authorities that may need to be consulted by the applicant during the planning application, including pre-application and planning application stages.

Chapter 4 Guidance on managing flood risk

The aim of this chapter is to provide specific advice on how to address flood risk issues within the planning process, including the application of the 'sequential approach' to flood risk and producing site specific flood risk assessments.

Chapter 5 Managing and mitigating risk

An integral part of managing and mitigating risk associated with flooding is good site design. This chapter covers ways in which those risks can be appropriately addressed.

Chapter 6 Surface water and Sustainable Drainage Systems

This chapter specifically looks at a number of different design methods and how they can be incorporated into SuDS that form part of a proposed development. In addition, further guidance is given on the adoption and maintenance of SuDS.

Chapter 7 Water Environment

Under the Water Framework Directive (WFD) water environments must also be protected and improved with regards to water quality, water habitats, geomorphology and biodiversity. This chapter discusses the water environment in more detail.

1.3 How to use this Supplementary Planning Document

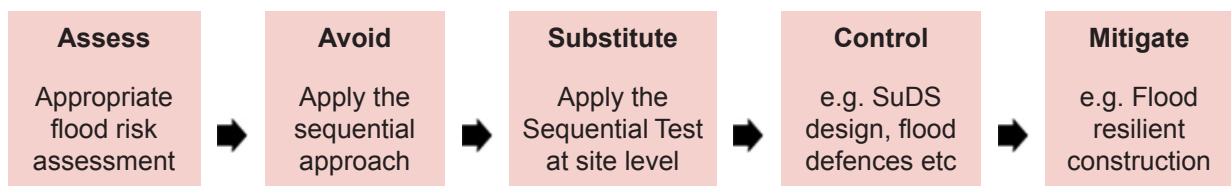
1.3.1 To ensure that Cambridgeshire has a consistent, locally appropriate approach to flood risk and water management, this SPD should be used by:

- Applicants when considering new sites for development
- Applicants when preparing the brief for their design team to ensure drainage and water management schemes are sustainably designed
- Consultants when carrying out site specific flood risk assessments
- Design teams preparing masterplans, landscape and surface water drainage schemes
- Development management officers and their specialist consultees when determining delegated planning applications, selecting appropriate planning conditions, making recommendations to committees and drawing up S106 obligations that include contributions for SuDS
- Other interested parties (e.g. Local Members) who wish to better understand the interaction between development, flooding and drainage issues

1.3.2 A checklist of information which may need to be considered in support of an application, demonstrating how it has met all the requirements set out in Chapters 2 – 7, can be found in Appendix B.

1.3.3 This SPD is set within the context of a water and flood risk management hierarchy to help developers and decision makers understand flood and water management and to embed it in decision making at all levels of the planning process.

Figure 1.1 : The Flood Risk Management Hierarchy



1.3.4 The SPD addresses all the flood and water issues associated with developments within the Cambridgeshire context. It should however be considered that the design of water features and drainage systems is dependent on a number of constraints such as existing site contamination levels, for example. This SPD does not provide detailed information on land and groundwater contamination remediation measures.

1.3.5 The SPD does not provide a comprehensive guide on all other development related issues. There is a wide range of other guidance available as part of national planning policy and from various sources for other matters.



2 Setting the scene

The aim of this chapter is to provide an overview of the European (e.g. The Water Framework Directive and The Floods Directive) and national context (e.g. Flood and Water Management Act 2010, National Planning Policy Framework, National Planning Practice Guidance and DEFRA Non-statutory Technical Standards for SuDS) on flood risk and water management, as well as providing further details on the local plans and policies associated with Cambridgeshire.

2.1 Legislation, policy and guidance

2.1.1 Flood and water management in Cambridgeshire is influenced by European and national legislation, national and local policy, technical studies and local knowledge. These themes are considered further within this chapter.

2.2 European context

The Water Framework Directive

2.2.1 The [Water Framework Directive](#) – 2000/60/EC (WFD) came into force in England in 2003 via [The Water Environment \(Water Framework Directive\) \(England and Wales\) Regulations](#). There are four main aims of the WFD:

- To improve and protect inland and coastal waters
- To promote sustainable use of water as a natural resource
- To create better habitats for wildlife that lives in and around water
- To create a better quality of life for everyone

2.2.2 To achieve the purpose of the WFD of protecting all water bodies, environmental objectives have been set. These are reported for each water body in the River Basin Management Plan (RBMP). Progress towards delivery of the objectives is reported on by the relevant authorities at the end of each six-year river basin planning cycle. Objectives vary according to the type of water body; across Cambridgeshire and the Fens there is a significant network of heavily modified and artificial watercourses.

2.2.3 Further details on the WFD can be found under Chapter 7.

The Floods Directive

2.2.4 The aim of the [EU Floods Directive](#) - 2007/60/EC is to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive came into force in the UK through the [Flood Risk Regulations 2009](#) which in turn sets the requirement for Preliminary Flood Risk Assessments (PFRA) to be produced by all unitary and county councils. The PFRA process is aimed at providing a high level overview of flood risk from local flood sources, including surface runoff, groundwater and ordinary watercourses. It is not concerned with flooding from main rivers or the sea. The [Cambridgeshire PFRA](#) report 2011 concludes (based on the evidence collected) that there are no 'Flood Risk Areas' of 'national significance' within Cambridgeshire.

2.3 National context

Flood and Water Management Act 2010

2.3.1 The [Flood and Water Management Act 2010](#) (FWMA) places the responsibility for co-ordinating 'local flood risk' management on the relevant county or unitary authority, making them a Lead Local Flood Authority (LLFA). In this context, the Act uses the term 'local flood risk' to mean flood risk from:

- Surface runoff
- Groundwater and
- Ordinary watercourses

2.3.2 Cambridgeshire County Council (CCC) is the LLFA for Cambridgeshire. The FWMA contains a range of different duties for LLFAs, including the need to prepare a Local Flood Risk Management Strategy (LFRMS) and to maintain a register of significant flood prevention assets.

2.3.3 The FWMA also seeks to encourage the uptake of Sustainable Drainage Systems (SuDS) by agreeing new approaches to the management of drainage systems.

National Planning Policy Framework and Practice Guidance

2.3.4 Section 10 of the [National Planning Policy Framework](#) (NPPF) sets out the government's aim that spatial planning should proactively help the mitigation of, and adaption to, climate change including management of water and flood risk.

2.3.5 The NPPF states that both Local Plans and planning application decisions should ensure that flood risk is not increased and where possible is reduced. Development should only be considered appropriate in flood risk areas where it can be demonstrated that:

- A site specific flood risk assessment has been undertaken which follows the Sequential Test, and if required, the Exception Test;
- Within the site, the most vulnerable uses are located in areas of lowest flood risk unless there are overriding reasons to prefer a different location;
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required (Please see DEFRA/ EA publication '[Flood Risks to People](#)' for further information on what is considered 'safe');
- That any residual risk can be safely managed, including by emergency planning; and
- The site gives priority to the use of sustainable drainage systems (SuDS).

2.3.6 The Government has also produced the national [Planning Practice Guidance](#) (PPG) to support the NPPF. Relevant sections of the NPPG advise on how spatial planning can ensure water quality and the delivery of adequate water and wastewater infrastructure can take account of the risks associated with flooding and coastal change in plan-making and the planning application process.

Sustainable Drainage Systems: Written Ministerial Statement

2.3.7 On 18 December 2014, a [ministerial statement](#) was made by the Secretary of State for Communities and Local Government (Mr Eric Pickles). The statement has placed an expectation on local planning policies and decisions on planning applications relating to major development to ensure that SuDS are put in place for the management of run-off, unless demonstrated to be inappropriate. The statement made reference to revised planning guidance to support local authorities in implementing the changes and on 23 March 2015, the Department for Environment, Food and Rural Affairs (Defra) published the '[Non-Statutory Technical Standards for Sustainable Drainage Systems](#)'. Further detail on how SuDS can be delivered in the Cambridgeshire context can be found in Chapter 6.

2.4 Local context

Catchment Flood Management Plans and Flood Risk Management Plans

2.4.1 The Environment Agency (EA) has prepared catchment based guidance to ensure that main rivers and their respective flood risk have been considered as part of the wider river system in which they function. Catchment Flood Management Plans (CFMPs) discuss the management of flood risk for up to 100 years in the future by taking into account factors such as climate change, future development and changes in land management. As well as informing Councils' planning policy and local flood management practises, the CFMPs will be part of the mechanism for reporting into the EU Floods Directive. The relevant CFMPs that impact on Cambridgeshire are the 'Great Ouse' and the 'Nene', these can all be accessed on gov.uk - [Catchment Flood Management Plan](#).

2.4.2 In addition under the Flood Directive, the EA is responsible for preparing Flood Risk Management Plans (FRMPs) to highlight the hazards and risks of flooding from rivers, the sea, and reservoirs and set out how Risk Management Authorities (RMAs) work together with communities to manage flood risk. The Anglian FRMP is a river basin district level plan which will draw on the relevant CFMPs covering Cambridgeshire. The plan highlights flood risk across the district and identifies the types of measures which need to be undertaken. The Anglian FRMP will enable effective co-ordination across catchments and will inform investment in flood risk management.

River Basin Management Plans

2.4.3 In addition, the EA has developed an [Anglian District River Basin Management Plan \(ARBMP\)](#) that identifies the state of, and pressures on, the water environment.

2.4.4 The CFMPs, FRMPs and the RBMPs together, highlight the direction of considerable investment in Cambridgeshire and how to deliver significant benefits to society and the environment.

Cambridgeshire Local Flood Risk Management Strategy

2.4.5 The LFRMS has been developed with members of the Cambridgeshire Flood Risk Management Partnership (CFRMP), for the years 2015 – 2020. The partnership is made up of representatives from the county, city and district councils, the EA, Anglian Water Services Ltd, Cambridgeshire's Internal Drainage Boards (IDBs) and Cambridgeshire Constabulary. The [strategy](#) aims to coordinate, minimise and manage the impact of flood risk within Cambridgeshire by addressing the five key objectives:

- Understanding flood risk in Cambridgeshire
- Managing the likelihood and impact of flooding
- Helping Cambridgeshire's citizens to understand and manage their own risk
- Ensuring appropriate development in Cambridgeshire
- Improving flood prediction, warning and post flood recovery

Cambridgeshire Strategic Flood Risk Assessments

2.4.6 A Strategic Flood Risk Assessment (SFRA) provides essential information on flood risk, allowing local planning authorities (LPAs) to understand the risk across the authority area. This allows for the Sequential Test (see Chapter 4) to be properly applied. Level 1 SFRAs have been undertaken for all LPAs in Cambridgeshire. Level 2 SFRAs are sometimes also required in order to facilitate the application of the Sequential and Exception Tests in areas that are at medium or high risk of flooding and where there are no suitable areas for development after applying the Sequential Test. Level 2 SFRAs provide breach and hazard mapping information that may be useful to developers in undertaking site specific flood risk assessments (FRAs). To date, a Level 2 SFRA has been undertaken for Wisbech, in Fenland.

Cambridgeshire Surface Water Management Plans

2.4.7 The [Surface Water Management Plan](#) (SWMP) outline the preferred strategy for the management of surface water in a given location. The SWMP aims to establish a long term action plan and to influence future strategy development for maintenance, investment, planning and engagement.

Local Plans

2.4.8 Each LPA within Cambridgeshire has, or is working towards, adopted its own local plan. Local plans set out a vision for their administrative area and the planning policies necessary to deliver the vision, with relevant policies on water and flood risk issues. The relevant LPAs and their adopted and draft Local Plans are identified in Appendix A.

Landscape and flood characteristics in Cambridgeshire

2.4.9 Landscape and flood risk characteristics vary across Cambridgeshire. Notably the area known as the Fen area to the north and east varies from the rest of Cambridgeshire due to its flat and low lying landscape (close to or below sea level) with extensive parts within the fluvial and/or tidal flood zone, although many settlements are predominantly located on 'islands' of higher ground e.g. Ely. As the drainage of developments on higher ground can impact on lower areas, flood risk is an important issue that needs to be considered at a local as well as strategic level. From Cambridgeshire the watercourses eventually flow to the River Nene and River Great Ouse and subsequently discharge to The Wash and the North Sea. Changes in flood regimes in Cambridgeshire can therefore have consequences downstream within the Nene and Ouse Washes catchment, beyond Cambridgeshire.

2.4.10 The Fen area has an extensive network of artificial drainage channels which are mostly pump-drained and are predominantly under the control and management of IDBs. The area is therefore reliant on flood defence infrastructure to minimise flood risk to existing development and agricultural land. Due to the historical drainage of the area, the majority of land lies below embanked higher level drainage channels representing a residual risk of defences being breached or overtopped.

2.4.11 The southern part of the county includes some significant topographical variation. Undulating hills define much of the land to the northeast of the River Cam, while the topography to the southwest of the river is more varied. Other main rivers, which flow through Cambridgeshire, include the Nene, Kym and Great Ouse. The Great Ouse flows through market towns across Huntingdonshire and East Cambridgeshire and its floodplains are prominent features in the landscape.



3 Working together with Water Management Authorities

This chapter provides specific details in relation to the key water management authorities that may need to be consulted during the pre-application and planning application stages, when considering water management and flood risk matters that may be associated with a proposal.

3.1 Water Management Authorities

- 3.1.1** This chapter highlights the key Water Management Authorities (WMAs) that may need to be consulted during the planning application process. Applicants are advised to seek advice at the earliest opportunity (e.g. pre-application stage) in order to ensure all relevant flood and water requirements are appropriately addressed and met.
- 3.1.2** The national Planning Practice Guidance (PPG) lists the statutory consultees to the planning process. Within Cambridgeshire, although the local water and sewerage companies (Anglian Water and Cambridge Water) and the IDBs are not statutory consultees, they are consulted by LPAs as part of the planning application process. Table 3.1 lists all the key WMAs across Cambridgeshire (some of which are statutory consultees) and it is important that those proposing new developments actively engage with the relevant WMAs at the earliest possible stage.
- 3.1.3** Some of the WMAs listed in Table 3.1, are defined as Risk Management Authorities (RMAs) under the Flood and Water Management Act (FWMA). Details of the RMAs in Cambridgeshire are shown in Table 3.2. RMAs have responsibilities and powers that they can use in order to manage flood risk (refer to Section 3.2.16 for further information).

3.2 Pre-application advice

- 3.2.1** Many of Cambridgeshire's LPAs and WMAs provide a pre-application advice service. There may be a charge for this service. Further advice can be found on each LPA's or WMA's website.
- 3.2.2** The LPAs encourage all applicants to seek pre-application advice to help make sure that the proposed development is of a high quality. LPAs can provide useful guidance and advice to help ensure that applications that are submitted contain the correct information and comply with the relevant planning policies. All proposed development, regardless of size, can benefit from pre-application advice. In the case of larger development proposals, Planning Performance Agreements (PPAs) may be appropriate. The relevant LPA should be consulted for further information.
- 3.2.3** It is recommended that alongside contacting LPAs, developers directly contact relevant WMAs to receive in depth comments and feedback, to strengthen their final application. The more detailed the information provided to the authority about the site, its location and the proposed discharge points and drainage system, the better its advice can be. Some of these authorities have a specific form that needs to be completed as part of this process. It is the responsibility of developers to ensure that they engage with the appropriate WMAs at the earliest stages of the planning process in advance of an application being made to the LPA.

Table 3.1 : Key Water Management Authorities

Key Authorities	When to consult (not exhaustive)	Applicable to relevant district area/countywide					
		CCC	CCiC	ECDC	FDC	HDC	SCDC
Environment Agency (EA)	The EA should be consulted on development , other than minor or as defined in the EA's Flood Risk Standing Advice document within Flood Zone 2 or 3, or in Flood Zone 1 where critical drainage problems have been notified to the LPA. Consultation will also be required for any development projects within 20m of a Main River or flood defence, and other water management matters.	✓	✓	✓	✓	✓	✓
Historic England	Whilst Historic England are not a WMA, they should be consulted where proposals may affect heritage assets and their settings.	✓	✓	✓	✓	✓	✓
Highways England	When the quality and capacity of the Highways England (strategic) road network could be affected.	✓	✓	✓	✓	✓	✓
Lead Local Flood Authority (CCC)	Where the proposed work will either affect or use an ordinary watercourse or require consent permission, outside of an IDB's rateable area. As of the 15 th April 2015 the LLFA should be consulted on surface water drainage proposal for all major developments (as defined in Town & Country Planning DMPO 2015)	✓	✓	✓	✓	✓	✓
Local Highway Authority(CCC)	Where the proposed development will either involve a new access to the local highway network or increase or change traffic movements.	✓	✓	✓	✓	✓	✓
City and District Councils	Refer to the guidance in Chapter 4. Additionally, where an awarded watercourse runs within or adjacent to a proposed development consultation is required with the relevant section of a district council.	✓	✓	✓	✓	✓	✓
Natural England	Natural England has mapped 'risk zones' to help developers and LPAs determine whether consultation is required. This is likely where water bodies with special local or European designations (e.g. SSSI or Ramsar) exist.	✓	✓	✓	✓	✓	✓

3 Working together with Water Management Authorities

Key Authorities	When to consult (not exhaustive)	Applicable to relevant district area/countywide					
		CCC	CCiC	ECDC	FDC	HDC	SCDC
Anglian Water	Anglian Water should be consulted where connection to surface water sewers is required or where the flow to public sewerage system may be affected. They should also be consulted where either new connections to the water supply network are required or if any alterations are made to existing connections.	✓	✓	✓	✓	✓	✓
Cambridge Water	Where either an installation of water systems is required or if any alterations are made to existing connections.	✓	✓			✓	✓
North Level Drainage Board	Proposed development in or in close proximity to an IDB district (refer to Appendix C)	✓			✓		
Haddenham Level Drainage Commissioners		✓		✓			✓
Ramsey IDB		✓				✓	
Whittlesey Consortium of IDBs		✓			✓	✓	
Bedford Group of IDBs		✓				✓	
Ely Group of IDBs		✓		✓			✓
IDBs represented by Middle Level Commissioners		✓		✓	✓	✓	✓

Environment Agency

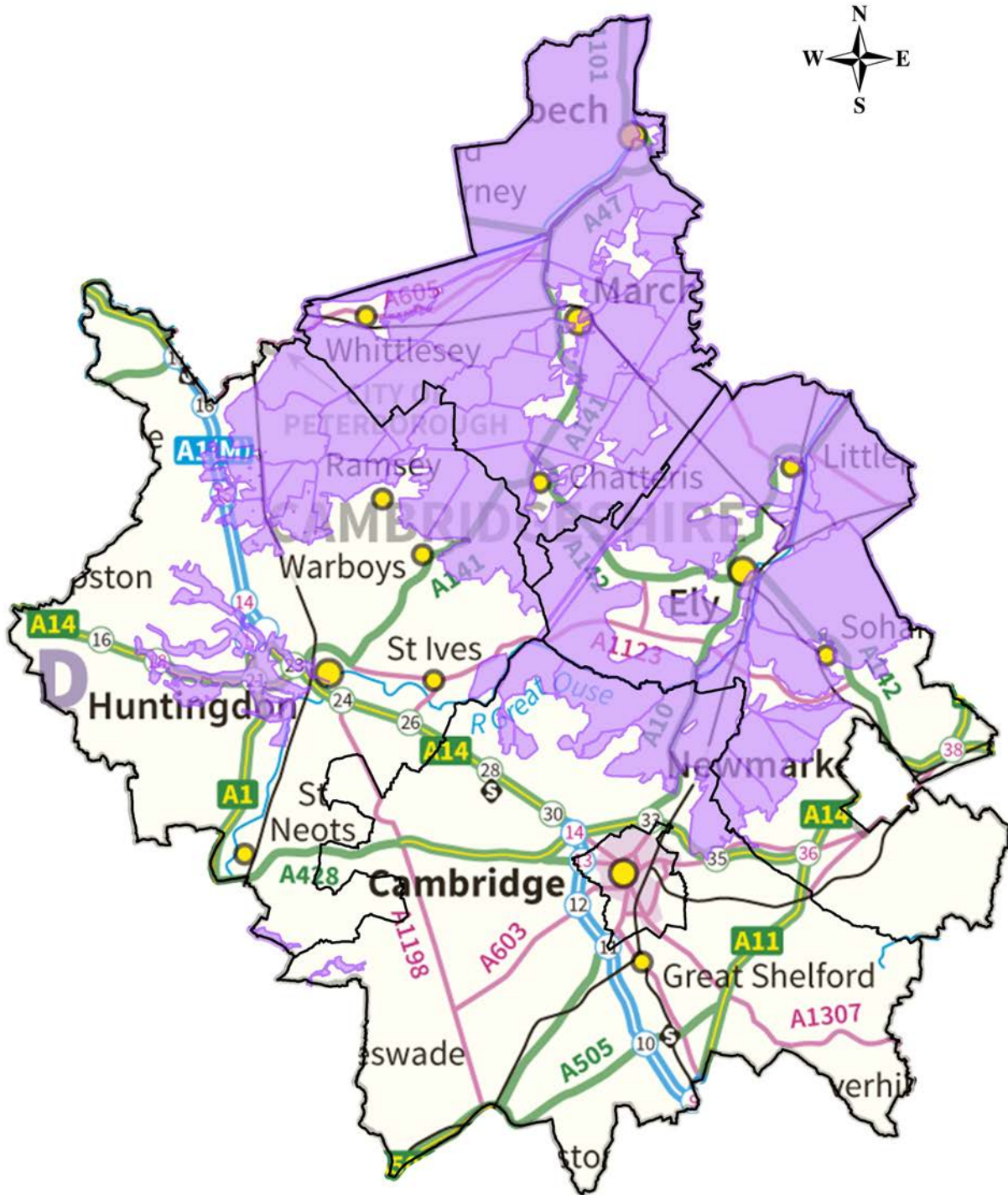
3.2.4 The EA is a non-departmental public body responsible for protecting and enhancing the environment as a whole and contributing to the government's aim of achieving sustainable development in England and Wales. The EA has powers to work on main rivers to manage flood risk. These powers are permissive, this means they are not a duty, and they allow the EA to carry out flood and coastal risk management work and to regulate the actions of other flood risk management authorities on main rivers and the coast. The EA also has powers to regulate and consent works to main rivers. Prior written consent is required from the EA for any work in, under, over or within 9 metres of a main river or between the high water line and the secondary line of defence e.g. earth embankment. This should be sought in conjunction with any pre-planning discussions as set out in section 3.2. The EA also has a strategic overview role across all types of flooding as well as other types of water management matters. Guidance on when to consult the EA can be found in Chapter 4. For further information on the [EA's roles and responsibilities see the gov.uk website](#).

Internal Drainage Boards

- 3.2.5** A large proportion of Cambridgeshire is specially managed by IDBs to ensure that the area retains its significant agricultural, industrial, leisure and residential functions. IDBs are predominantly associated with the Fen area however they do exist in other landscapes extending into The Fens, the Fen Margin and the Central Claylands.
- 3.2.6** IDBs are local public authorities that manage water levels. They are an integral part of managing flood risk and land drainage within areas of special drainage need in England and Wales. IDBs have permissive powers to undertake work to provide water level management within their Internal Drainage District. They undertake works to reduce flood risk to people and property and manage water levels for local needs. Much of their work involves the maintenance of rivers, drainage channels, outfalls and pumping stations, facilitating drainage of new developments and advising on planning applications. They also have statutory duties with regard to the environment and recreation when exercising their permissive powers.
- 3.2.7** IDBs input into the planning system by facilitating the drainage of new and existing developments within their districts and advising on planning applications; however they are not a statutory consultee to the planning process.
- 3.2.8** In some cases, a development meeting the criteria listed below may need to submit a FRA to the IDBs to inform any consent applications. This relates to the IDBs' by-laws under the Land Drainage Act 1991 (further information on the preparation of site specific FRAs can be found in Chapter 4).
- Development being either within or adjacent to a drain/ watercourse, and/ or other flood defence structure within the area of an IDB;
 - Development being within the channel of any ordinary watercourse within an IDB area;
 - Where a direct discharge of surface water or treated effluent is proposed into an IDBs catchment;
 - For any development proposal affecting more than one watercourse in an IDBs area and having possible strategic implications;
 - In an area of an IDB that is in an area of known flood risk;
 - Development being within the maintenance access strips provided under the IDBs byelaws;
 - Any other application that may have material drainage implications.
- 3.2.9** Some IDBs also have other duties, powers and responsibilities under specific legislation. For example the Middle Level Commissioners (MLC) is also a navigation authority. Although technically the MLC are not an IDB, for ease of reference within this document it has been agreed that the term IDB can be used broadly to refer to all relevant IDBs under its jurisdiction. A list of the IDBs can be found in Appendix C.
- 3.2.10** IDBs may have rateable and non-rateable areas within their catchments. It is recommended that applicants contact the relevant IDB to clarify which area proposed development falls into, and if there is an associated charge.
- 3.2.11** There are 53 IDBs within Cambridgeshire, Map 3.1 highlights the area of Cambridgeshire that is covered by IDBs. Some of the IDBs are represented or managed by Haddenham Level Drainage Commissioners, Whittlesey Consortium of IDBs, North Level District IDB, Ely Group of IDBs, Bedford Group of IDBs, Kings Lynn IDB and MLC. The names of the IDB groups covering each district are stated in Appendix C.
- 3.2.12** The maps in Appendix C show the IDB groups for the relevant City and District Councils. Detailed information on IDBs' boundaries can be found on their individual websites.

3 Working together with Water Management Authorities

Map 3.1 : IDBs within Cambridgeshire



Internal Drainage Boards

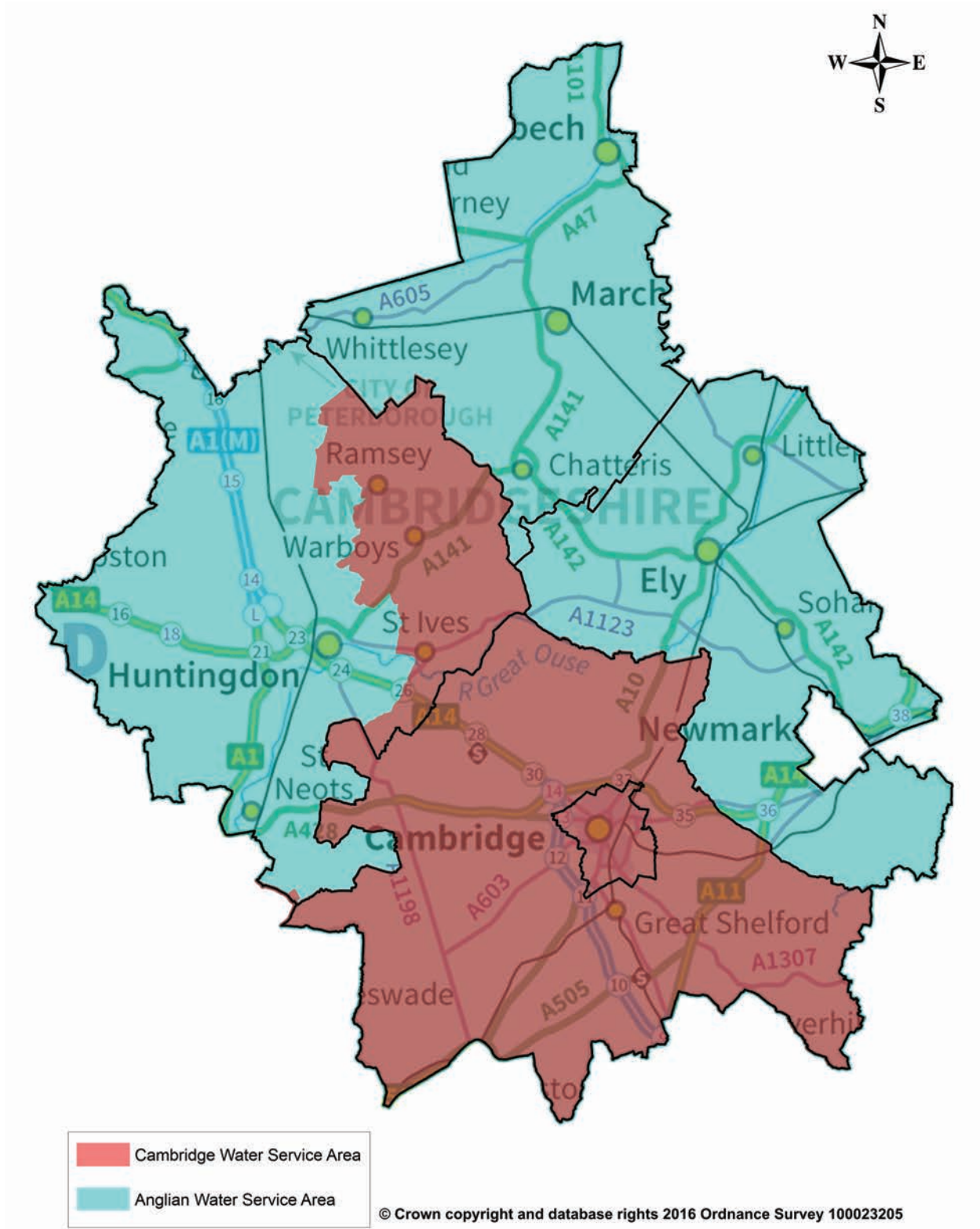
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Water and wastewater providers

- 3.2.13** Two separate water service providers in Cambridgeshire provide potable water; Cambridge Water and Anglian Water. Cambridge Water supplies potable water to areas around Cambridge, South Cambridgeshire and parts of Huntingdonshire. Anglian Water supplies potable water to areas around Fenland, East Cambridgeshire and parts of Huntingdonshire. It is a statutory requirement to gain consent from the relevant service provider if you are intending to install water systems or make an alteration to existing connections, prior to the commencement of work. Map 3.2 identifies the water service areas covered by Anglian Water and Cambridge Water.
- 3.2.14** Anglian Water is also the sewerage undertaker for the whole of Cambridgeshire and has the responsibility to maintain foul, surface and combined public sewers so that it can effectively drain the area. When flows (foul or surface water) are proposed to enter public sewers, Anglian Water will assess whether the public system has the capacity to accept these flows as part of their pre-application service. If there is not available capacity, they will provide a solution that identifies the necessary mitigation. Information about Anglian Water's development service is available on their [website](#). Anglian Water also comments on the available capacity of foul and surface water sewers as part of the planning application process.

3 Working together with Water Management Authorities

Map 3.2 : Cambridge Water and Anglian Water Coverage



Note: Anglian Water is the sewerage undertaker for the entire Cambridgeshire area

Cambridgeshire County Council

3.2.15 One of its key priorities as the LLFA is to coordinate the management of flood risk from groundwater, surface water and ordinary watercourses. This includes the development and implementation of a [Cambridgeshire Local Flood Risk Management Strategy \(LFRMS\)](#).

3.2.16 The RMAs have a duty to carry out flood risk management functions in a manner consistent with the national and local strategies. The RMAs in Cambridgeshire are highlighted below in Table 3.2.

Table 3.2 : Relevant Flood Risk Management Authorities

Flood Sources	EA	LLFA	City and District Councils	Anglian Water	Highway Authorities	IDBs
Rivers						
Main River	✓					
Ordinary Watercourse		✓				✓
Awarded Watercourse			✓			
Ground Water		✓				
Surface Runoff						
Surface water		✓				
Surface water originating on the highway					✓	
Other						
Sewer flooding				✓		
The Sea, Reservoirs	✓					

3.2.17 The LLFA has powers to require works to be undertaken to maintain the flow in ordinary watercourses that fall outside of an IDB districts.

3.2.18 The LLFA provides technical advice on surface water drainage proposals for 'major' applications to the City and District Councils.

3.2.19 Cambridgeshire County Council (CCC) is the Local Highway Authority and manages highway drainage, carrying out maintenance and improvement works on an on-going basis as necessary to maintain existing standards of flood protection for highways, making appropriate allowances for climate change. It has the responsibility to ensure that road projects do not increase flood risk. In addition, Highways England operates, maintains and improves a number of motorways and major A roads across the County.

3.2.20 In addition, CCC is the Minerals and Waste Planning Authority and has the role of planning authority for County matters such as schools and therefore has the same responsibilities as LPAs (refer to Section 3.2.21 to 3.2.23).

City and District Councils

- 3.2.21** Each of the five city and district councils within Cambridgeshire are LPAs and assess, consult on and determine whether or not development proposals are acceptable, ensuring that flooding and other similar risks are effectively managed.
- 3.2.22** The LPA will consult the relevant statutory consultees as part of the planning application assessment and they may, in some cases also contact non-statutory consultees (e.g. Anglian Water or IDBs) that have an interest in the planning application.
- 3.2.23** The City and District Councils have a responsibility to maintain 'awarded' watercourses. They also have statutory powers to modify or remove inappropriate structures within channels on ordinary watercourses, along with other flood protection responsibilities. They have the powers to take the appropriate action against those whose actions increase flood risk or make management of that risk more difficult and are therefore an important consultee for flood risk matters.



4 Site selection and managing flood risk to developments

The aim of this chapter is to give advice to applicants on how to address flood risk in the planning process. It provides specific guidance on the principles of managing flood risk and emphasises how it should be considered at all stages of planning. There is guidance on the application of the sequential approach to flooding including the Sequential and Exception Tests and the production of site specific flood risk assessments to accompany planning applications. This chapter is also particularly important for assessing proposed developments on windfall and non-allocated sites.

4.1 Introduction

4.1.1 Developments can be affected by flooding from a number of 'sources' including:

- River flooding (fluvial)
- Surface water flooding (pluvial)
- Coastal and tidal flooding
- Reservoir flooding
- Sewer flooding
- Groundwater

4.1.2 Flood risk is an expression of the combination of the flood probability (how likely the event will happen) and the magnitude of the potential consequences (the impact such as economic, social or environmental damage) of the flood event.

4.1.3 The likelihood or risk of flooding can be expressed in two ways:

- **Chance of flooding:** As a percentage chance of flooding each year. For example, for Flood Zone 3a there is a 5% annual probability of this area flooding
- **Return period:** This term is used to express the frequency of flood events. It refers to the estimated average time interval between events of a given magnitude. For example, for Flood Zone 3a the return period would be expressed as 1 in 20 year

4.1.4 There is however a move away from using return periods as an expression of flood risk as this approach does not accurately express the risk of flooding. For example it is misleading to say that a 1 in 100 year flood will only occur once in every hundred years. This suggests that if it occurs in one year then it should not be expected to reoccur again for another 100 years; however this is not the case. The percentage chance of flooding each year, often referred to as **annual probability**, is now the preferred method of expressing flood risk.

4.1.5 Fluvial flooding is divided into flood zones based on the risk of flooding:

Figure 4.1 : Fluvial Flood Risk Zones

Functional flood plain	High probability/risk	Medium probability/risk	Low probability/risk	Flood Zones
3b	3a	2	1	
1 in 1	1 in 20	1 in 100	1 in 1000	Return period
100%	5%	1%	0.1%	Annual Exceedance Probability
High risk <-----> Low Risk				

4.1.6 Maps showing Flood Zones are available on the [gov.uk website](http://gov.uk). The Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. Table 4.1 details the Flood Zones and their definitions taken from the PPG.

Table 4.1 : Flood Zone and Flood Risk⁽¹⁾

Flood Zone	Definition
Zone 1 – Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3)
Zone 2 – Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a – High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b – The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. LPAs should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the EA. (Not separately distinguished from Zone 3a on the Flood Map)

1. Source: [Table 1: Flood Zones, National Planning Practice Guidance](#)

4.1.7 To cope with the potential risks and forecasts of climate change (predicted 1.05m rise in sea levels in the East of England, warmer summers, wetter winters and increased river flows by 2115) and to ensure that new development is safe for its lifetime, the Government has emphasised that development in areas at risk of flooding should be avoided by directing development away from the highest risk areas. Where development is necessary it should be made safe without increasing flood risk elsewhere. Please see the DEFRA/ EA publication [‘Flood Risks to People’](#) for further information on what is considered ‘safe’.

4.1.8 All proposals should therefore follow a Sequential Approach to flood risk. This means relevant development will be directed to the areas at the lowest risk of flooding at a strategic, local and site-scale level. It will be necessary to consider flooding from all sources: the sea (tidal), rivers (fluvial), surface water (pluvial) and ground water, and a possible combination of all of these. Further detail on the Sequential Test is provided in 4.4.

4.2 Flood risk and planning

The approach to flood risk in planning

4.2.1 The general approach (i.e. [the Sequential Approach](#)) to flood risk and planning is to ensure that, where possible, development is located in the areas of lowest flood risk. This can be applied at a variety of scales, including:

- At a strategic scale, when looking at a number of sites and then choosing the site with the lowest flood risk for development;
- At an individual site scale, where the area of lowest flood risk within the site boundary is the preferred location for the proposed development;
- At a building scale, where the part of the building that is the most vulnerable is located in the area of lowest flood risk.

4.2.2 The **Sequential Approach** should apply to all sources of flood risk and is central to the Government's approach as outlined in the National Planning Policy Framework (NPPF) and the PPG. An example of this is that when considering fluvial flood risk, all [developments](#) should be located in Flood Zone 1 unless there are no reasonably available sites. Only then should Flood Zone 2 be considered. Flood Zone 3 should only be considered if there are no reasonably available sites in Flood Zones 1 and 2.

The Sequential Test and Exception Test

4.2.3 The Sequential Test is a method for determining if a site is suitable for development because it is at the lowest risk of flooding, and there are no other reasonably available sites at a lower risk (refer to section 4.4 below). If this is not the case then the Exception Test may be required which will mean some further considerations are taken into account (refer to 4.5 below). Table 4.2 (within 4.5) identifies the 'flood risk vulnerability and flood zone compatibility' table taken from the NPPG, which assists in classifying your site against the exception test. These 'classifications' are under the following headings:

- Essential Infrastructure
- Highly Vulnerable
- More Vulnerable
- Less Vulnerable
- Water-Compatible Development

Strategic Flood Risk Assessments

4.2.4 SFRA's should be used by developers to inform site selection (see section 4.3, Step 1) and provide high level information for the site specific Flood Risk Assessments (FRAs) (see section 4.3, Step 4).

4.3 Site suitability and flood risk considerations for planning applications

4.3.1 Those proposing development in areas of flood risk are responsible for:

- Demonstrating that the proposed development is consistent with national and local planning policy (Chapter 2);
- Undertaking appropriate consultation with the water management authorities (Chapter 3);
- Providing a site specific flood risk assessment (FRA), as part of the planning process, which meets the requirements of this chapter and those set by the relevant WMAs;
- Integrating into proposals designs that reduce flood risk to the development and elsewhere by incorporating appropriate flood risk management measures (Chapter 5), including the use of sustainable drainage systems (SuDS) (Chapter 6);
- Ensuring that any necessary flood risk management measures are sufficiently funded to ensure that the site can be developed and occupied safely throughout its proposed lifetime.

4.3.2 Applications for sites in Flood Zones 2 and 3 where there is no Sequential Test information submitted will be deemed to have failed the Sequential Test (See Section 4.4).

4.3.3 The following sections set out the steps (1 – 6) that should be taken when determining if a site is suitable for development when considering flood risk. All requirements are consistent with the NPPF and PPG, with local requirements explained further. Reference should also be made to the developer checklist provided in Appendix B, which should be submitted with planning applications alongside other relevant and up to date information related to flood risk and the water environment.

Note that each of these steps applies to all scales of development.

Step 1 – Allocation within Local Development Plan

4.3.4 Applicants must consider allocations within the relevant local development plan. If the site has been allocated in the relevant Local Plan/development plan for the same land use type/vulnerability classification that is now being proposed, then an assessment of flood risk, at a strategic level, has already been undertaken. This will have included assessing the site, against other alternative sites, as part of a Sequential Approach to flood risk.

4.3.5 While the situation is rare it is possible that the flood zoning of a site may change after adoption of the relevant part of the Local Plan (the EA refines Flood Zones on a regular basis to ensure the data is up to date). In this situation the Local Planning Authority (LPA) may require the developer to pass part b) of Step 1.

4.3.6 In general where a site has not been allocated in a Local Plan or the flood zone classification has changed since adoption of the Plan (i.e. it is a windfall or non-allocated site), the Sequential Test and where appropriate the Exception Test will need to be undertaken following the overarching principles of the Sequential Approach. Details of the Sequential and Exception Tests are specified in Sections 4.4 and 4.5.

4.3.7 Applicants should indicate their site boundary on a plan and if applicable the boundary of any allocated site and check to see if there is any updated flood risk information after the preparation of the relevant SFRA.

4 Site selection and managing flood risk to developments

Step 1

Consider Allocations

- a. Can it be demonstrated by the developer that the type and location of the proposed development has been allocated in the relevant Local Plan/development plan?
- b. Can it be demonstrated that the flood risk information contained within the SFRA and associated Sequential Test assessment accompanying the Local Plan/development plan (where applicable) is still appropriate for use?

If the answer to both of the above is yes, go to Step 3 (the Sequential and Exception Tests do not need to be completed). If the answer to either of the above is no, go to Step 2.

Step 2

Consider Flood Risk

Is the site:

- a. In Flood Zone 2 or 3?
- b. In Flood Zone 1 and within an area that has been identified in the relevant SFRA (or any updated available information) as having flooding issues now or in the future (for example, through the impacts of climate change)?
- c. In an area of significant flood risk from sources other than fluvial or tidal such as surface water, ground water, reservoirs, sewers, etc. (see Stage C - Developer to obtain flood risk information for all sites for details)?

If the answer to any of the above questions is yes, the Sequential Test is required to be undertaken by the developer and the results submitted to the LPA for assessment. Note: Discussions on the Exception Test should not be taking place until the Sequential Test is undertaken and passed. Further information on the Sequential and Exception Tests can be found in Sections 4.4 and 4.5 respectively.

4.3.8 Following on from Steps 1 and 2, if no pre-application consultation has already been undertaken, it is strongly recommended that such discussions are undertaken with the relevant LPA and the appropriate WMAs. Refer to Chapter 3 for more details.

4.3.9 The purpose of pre-application consultations is to identify the range of issues that may affect the site and, following on from the Sequential Test and if necessary the Exception Test, determine whether the site is suitable for its intended use. A FRA should not be undertaken until Step 1, Step 2 and Step 3 have been carried out.

Step 3

Undertake pre-application consultation

Meaningful, on-going and iterative discussions with the LPAs and relevant WMAs can resolve issues prior to the submission of a planning application and can result in a more efficient planning application process. As a starting point it is recommended to consider the following at this stage:

- a. Does the LPA confirm that the proposed development may be acceptable in principle from the perspective of other planning constraints rather than flood risk?
- b. Does the LPA confirm that the Sequential Test, and if required the Exception Test, has been undertaken appropriately and that it covers all relevant issues?
- c. Is there potential for contamination on site which could affect site design and layout and the types of SuDS components used?
- d. How can the site meet national and local SuDS standards?
- e. Is a site specific FRA required? If so, what is the scope of an appropriate site specific FRA?
- f. Are there any major opportunities or constraints to the site with regards to the management of flood risk, drainage, contamination or the quality of related water environments?
- g. Agree the discharge points for site drainage with the LPA and relevant WMA;
- h. Obtain any relevant data needed in order to prepare the site specific FRA and drainage strategy.
- i. Are any consents required from the EA/Internal Drainage Boards (IDBs)/ Lead Local Flood Authority (LLFA)/ Anglian Water?

Once all these stages have been considered please go to Step 4.

4.3.10 In areas of Cambridgeshire that are defended from flooding the residual risk of breaching of the defence can mean that some locations in Flood Zone 1 could be at risk of flooding. While the EA's recognised flood maps show the areas that would be at risk if there were no defences, the failure of such structures can produce different results. The pressure the water may be under at the time of breach and the pathway that it is forced to take may not be the same as if water were naturally overtopping the river banks. For this reason a FRA may be required for sites proposing people-based uses in defended areas that are actually within Flood Zone 1. If this situation applies, breach modelling is also likely to be required as part of the planning process since this would enable determination of the actual risk to a site (see Section 5.1.5 below). Advice should be sought from the EA if further explanation is required on this point.

4.3.11 A large part of Cambridgeshire is low lying agricultural land and prior to drainage comprised traditional fen. Since flood risk management practices in this area vary, there are some scenarios not listed by the NPPF, where a FRA could be required. FRAs that are acceptable to all parties prior to submission may avoid further amendments being required to the document during determination by the relevant LPA, as well as any post-planning permission variations.

4 Site selection and managing flood risk to developments

Step 4

Site Specific Flood Risk Assessment (FRA)

A site specific [FRA](#) is required:

- a. For proposals of 1 hectare or greater in Flood Zone 1;
- b. For all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3; or
- c. In an area within Flood Zone 1 which has critical drainage problems (as notified to LPAs by the EA); or
- d. Where proposed development, or a change of use to a more vulnerable class, may be subject to other sources of flooding.

A FRA may also be required for some specific situations:

1. If the site may be at risk from the breach of a local defence (even if the site is actually in Flood Zone 1);
2. Where the site is intended to discharge to the catchment or assets of a WMA which requires a site specific FRA;
3. Where the site's drainage system may have an impact on an IDB's system;
4. Where evidence of historical or recent flood events have been passed to the LPA; or
5. In an area of significant [surface water flood risk](#).

A site specific flood risk assessment must demonstrate that the new development is safe in flood risk terms and does not increase flood risk elsewhere.

4.3.12 Flood risk, site design and emergency access and escape can affect the value of land, the cost of developing it and the cost of its future management and use. Such matters should be considered as part of the site specific FRA as early as possible in preparing the development proposal.

4.3.13 The box below sets out the requirements of a FRA, with the FRA checklist in Appendix B.2 detailing what information should be contained within it. In the preparation of FRAs, applicants are advised to consult the relevant WMAs.

FRAs should:

- a. **Be proportionate** to the risk and appropriate to the scale, nature and location of the development;
- b. Be undertaken **as early as possible** in the particular planning process, by a competent person, to avoid abortive work raising landowner expectations where land is unsuitable for development. Whilst a FRA must be considered at an early stage this is not to be undertaken until Step 1, Step 2 and Step 4 have been completed;
- c. Consider and quantify the **different types of flooding** (whether from natural or human sources and including joint and cumulative effects). The LPA will expect links to be made to the management of surface water as described in Chapter 6. Information to assist with the identification of surface water and groundwater flood risk is available from the LLFA, the EA and the LPA. Applicants should also assess the risk of foul sewage flooding as part of the FRA. Anglian Water as sewerage undertaker can provide relevant information to the applicant to inform preparation of FRAs;
- d. Consider the effects of a range of flooding events including the **impacts of extreme events** on people, property, the natural and historic environments and river processes;
- e. Consider the **vulnerability of occupiers and users** of the development, taking account of the Sequential and Exception Tests and the vulnerability classification, and include arrangements for safe access (Please see the Defra/EA publication 'Flood Risks to People' for further information on what is considered 'safe');
- f. Identify relevant **flood risk reduction measures** for all sources of flood risk not just for the site but elsewhere i.e. downstream existing flooding problems;

- g. Consider both the potential adverse and beneficial **effects of flood risk management infrastructure** including raised defences, flow channels, flood storage areas and other artificial features together with the consequences of their failure;
- h. Include assessment of the **'residual' (remaining) risk** after risk reduction measures have been taken into account and demonstrate that this risk is acceptable for the particular development or land use. Further guidance on this is given in Chapter 5;
- i. Be supported by appropriate **evidence data** and information, including historical information on previous events;
- j. Consider the risk of **flooding arising from the proposed development** in addition to the **risk of flooding to development on the site**. This includes considering how the ability of water to soak into the ground may change after development. This would mean the preparation of surface water drainage proposals. This includes all flow routes including flood flow paths or ordinary watercourses flowing onto the development site and therefore needing to be taken account of;
- k. Take a **'whole system'** approach to drainage to ensure site discharge does not cause problems further along in the drainage sub-catchment/can be safely catered for downstream and upstream of the site;
- l. Take the appropriate **impacts of climate change** into account for the lifetime of the development including the proposed vulnerability classification. Guidance is available on the [.gov.uk website](#); and
- m. The FRA must clearly demonstrate that the **Sequential Test and Exception Test** have been passed.

4.3.14 A surface water drainage strategy contains the proposals for the surface water drainage of the development. Such a strategy should include initial proposals that are sufficient to demonstrate a scheme can be delivered that will adequately drain the proposed development whilst not increasing flood risk elsewhere.

4.3.15 If an outline application is to be submitted for a [major development](#) then an outline surface water drainage strategy should be submitted outlining initial proposals and quantifying the conceptual surface water management for the site as a whole. This should detail any strategic features, including their size and location. A detailed surface water drainage strategy should subsequently be submitted with each reserved matters application that comes forward and demonstrate how it complies with the outline surface water drainage strategy.

Step 5

Surface Water Drainage Strategy

Prepare the surface water drainage strategy, ensuring consistency between the surface water flood risk and any initial drainage proposals discussed in the FRA. The surface water drainage strategy should be included within or alongside the FRA as part of your planning application submissions.

- a. Check which river catchment the site is in and its specific characteristics. Bear these in mind as site drainage is designed so that any constraints can be mitigated against and advantages can be taken of any opportunities.
- b. Work up your drainage strategy in tandem with your site layout and highway designs. This will help avoid abortive work in any one area. Use Chapter 6 to ensure that the following have been considered:
 - i. The submission requirements, including any supporting investigations
 - ii. Sustainable drainage design principles
 - iii. Interception, infiltration, flow rate runoff control, volumetric runoff control, and exceedance flow management
 - iv. Site discharge location and attenuation provision
 - v. Water quality treatment, habitat provision and biodiversity
 - vi. Health and safety, access and amenity
 - vii. Use the correct climate change allowances for the development based on its lifetime
- c. Ensure that the required management and maintenance of all site features has been clearly set out as part of the drainage strategy. Get initial agreements in place to cover management funding for the lifetime of the development.
- d. Check that the quality of the water environment and therefore the Water Framework Directive (WFD) impacts have been specifically considered as part of all of the flood and drainage measures proposed. Is development of the site likely to cause detriment to the WFD status of a water body? Have opportunities been taken to enhance the water environment? Use Chapter Water Environment to support this process.

Step 6

Submission of planning application

Once all these issues have been satisfactorily addressed then a planning application supported by where necessary, evidence of the Sequential Test, the Exception Test, a site specific FRA and a surface water drainage strategy, can be submitted. This will be formally reviewed by the LPA in consultation with the relevant WMAs as outlined in Chapter 3. All relevant authorities and consultee comments are taken into consideration in the determination of the planning application.

4.4 The Sequential Test

4.4.1 The [Sequential Test](#) was developed to steer developments to areas with the lowest probability of flooding. Generally development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. This is applicable for all sources of flooding.

4.4.2 The Sequential Test does not need to be applied for:

- i. Individual developments on sites which have been allocated in development plans as the Sequential Test process has already been undertaken (unless the Flood Zones for the site have changed);
- ii. Minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site); or
- iii. Sites located wholly in Flood Zone 1

4.4.3 The definition of [minor development](#) for the purposes of the Sequential Test is:

- **Minor non-residential extensions:** industrial/commercial/leisure etc. extensions with a footprint less than 250 square metres;
- **Alterations:** development that does not increase the size of buildings e.g. alterations to external appearance;
- **Householder development:** for example sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

4.4.4 All sources of flood risk should be considered when assessing the need for the Sequential Test as well as undertaking the test.

4.4.5 It is generally expected that in areas with extensive Flood Zone 1, the Sequential Test will be more effective at steering development away from Flood Zones 2 and 3. However, where there is extensive Flood Zone 3 in the area of search, the development's objectives are less likely to be met in Flood Zone 1. In these cases, developers may need to carry out further flood risk appraisal work to determine which sites are safest and at lowest risk to develop.

4.4.6 The following sets out how **applicants** should undertake the Sequential Test for assessment by the LPA. This would normally take the form of the submission of a report commensurate in size to the scale of development.

Stage A: Applicant to agree with the LPA the geographical area over which the test is to be applied

This is usually over the entire LPA area and may only be reduced in discussion with the LPA because of the functional requirements and objectives of the proposed development (e.g. catchment area for a school, community facilities, a shop, a public house, appropriate land use areas and regeneration zones etc.) and because there is an identified local need for that type of development.

The relevant local plan should be the starting point to understand areas of local need.

For uses that have a sub-regional, regional or national impact it may be appropriate to expand the area beyond the LPA boundary.

Developers should agree the geographical area for the search with the relevant LPA before undertaking the search and state a justification at the start of the report.

4 Site selection and managing flood risk to developments



Stage B: Developer to identify and list reasonably available sites

These sites will usually be sites that are known to the LPA and that meet the functional requirements of the application in question and are considered to be reasonably available.

Reasonably available sites will be identified from a number of sources, including:

- Local Plan allocations;
- Sites with planning permissions for the same or similar development, but not yet developed;
- Five year Land Supply and/or Annual Monitoring Reports;
- Housing and Economic Land Availability Assessments (HELAAAs);
- Local property agents' listings;
- Historic windfall rates, where appropriate.

Additionally, a site is only considered to be reasonably available if **all** of the following apply:

- The site is within the agreed area of search;
- The site is not safeguarded in the relevant Local Plan for another use;
- It does not have any issues (e.g. constraints or designations) that cannot be overcome and that would prevent development on the site.

Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.

Developers should list the reasonably available sites considered and where they obtained the information within the report.



Stage C: Developer to obtain flood risk information for all sites

This can be obtained from a number of organisations (see below); the starting point should be the LPAs Strategic Flood Risk Assessment (SFRA) which contains known flood risk information at the date of its publication.

However, flood risk information is updated on a regular basis and there may be more up to date information available, so the content of the SFRA should be checked against the following:

- The EA's [Flood Zone Maps for Planning](#) (River and Seas);
- The [Updated Flood Map for Surface Water](#) (Cambridgeshire County Council (CCC)/EA);
- [Areas Susceptible to Surface Water Flooding](#) (Environment Agency);
- [Areas Susceptible to Groundwater Flooding](#) (British Geological Society);
- [Surface Water Management Plans](#) (Cambridgeshire County Council);
- The [Level 2 SFRA for Wisbech](#) , which is primarily to inform the Exception Test (specific to Fenland District Council);
- Flood Asset Data;
- Any other source of local flood risk known to the WMAs; and
- Hazard Mapping and other information, where available.

Developers should note the flood risk from all sources against each reasonably available site under consideration.



Stage D: Developer to apply the Sequential Test

Compare the flood risk from **all sources** on all of the reasonably available sites to the original site.

Are there any reasonably available sites, including a combination of sites, that have a lower flood risk?

Developments should be located within areas with the lowest flood risk, and if possible in Flood Zone 1. The presence of existing defences should not be taken into consideration when undertaking the Sequential Test. The maintenance of the defences may change over time and climate change will have an impact on the level of protection that they offer, particularly in low-lying areas noted for their organic sub strata. These are generally peaty areas which are prone to desiccation and shrinkage.

The Sequential Approach is required at all stages of the planning process. Only where it is not possible to locate development in Flood Zone 1 and there is a recognised need for the development, it will be necessary to compare alternative sites within the same Flood Zone. In these circumstances the actual risks of flooding can be taken into consideration using available flood hazard information. The aim will be to locate development in the lowest risk areas of that Flood Zone taking into account the ambient probability and consequences of flooding. The Exception Test (see Section The Exception Test) may also still be required depending on the Flood Zone and the development type.

Proposed site mitigation measures should not be taken into consideration when undertaking the Sequential Test - these are assessed through the Exception Test and the site specific FRA.

Developers should list the reasonably available sites considered against the original site, state how they compare regarding flood risk and any reasons why they are unsuitable or not available within the report.



Stage E: Conclusion

If your site is not within Flood Zone 1 are there any reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed?

If no, this still does not mean that the proposed development is acceptable in terms of flood risk as it may be necessary to undertake [the Exception Test](#) and a [site specific flood risk assessment](#).

4.5 The Exception Test

- 4.5.1** As explained within [paragraph 102](#) of the NPPF, the [Exception Test](#) is applied to the proposal by the developer where, following application of the Sequential Test it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower risk of flooding.
- 4.5.2** Development is classified, according to the PPG, depending on the impact of flooding on the development. This is known as its Flood Risk Vulnerability Classification and [Table 2](#) of the PPG is replicated in Table 4.2 below.

Table 4.2 : Flood risk vulnerability and flood zone compatibility⁽¹⁾

<p>Essential Infrastructure</p> <ul style="list-style-type: none"> • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
<p>Highly Vulnerable</p> <ul style="list-style-type: none"> • Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').
<p>More Vulnerable</p> <ul style="list-style-type: none"> • Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill* and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. <p>* Landfill is as defined in Schedule 10 to the Environmental Permitting (England and Wales) Regulations 2010.</p>
<p>Less Vulnerable</p> <ul style="list-style-type: none"> • Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities).

<ul style="list-style-type: none"> Minerals working and processing (except for sand and gravel working). Water treatment works which do not need to remain operational during times of flood. Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
<p>Water-Compatible Development</p> <ul style="list-style-type: none"> Flood control infrastructure. Water transmission infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel working. Docks, marinas and wharves. Navigation facilities. Ministry of Defence (MoD), defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation). Lifeguard and coastguard stations. Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

1. Source: Table 2: Flood Risk Vulnerability Classification, National Planning Practice Guidance

4.5.3 Using Tables 4.2 and 4.3, developers are required to check whether the vulnerability classification of the proposed land use is appropriate to the Flood Zone in which the site is located and to see if the Exception Test is required.

Table 4.3 : Flood risk vulnerability and flood zone compatibility⁽¹⁾

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test required	✓	✓
Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
Zone 3b 'functional flood plain'	Exception Test required	✓	✗	✗	✗
Key:	✓ : Development may be appropriate		✗ : Development should not be permitted		

1. Source: Table 3: Flood risk vulnerability and flood zone 'compatibility, PPG

4 Site selection and managing flood risk to developments

- 4.5.4** The definition of the functional floodplain is land where water has to be stored in times of flood. It includes the land which would flood with an annual probability of 5% (1 in 20) and the associated water conveyance routes and flood storage areas. The definition of the functional floodplain may differ from 5% annual probability (1 in 20) in some locations. This will be defined in the SFRA for the area.
- 4.5.5** Table 4.3 cannot however be taken as the final answer to whether or not a development is appropriate; the Sequential Test and the Exception Test, where necessary, must be completed in full for all sources of flood risk. For example, if a 'more vulnerable' development is proposed to be located on a site in Flood Zone 2 (and hence receives a tick in Table 4.3) it will then be necessary for this site to be compared to other reasonably available similar sites within lower risk areas (i.e. for this example in Flood Zone 1). This table is not a justification for not undertaking the Sequential Test.
- 4.5.6** As shown in Table 4.3, the Exception Test should be applied in a number of instances. Application of the Exception Test ensures that new developments which are needed in medium or high flood risk areas will only occur where flood risk is clearly outweighed by other sustainability benefits and the development will be safe for its lifetime, taking climate change into account.

For the Exception Test to be passed:

- It must be demonstrated that the development provides [wider sustainability benefits](#) to the community that outweigh flood risk, informed by a SFRA where one has been prepared; **and**
- A site specific flood risk assessment (FRA) must demonstrate that the development will be [safe from all sources of flood risk](#), will not increase flood risk elsewhere, and, where possible, will reduce flood risk overall. Please see the DEFRA/ EA publication '[Flood Risks to People](#)' for further information on what is considered 'safe'

Both elements of the test will have to be passed for development to be permitted.

Source: Paragraph 102, NPPF

- 4.5.7** It is **the responsibility of the applicant** to provide evidence that the Exception Test has been carried out, with the LPA being responsible for assessing the evidence provided, in consultation with the EA, and consider whether both parts of the Exception Test have been passed.
- 4.5.8** The assessment of wider sustainability benefits should refer to the Local Plans' Sustainability Appraisals, which identify key sustainability issues and objectives for each district. All LPAs within Cambridgeshire will have considered the wider sustainability objectives in producing their Local Plans. The sustainability themes and issues are generally:
- Land and water resources
 - Biodiversity and green infrastructure
 - Landscape, townscape and historic environment
 - Climate change mitigation and renewable energy
 - Flood risk and climate change adaptation
 - Pollution
 - Healthy and inclusive and accessible communities
 - Economic activity
 - Transport

- 4.5.9** Any development undertaking the Exception Test should demonstrate the sustainability issues that the proposal is seeking to address. The general provision of housing by itself would not normally be considered as a wider sustainability benefit to the community which would outweigh flood risk; however confirmation should be sought from the LPA.
- 4.5.10** Examples of wider sustainability benefit to the community that would be considered could include the regeneration of an area, or the provision of new community facilities such as green infrastructure, woodland community centres, cycle ways/footways or other infrastructure which allow the community to function in a sustainable way.



5 Managing and mitigating risk

The aim of this chapter is to cover ways of managing risk through site design to ensure that developments will be safe from flooding. The information in this chapter is intended for use only after it has been demonstrated that developing in flood risk areas has been avoided as much as possible and the site and location are appropriate for the chosen type of development. Site specific Flood Risk Assessments must detail how a site will be made safe and this chapter will assist with this requirement.

5.1 Measures to manage flood risk

5.1.1 When undertaking a Flood Risk Assessment (FRA) applicants are strongly encouraged to work closely with Water Management Authorities (see Chapter 3). WMAs must agree that proposed developments are safe and that flood risk management partners (e.g. Emergency Services) would be able to respond quickly and appropriately to any incidents.

Modelling and mapping

5.1.2 The following flood related factors can influence the safe design of new developments and should be considered in the site's FRA (as outlined in of Chapter 4):

- Flood source;
- Flood mechanism;
- Predicted flood level;
- Flood duration;
- Frequency;
- Velocity of floodwaters;
- Debris;
- Flood depth; and
- Amount of warning time.

5.1.3 If developers need to undertake more detailed modelling for their sites to be able to accurately demonstrate the timings, velocity and depth of water inundation to their site, then it is recommended that the scope of works is discussed with the Environment Agency (EA) and the relevant Internal Drainage Board (IDB) (if applicable).

5.1.4 Breach modelling may be appropriate for certain areas of Cambridgeshire. There are two types of breach modelling (see the EA's publication – Flood Risk Assessment Guidance for New Development for further information):

- **Instantaneous breach:** the maximum extent of one or more breaches. This information is required by the EA for specific areas.
- **Progressive breach:** this involves modelling a breach over time, as the breach size increases, the impact on a development site over time can be assessed.

5.1.5 A limited amount of high level breach modelling has already been undertaken within Cambridgeshire. Fenland District Council has produced a [Strategic Flood Risk Assessment \(SFRA\) Level 2 for Wisbech](#). This focuses on residual risks, such as the rate and depth of flooding in the event that flood defences fail. It also provides some breach and hazard mapping information. For developments within the Wisbech SFRA Level 2 Study Area this should be referred to in the first instant. The EA should be contacted to find out if any more recent data is available for this or other defended locations.

5 Managing and mitigating risk

Climate change information

- 5.1.6** Climate change is predicted to exacerbate extreme weather patterns; causing more frequent and intense rainfall duration, hence it is likely to heighten the risk of flooding. By implementing sustainable practices as part of new developments, as set out in both national and local planning policies, the associated risk of climate change can be managed and reduced.
- 5.1.7** The National Planning Policy Framework (NPPF) ([Section 10](#)) conveys the Government's plan to proactively help mitigate and adapt to climate change by taking full account of flood risk when developing strategies. Local Plans emphasise the need to take account of climate change and the associated factors e.g. flood risk, as clearly advised in the NPPF.
- 5.1.8** In making an assessment of the impacts of climate change on flooding from the land, rivers and sea as part of a FRA, the sensitivity ranges in Table 5.1 provide an appropriate precautionary response to the uncertainty about climate change impacts on rainfall intensities, and river flow.

Table 5.1 : Recommended national precautionary sensitivity ranges for peak river flows

Allowance category	Total potential change anticipated for '2020s' (2015-3039)	Total potential change anticipated for '2050s' (2040-2069)	Total potential change anticipated for '2080s' (2070-2115)
Upper end	25%	35%	65%
Higher central	15%	20%	35%
Central	10%	15%	25%

- a. *For guidance, residential development should be considered for a minimum of 100 years, unless there is specific justification for considering a shorter period. An example of this would be if the development was controlled by a time limited planning condition.*
- b. *For proposals with exceptional vulnerability to flooding (e.g. new settlements, strategic urban extensions or hazardous installations) and/or an expected lifetime of over 100 years, consideration should be given in FRAs to the potential implications of climate change beyond 100 years. This may include an extended climate change horizon for phased developments. Hazardous installations should consider climate change scenarios beyond the upper end as part of sensitivity testing. Pre-application discussions are especially important in these cases.*
- c. *For development other than residential, its lifetime will depend on the characteristics of that development. Applicants should justify why they have adopted a given lifetime for the proposed development when they are formulating their FRA. It should be noted that it needs to be the actual lifespan of the building and not the design life; there tends to be a difference in that the actual service life tends to be greater than the design service life. It would need to be demonstrated with a degree of certainty that the building will no longer be present on the site for a lesser amount of climate change allowance to be used in the design calculations.*

- 5.1.9** Use Table 5.2 to decide which allowances apply to your development or plan. Further detail on when and how to use the climate change allowances in FRAs can be found [here](#).

Table 5.2 : Using Peak River Flow Allowances for Flood Risk Assessments

Use vulnerability	Flood Zone		
	2	3a	3b
Essential infrastructure	Higher central & upper end to assess range of allowances	Upper end	Upper end
Highly vulnerable	Higher central & upper end to assess range of allowances	Development should not be permitted	Development should not be permitted
More vulnerable	Central & higher central to assess range of allowances	Higher central & upper end to assess range of allowances	Development should not be permitted
Less vulnerable	Central	Central & higher central to assess range of allowances	Development should not be permitted
Water compatible	N/A	Central	Central

5.1.10 The EA has produced a sensitivity test for the development of flood maps by using the 20% allowance for peak flows between 2025 and 2115. It suggests that changes in the extent of inundation are negligible in well-defined floodplains, but can be dramatic in very flat areas e.g. the Fens. However, changes in the flood levels under climate change could in time reduce the return period of a given flood. This means that a site currently located within a lower risk zone (for example, for Flood Zone 2 see Table 4.3 in future could be re-classified as lying within a higher risk zone (for example, for Flood Zone 3a see Table 4.1), which could have implications for the type of development being proposed. It is therefore important that applicants refer to the current flood map, the Local Planning Authority's (LPA) SFRA and the EA's latest guidance when preparing and considering proposals.

5.1.11 The sensitivity ranges in Table 5.3 provide an appropriate precautionary response to the uncertainty about climate change impacts on peak rainfall intensity.

Table 5.3 : Peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)

	Total potential change anticipated for:		
	2010- 2039	2040- 2059	2060- 2115
Upper end	10%	20%	40%
Central	5%	10%	20%

5.1.12 The central estimate should be used for design purposes to assess the impact on surface water drainage networks. The upper end estimate should be used to assess the potential flood risk implications in the critical duration design rainfall event including whether there is any increased flood risk to third parties as a result of the development.

Site layout

5.1.13 The site layout of any proposed development should take into consideration areas of flood risk present on the site and this should influence the choice of where to locate elements of the proposed development including sustainable drainage systems (SuDS) (see Chapter 6). This is in line with the Sequential Approach to flood risk as outlined in Chapter 4. If areas of flood risk cannot be avoided then the least vulnerable

5 Managing and mitigating risk

elements of the proposed development should be located to coincide with the highest level of flood risk. For example, locating the open space element of the proposed development where the risk of flooding from surface water is higher (this would be on a case by case basis and advice should be sought from the relevant LPA in terms of its acceptability).

- 5.1.14** The inclusion of good quality green infrastructure (including trees and other vegetation) within a development master plan has the potential to significantly increase the profile and profitability of developments. Low lying ground can be designed to maximise benefits by providing flood conveyance and storage as well as recreation, amenity and environmental purposes. Where public areas are subject to flooding easy access to higher ground should be provided. Structures, such as street furniture and play equipment, provided within the low lying areas should be flood resistant in design and firmly attached to the ground.
- 5.1.15** Site layout does not only have to cater for the flood risk on the site but can also accommodate flood water that may contribute to a problem downstream. For example, where a proposal has a watercourse flowing through which contributes to flooding downstream in the existing community or further downstream within an adjacent community, the proposed development should offer flood risk betterment by holding back flood flow peaks within the site in a green corridor and by making space for this water. This is a proactive approach to flood risk management in Cambridgeshire where new developments offers enhancements to the surrounding area. All developments with watercourses identified within their site must consider this approach.
- 5.1.16** The site layout should also respond to the characteristics of the location and the nature of the risk. In some areas it is more appropriate to make space for water and allow controlled flood water onto areas of the development site. This is particularly relevant to riverside developments where extreme events can be catered for in multi-function open space areas (likely to form part of the green infrastructure provision) that would normally be used for recreation but infrequently can flood. The use of such features in these areas should be appropriate and compatible with the frequency, depth and duration of any flooding. However, signage clearly explaining the use of such areas for flood control and recreation should be fully visible so that infrequent flood inundation does not cause alarm (see section 5.2).
- 5.1.17** The following three examples are of developments that integrate flood risk management into the development master plan. These measures may not be appropriate in all locations. Further details of each development, including costing can be found in the Life Project – Long-term Initiatives for Flood-risk Environments publication EP98.

5.1.18 In Figure 5.1 the objective was to develop a medium density suburban development with high quality landscape for suburban living that would provide multi-functional open spaces which adapt for flood mitigation, sports and play, biodiversity enhancements, local food and energy.

Figure 5.1 : Upper river catchment development ©BACA Architects



5 Managing and mitigating risk

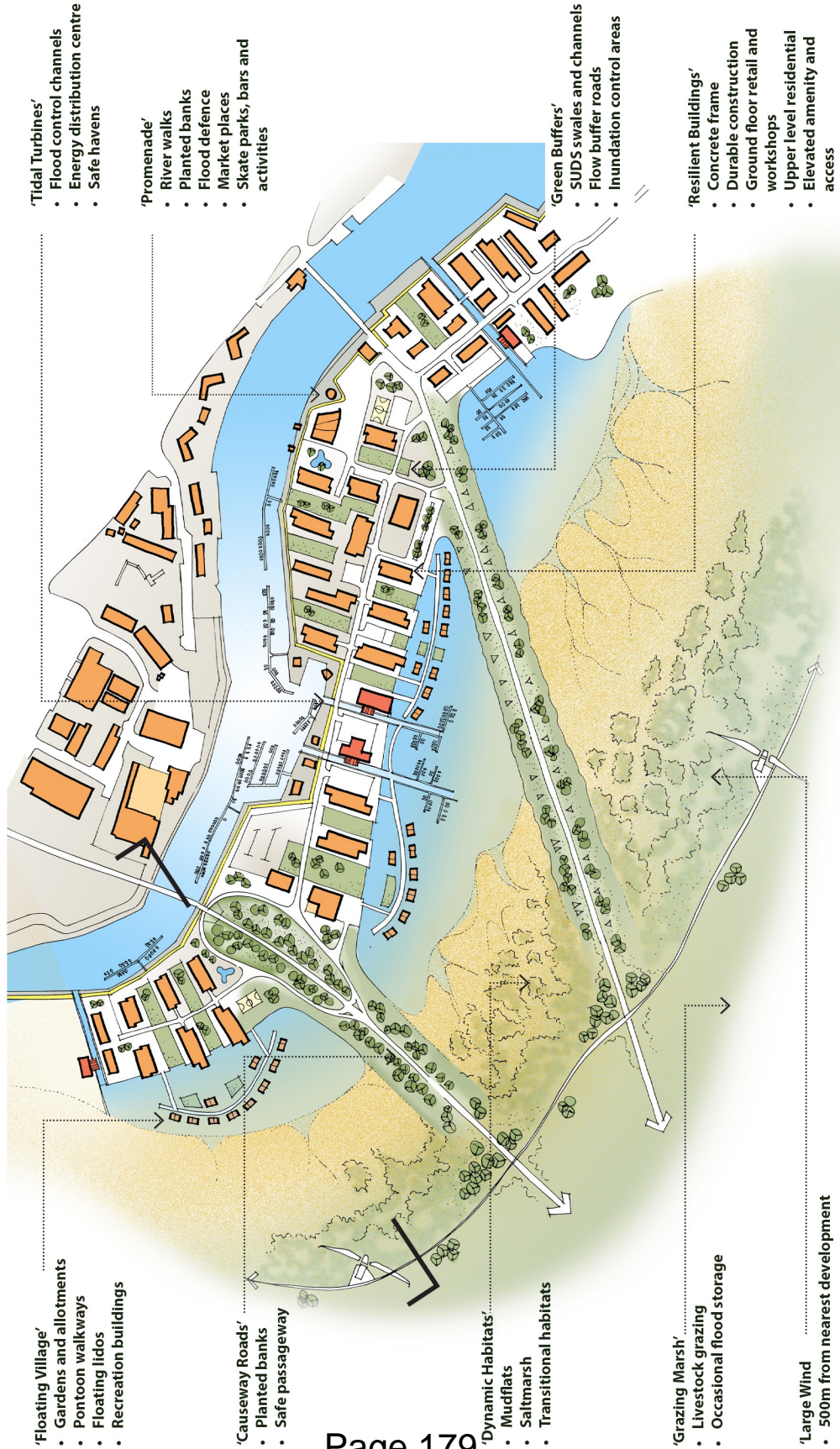
5.1.19 In Figure 5.2 the objective was to create a landscape-rich medium density development that has high density clusters to minimise development foot print and preserve land for future adaptation. Enhancement of the river corridor for waterfront and cultural activities allows integration into the existing urban green infrastructure network, provides flood and water management and opportunities for local food and energy to re-connect the town with the river.

Figure 5.2 : Middle river catchment development ©BACA Architects



5.1.20 In Figure 5.3 the main objective is to create a highly diverse landscape to provide multiple benefits to new and existing residents through flood protection, amenity and habitat generations, tourism and economic sustainability. This involved large-scale restoration of the river flood plain which would provide a number of opportunities for improvements to the landscape including improved access, tourism and recreation, provide wetland habitat and land for food and energy crops.

Figure 5.3 : Lower river catchment development ©BACA Architects



5 Managing and mitigating risk

- 5.1.21** Short-term car parking may be appropriate in areas subject to flood risk provided that flood warnings and signs are in place. It is important to consider the need that people should be able to move their cars to a recognised safe area within the warning time (hence the unacceptability of long term and residential car parking where residents may be away from the area for long periods of time). Car parks should ideally not be subject to flood depths in excess of 300mm depth since vehicles can be moved by water of this depth and may cause obstruction and/or injury. A guidance document titled '[Flood Risks to People](#)' was published by DEFRA/ EA in 2006 which developed a method for estimating risks to people, both during and immediately after a flood event. This document contains useful information on the hazards of flooding.
- 5.1.22** The use of SuDS which are designed to cater for exceedance events should not be sited within the floodplain as they are important in reducing the risk of surface water flooding on site and cannot be utilised if flooded from the river. Additionally the river will want to fully use its floodplain and these systems in the floodplain may compromise this ability. Chapter 6 provides more information on the design of drainage systems and exceedance events.

Raising floor levels

- 5.1.23** Where it is not possible to avoid flood risk or minimise it through site layout, raising floor levels above the predicted flood level (including an appropriate allowance for climate change) is a possible option in some circumstances to manage flood risk to new developments however this can increase flood risk elsewhere; it can create an 'island effect' with surrounding areas inundated during a flood, makes access and egress difficult; can affect river geomorphology; can have further potential impacts, such as erosion on site and changes to erosion and sedimentation elsewhere and can also have an impact on the landscape value and amenity of the river flood plain.
- 5.1.24** If floor levels are raised to mitigate flooding to the development, this may not prevent the roads and gardens from flooding which can affect house (flood) insurance and cause concern to the owners of the properties seeing flood water surrounding their property.
- 5.1.25** Raising floor levels can have an adverse impact on the street scene as building and feature heights will increase. In addition there may be implications for access ramps for wheelchairs which in turn can also take up flood storage leading to an overall loss of floodplain. Raising floor levels may also be significantly more difficult to achieve privacy standards with higher windows and this may also create the need for significantly higher boundary treatments or screens.
- 5.1.26** Therefore raising the floor level may not be appropriate in all situations and should not be seen as a development wide solution, but may be considered alongside other solutions if acceptable to the LPA and other Water Management Authorities (WMAs). It is important that the design will ensure that safe access and egress will always be available and this will be an essential part of the ongoing maintenance and legal agreements for the development. Please see the Defra/EA publication '[Flood Risks to People](#)' for further information on what is considered 'safe'.
- 5.1.27** An alternative could include the placing of parking or other flood compatible uses at ground level with more vulnerable uses at higher levels. This is only appropriate for areas of low frequency flood risk and must ensure safe access and escape from the development and that the development is habitable for the duration of the flood, i.e. services to the properties will continue to function. When undertaking this approach no built elements should interrupt flood flow paths or reduce floodplain storage capacity.
- 5.1.28** Single storey residential development and ground floor flats are generally more vulnerable to flood damage as occupants do not have the opportunity to retreat to higher floor levels and salvage belongings to higher ground. For this reason single storey housing and ground floor flats in flood risk areas should not be allowed unless finished floor levels are set above the appropriate flood level for the lifetime of the property (taking into account the appropriate climate change allowance), and there is safe access and escape. In

areas of extensive floodplain (e.g. Wisbech), single storey housing could be supported where a purpose built stairway is provided to the roof area and escape from this area is in the form of easily accessible and easy to open roof light windows or similar (this must be as agreed by the relevant LPA in advance).

- 5.1.29** Sleeping accommodation on the ground floor that relies on flood warnings and the implementation of flood proofing measures is hazardous. Change of use from commercial to residential that results in proposed ground floor flats in Flood Zone 3 is unlikely to be acceptable (even with the use of flood proofing measures to mitigate the flood risk) unless finished floor levels are or can be raised above the predicted flood level (with an appropriate allowance for climate change), and there is safe access to and escape from higher storeys of the building.

Flood compensation

- 5.1.30** Any proposals to modify ground levels will need to demonstrate in the FRA that there is no increase in flood risk to the development itself or to any existing property elsewhere. Where land on site is raised above the level of the floodplain to protect properties, compensatory land must be returned to the floodplain. This is to ensure that new flood risk is not created elsewhere in an unknown or unplanned for location. Land raising would generally only be applicable on smaller development sites or for a small portion of the developable site area.
- 5.1.31** For undefended sites, floodplain compensation must be both 'level for level' and 'volume for volume'. Direct (onsite or opposite bank) flood compensation is preferable since it is more appropriate, more cost effective and will ensure it functions correctly. If strategic off-site upstream flood compensation is to be considered, developers should liaise with the LPA, the EA and the relevant IDB to understand whether storage sites are available that could protect multiple developments, potentially lead to shared costs, and reduce flood risk overall. CIRIA's report C624 entitled '[Development and Flood Risk - Guidance for the Construction Industry \(2004\)](#)' provides detailed advice on floodplain compensation.
- 5.1.32** In defended areas, flood compensation need not normally be provided to the same extent. This applies, for example, in the Fens. Developers should however assess the risks to the site and surroundings and undertake mitigating action if the raising of land has the potential to create additional risk elsewhere. Consultation should be undertaken with WMAs (for example the EA, Lead Local Flood Authority (LLFA) or the relevant IDB) to determine what type of flood compensation or other mitigating actions would be appropriate.

New flood defences

- 5.1.33** The construction of new flood risk defences may enable development to take place provided that there are wider sustainability benefits associated with their construction (this could be demonstrated through a sustainability appraisal for example). Their construction needs to be very carefully considered with the LPA, the EA and the relevant IDB. New defences create new residual risks that can take significant investment to fully understand and plan. WMAs who maintain defences (such as the EA or IDBs) are not obliged to maintain defences and could potentially reprioritise or reduce expenditure in this area. Where defences are required, maintenance agreements will need to be reached through Section 106 of the [Town and Country Planning Act 1990](#) or Section 30 of the Anglian Water Authority Act 1977. The latter can be used by the EA to adopt flood defences directly. In addition, IDBs may also adopt new flood defences if appropriate agreements and funding are in place.
- 5.1.34** Under the Flood and Water Management Act 2010 (FWMA), the EA, LLFA, District Councils and IDBs have legal powers to designate structures and features that affect flood risk and are not directly maintained by these organisations. Where a defence is being built to protect a development or area, it may be designated as a 'flood asset' by the relevant body. Further information on the designation of structures can be found in Defra's Designation of Structures and Features for [Flood and Coastal Erosion Risk Management Purposes - Information Note](#).

5.2 Managing the residual risk

- 5.2.1** Residual risks are those remaining after the Sequential Approach has been applied to the layout of the different site uses and after specific measures have been taken to control the flood risk. At this stage management measures are no longer about reducing the risk, but about planning for flooding. Management of the residual risk must therefore be the very last stage of designing and planning a site, where all options for removing and reducing risk have already been addressed.
- 5.2.2** This document only provides an overview of residual risk related management measures. More detailed information is included in '[C688 - Flood resilience and resistance for critical infrastructure \(CIRIA, 2010\)](#)', - '[Improving the Flood Performance of New Buildings – Flood Resilient Construction \(CLG, 2007\)](#)' and '[Flood resilient building \(BRE DG523\)](#)'.
- 5.2.3** Where flood defence and drainage infrastructure has been put in place there will be risks associated with both its failure and with the occurrence of flood events more significant than the design level of the defence or system. These are residual risks which can be managed. The costs of managing residual risk may be low compared to the damage avoided. It should be noted that climate change is expected to increase the level of residual risk.
- 5.2.4** Different types of measures to manage residual risk include:
- Developer contributions towards publically funded flood alleviation schemes;
 - Designing sustainable drainage systems so that storm events which exceed the design standard are properly planned for and the exceedance routes are known and appropriate (this requirement is explained in sections 5.1.10 and 6.4);
 - Incorporating flood resistance and resilience measures into building design;
 - Flood warning and evacuation plans.
- 5.2.5** There are two main strategies for managing property level flood risk:
- **Water exclusion strategy** – where emphasis is placed on minimising water entry whilst maintaining structural integrity, and on using materials and construction techniques to facilitate drying and cleaning. This strategy is favoured when low flood water depths are involved (not more than 0.6m). It should be noted that even with this strategy, water is still likely to enter the property.
 - **Water entry strategy** – where emphasis is placed on allowing water into the building, facilitating draining and consequent drying. Standard masonry buildings are at significant risk of structural damage if there is a water level difference between outside and inside of about 0.6m or more. This strategy is therefore favoured when potentially high flood water depths are involved (greater than 0.6m).

Flood resistance measures

- 5.2.6** Flood resistance measures reduce the risk of flood water from entering a building and can be referred to as 'dry proofing'. Measures include exterior water retaining walls and barriers built into building facades, gates that protect basement areas, doorway flood barriers, and airbrick covers (see Figure 5.4).
- 5.2.7** The effectiveness of flood resistance measures depends upon the occupier understanding the features, utilising them correctly when required and carrying out any needed maintenance. Passive measures such as flood doors and self-closing airbricks are one way of reducing the risk. Water pressure and carried debris can also damage buildings and result in breaching of barriers. As a result these measures should be used with caution and accompanied by flood resilience measures.
- 5.2.8** Flood resistance measures cannot be used in isolation as the only form of flood mitigation, but they may be useful within a suite of measures including appropriate high finished floor levels and safe access and escape routes. Flood resistance measures can aid recovery from an extreme and rare flood event(s).

Figure 5.4 : Reinforced concrete flood resistant wall faced with local stone



© Robin Stott

Flood resilient construction

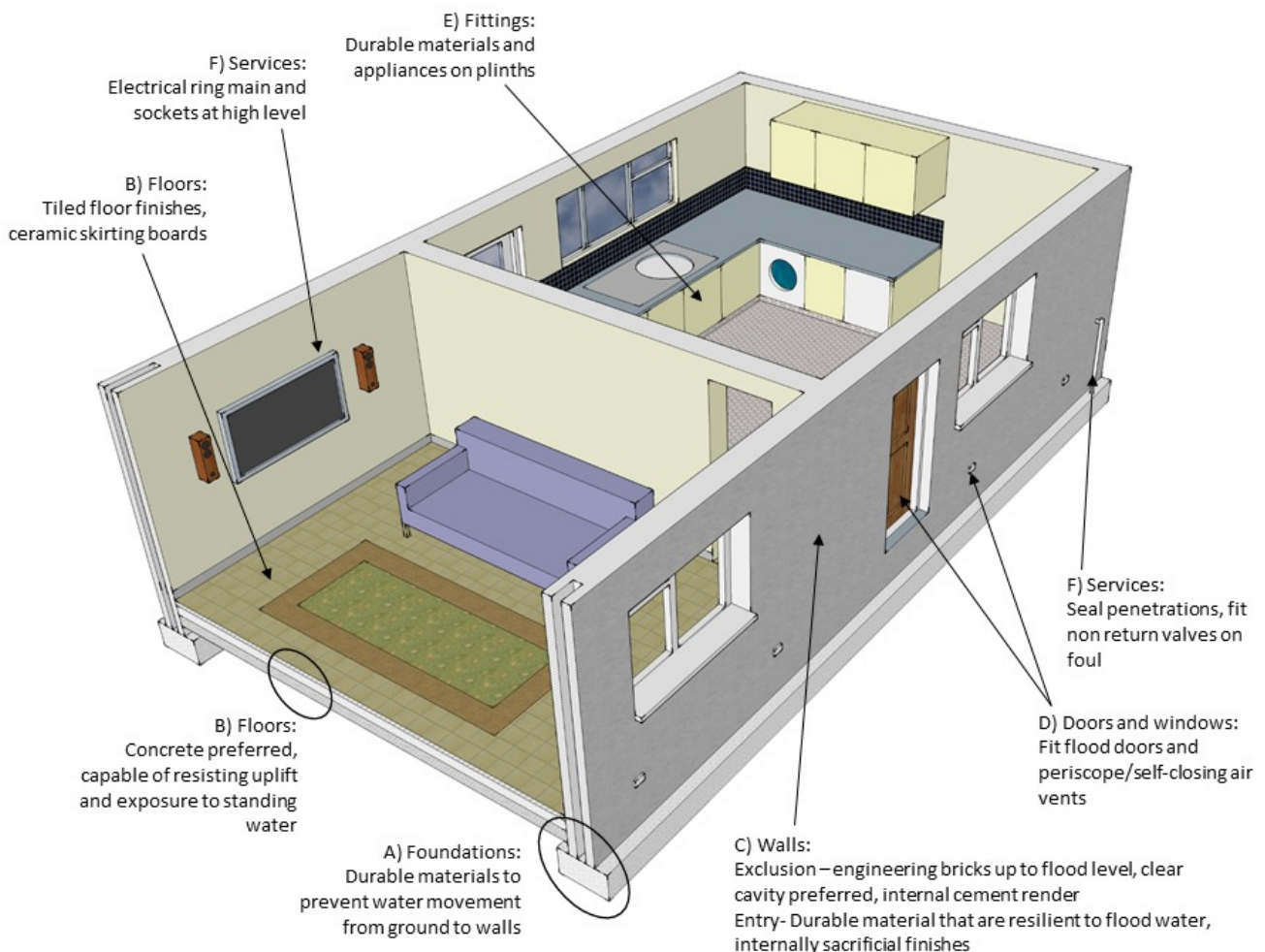
5.2.9 Flood resilient construction accepts that water will enter the building, but with careful design minimises the damage to allow the re-occupancy of the building as soon as possible. This is encouraged in water compatible developments within the functional floodplain e.g. boat club houses. Resilient construction can be achieved more consistently than resistance measures and is less likely to encourage occupiers to remain in buildings that could be inundated by rapidly rising water levels. Total prevention of water entry or 'dry proofing' to a building is very difficult to achieve and flood resilient measures are about reducing the impact caused by flooding (see Figure 5.5).

5.2.10 Further details can be found in [Improving the Flood Performance of New Buildings](#) (DCLG, 2007).

5 Managing and mitigating risk

Building components and flood resilience

Figure 5.5 : Flood resilience measures



5.2.11 Figure 5.5 provides an example of flood resilient measures that can be used within a development. Further details of each component can be found in Appendix D.

5.2.12 Flood resilience measures also include information based actions and planning such as:

- The use of clear signage within a development to explain the remaining risks or required responses from residents in the event of a flood such as displaying information on access doors and when to use them, in car parks explaining when to move cars, or on riverside walkways (i.e. when car parks are designed to flood), and defined flood conveyance routes and storage areas;
- Evacuation pathways and routes should be clearly signed, and where possible, markers (colour coded) used on bollards/lampposts to define the path and changes in depth from shallow to deep for the users. Any chamber covers should not be designed within access routes as covers can lift during floods and become hazardous to pedestrians;
- Ensuring that appropriate flood insurance is available and is in place for buildings and contents. Further information and links about flood insurance are available on the [National Flood Forum website](#);
- Businesses developing and maintaining business continuity plans. It is encouraged that business continuity planning is undertaken across all risk areas;
- Preparing and acting on flood warning and evacuation plans.

- 5.2.13** These plans are an essential part of managing the remaining risk. Particular attention should be given to communicating warnings to and the evacuation of vulnerable people.
- 5.2.14** Evacuation plans must include dry access and escape routes wherever possible. Any variation in this, particularly the consideration of on-site refuge must be agreed by emergency service partners. In this situation the LPA will seek to organise a technical meeting with their Emergency Planner that deals with Evacuation Plans for the district, Cambridgeshire's Fire and Rescue Service, and the Police Force in order to agree whether the development's strategy for access, escape and refuge is appropriate.
- 5.2.15** The areas of Cambridgeshire covered by the [EA's flood warning scheme](#) can be viewed on the EA's online map. While this scheme provides prompt telephone calls and SMS text messages to registered individuals, it is dependent on residents signing up to the scheme. Developers must also bear in mind that warning areas may not be extended to cover new development areas. The EA's scheme only covers flooding from main rivers. Flooding from rainfall, surface runoff and groundwater often occur much more quickly, making warning more difficult. No specific local or national warning system currently exists for these more localised events and developers will need to consider this in ensuring developments will be safe from all sources of flooding.



6 Surface water and sustainable drainage systems

This chapter discusses how effective SuDS can be incorporated into the overall design of a proposal in any area of Cambridgeshire. Within Cambridgeshire the aim is to achieve the design and delivery of high quality sustainable drainage that complements the urban and rural landscapes of the county whether natural or man-made and which:

- Effectively manages water (quantity and quality – see Chapter 7);
- Is aesthetically pleasing;
- Conserves, accommodates and enhances biodiversity and the historic environment; and
- Provides amenity for local residents (ensuring a safe environment).

6.1 Introduction

- 6.1.1** Sustainable Drainage Systems (SuDS) re-create the benefits of natural drainage systems by integrating water management with urban form to create and enhance the public realm, streets and open spaces that we all value. The flexibility of SuDS components means that SuDS can apply in both the urban and rural context and in both natural and man-made environments.
- 6.1.2** SuDS allow the delivery of high quality surface water drainage whilst at the same time supporting urbanised areas in coping with severe rainfall. SuDS generally replace traditional underground, piped systems that gather runoff using grates or storm water drains. They control flows to prevent deluges during times of high rainfall and reduce the risk of flooding whilst also providing benefits for amenity and biodiversity. The SuDS approach keeps water on the surface as much as possible to avoid concentration and acceleration of flows in piped systems while also taking the opportunity to provide valuable amenity assets for local residents and increase the provision of green infrastructure in urban areas. Keeping water on the surface also means that any problems with the system are quicker and easier to identify than with a conventional system and are generally cheaper and more straightforward to rectify.
- 6.1.3** SuDS offer a great opportunity to improve and connect habitat in urbanised environments, as well as playing an important role in delivering and reinforcing wider green infrastructure ambitions for Cambridgeshire. SuDS can improve quality of life as well delivering recreation and education opportunities. Additionally, developers benefit from this environmental improvement by constructing highly desirable, affordable and saleable commercial and residential properties.
- 6.1.4** Even across man-made areas such as the Fens there is the potential to make use of many different SuDS components as they can reduce the immediate impact of intense rainfall ultimately having a cumulative beneficial effect on flood risk from main rivers. Together SuDS and IDB systems can be a strong combination providing significant benefits for future development.
- 6.1.5** This chapter presents information for designing water sensitive developments providing the first stage for any SuDS designer. It also provides information on the steps a developer must take at the different stages of the development process to ensure SuDS meet their full potential. For further background information on SuDS including the different types are set out in [The SuDS Manual](#) (CIRIA, C753).
- 6.1.6** Please note that reference is made to 'SuDS' throughout this chapter, rather than 'surface water drainage' as the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), Non-Statutory Technical Standards for Sustainable Drainage and adopted and emerging Local Planning policies require a SuDS solution to surface water management for new development. Many of the general principles within this chapter can also be applied to traditional surface water drainage and so this chapter needs to be complied with on all development sites and the provision of SuDS maximised. Even on very constrained sites SuDS can be implemented in one form or another.

6 Surface water and sustainable drainage systems

6.1.7 Organisations such as [CIRIA](#), [British Standards](#) and [Interpave](#) provide the information that should form the basis of any SuDS design. Responsibility will rest with the designers for ensuring that the scheme is designed to the requirements of the relevant Local Planning Authority (LPA) and the relevant Water Management Authorities (WMAs).

6.2 The Cambridgeshire SuDS design context

Topography and drainage patterns

6.2.1 Cambridgeshire's topography is predominantly flat, with many parts situated below sea level. However, there are some important topographical differences; the Fens area is consistently level and low-lying, while southern and western parts of Cambridgeshire include some significant variations in topography. Undulating hills define much of the land to the northeast of the River Cam, while the topography to the southwest of the river is more varied. Other main rivers, which flow through Cambridgeshire, include the River Nene, River Great Ouse and River Kym. Due to the county's low-lying geography, it is highly sensitive to sea level change; particularly near The Wash. Structured landscapes using a highly organised drainage pattern of overland flow channels are common across the county.

Rainfall and water availability

6.2.2 Cambridgeshire is one of the driest counties in the UK. On average, the county receives less than 600mm of rainfall per annum; however, this can drop below 500mm in particularly dry years. This is less than half the national average of 1,176mm. Accordingly, water management is an important issue and source control measures like rainwater harvesting that enable water use reduction locally are important along with retention of water for irrigation purposes. Equally, in some areas infiltration to re-charge local groundwater supplies is important due to the low rainfall conditions in Cambridgeshire and SuDS such as soakaways can help by encouraging infiltration wherever it is achievable and acceptable. In Fen areas where water levels are closely managed to sustain development and agriculture, the Internal Drainage Boards (IDBs) can use their systems to manage water supplies for agriculture. Equally, trees and woodland, where used appropriately can reduce the impact of drought as, under the right conditions, shelterbelts can enable crops to use water more efficiently (by reducing evapotranspiration losses) which could reduce the need for irrigation and lead to less abstraction.

Flood Risk and Surface Water Management

6.2.3 Fluvial and tidal flooding are the dominant sources of flood risk in Cambridgeshire. There is a strong reliance on pumping stations for water conveyance particularly in the low-lying Fen areas of Cambridgeshire to prevent flooding. Surface water flooding is however also considered a key issue in the county with an estimated 23,100 homes at risk from this type of flooding. New development across the county alters the natural landscape and affects the hydrological processes of the catchment in which it is situated. It often removes natural vegetation and reduces the permeability of the land through the construction of roofs, roads, car parks and other areas of hardstanding, all of which can significantly increase the rate of surface water runoff. SuDS are therefore an important component in reducing the quantity surface water runoff. It is important to note that SuDS cannot be used to mitigate for flood risk to the site from fluvial, tidal or other sources of flooding.

Geology

6.2.4 The geology in the north and central areas of Cambridgeshire is relatively impermeable, consisting mainly of soils with properties similar to clay. These soil types are not generally conducive to infiltration, and this will need to be considered in SuDS design but it does not preclude the use of non-infiltrating SuDS. Some of the LPA's water cycle strategies including that for Huntingdonshire identify where geology may affect the use of infiltration SuDS. In some areas there are sand and gravel deposits over the top of clay soils that may be suitable for infiltration. The presence of chalk and greensand in the southern part of the county

means that high infiltration rates may be achievable, and SuDS can be designed to infiltrate water to the ground. A comprehensive investigation should be carried out at the earliest stage of the planning process to establish ground conditions.

- 6.2.5** A number of factors should be considered when deciding whether to use infiltration SuDS, though where possible, they should be utilised in order to supplement groundwater recharge. The British Geological Society has produced a [tool](#) that uses Geographic Information Systems (GIS) to show suitability for infiltration. It is important to note that this information only serves as a high level indication of broad geological areas, and is not to be used as a substitute for a comprehensive site investigation and soakage testing. Infiltration potential is very localised and while suitable sites exist even in the fen areas, in some locations infiltration based systems will not be appropriate.

Biodiversity and green infrastructure

- 6.2.6** Many of Cambridgeshire's nationally and locally designated nature conservation areas are designated because of their water environment. The integration of SuDS into the landscape needs to be sensitive to the local biodiversity and equally, biodiversity needs to be designed into SuDS. At present one of the main risks to biodiversity in Cambridgeshire is the extent of fragmentation of habitats and loss of species due to historical farming practices and more recently increased pressures from development. Inclusion of SuDS networks could help to re-connect existing habitats and re-create new areas. Cambridgeshire's [Habitat Action Plans](#) and [Species Action Plans](#) provide specific information on desirable habitat design in the county. Biodiversity should be integrated into SuDS at the early design stage to avoid unnecessary conflict over maintenance and the disturbance of protected species. Additionally if protected species are likely to be attracted to SuDS features, the protection of these habitats during maintenance and operation should be considered in the design.
- 6.2.7** A UK government objective is, "connecting people with nature" (DEFRA 2011) and the use of SuDS can help deliver this objective. Through careful design, SuDS can respect, enhance and connect local habitats and support biodiversity and green infrastructure in Cambridgeshire. As recognised in the [CIRIA SuDS Manual \(C753\)](#), water within a SuDS system is essential for the growth and development of plants and animals and biodiversity value can be delivered on any scheme from small, isolated systems to large strategic developments where SuDS are planned as part of the wider green landscapes. The creation of rough grasslands, woodland, wetland meadows, aquatic planting and open water can provide shelter, food and foraging and breeding opportunities for a wide variety of wildlife.
- 6.2.8** There are several Biodiversity Action Plan (BAP) species and habitats that can be supported by well-designed SuDS. In appropriate locations, design of retention ponds and wetlands should consider the integration of well-designed sanctuary areas wherever possible, to give spaces for the more sensitive wildlife species. To make sure SuDS can provide the best benefits to wildlife, ecological expertise is strongly advised. Consultation with nature conservation groups can also help access such expertise. Further information and a list of useful contacts can be found in the RSBP and WWT publication '[Sustainable Drainage Systems: Maximising the Potential for People and Wildlife](#)'.
- 6.2.9** SuDS can also contribute to a network of functional green corridors. As part of a green infrastructure network, SuDS can be an important asset in supporting the creation of green spaces for local communities' recreational use. The vision for green infrastructure in the county is set out in the [Cambridgeshire Green Infrastructure Strategy 2011](#), which includes connecting habitats, enhancing landscapes and biodiversity and extending access to green spaces as key objectives. The strategy also emphasises the provision of multi-functional landscapes, where SuDS could be integrated with other green infrastructure uses such as recreational space (when dry), landscaping, wildlife habitats, water quality control and flood alleviation.

Character and urban design

6.2.10 Many parts of the Cambridgeshire landscape are typified by flat open landscapes and there is also a strong presence of surface water and water meadows. Water has historically helped define Cambridgeshire, including the man-made Cambridgeshire Lodes, Hobson's Conduit and extensive waterways in the Fens. River valleys play an important role in defining rural landscapes and market towns. In urban areas, undeveloped waterways provide natural relief from the built-up urban form. Above ground SuDS will positively contribute to the county's history and acceptance of water, as well as providing amenity and quality of life value. They will also complement the existing extensive network of waterways, improving the quality of water within them.

6.2.11 The county also has a diverse and distinctive built heritage within its cities, towns, villages and historic buildings. The architectural quality of many buildings within Cambridgeshire's towns and villages, both traditional and modern, is of a high national and international significance. SuDS design will need to reinforce and reflect the quality of the built and natural environment including heritage assets and their settings.

Presence of water features

6.2.12 Historically, Cambridgeshire included large areas of low lying wetlands that have been subsequently drained to allow urban areas and modern farming practices to develop. The use of wetland features in SuDS provides an opportunity to regain some of the benefits of this original landscape, particularly in terms of the varied wildlife value that these sites can bring, without losing touch with the reasons why it was drained in the 17th century.

6.2.13 A famous Cambridgeshire characteristic is its water meadows or floodplains adjacent to the River Cam and the Fens, which in some cases are bounded by residential developments. These water meadows are often grazed and are unique in as much as they extend into urban environments.

6.2.14 Cambridgeshire also has regionally, nationally and internationally important archaeological sites, and the design of SuDS and ground works will need to be sensitive to potential archaeological interests, historic assets and their settings. Where heritage assets are preserved in a waterlogged environment, the recharge of groundwater systems will be extremely important.

Designing a SuDS scheme

6.2.15 Designing SuDS effectively requires an interdisciplinary team with a range of skills such as planning, drainage engineering, landscape design and biodiversity knowledge. SuDS in Cambridgeshire should be designed by a competent design team that works together from the outset to deliver a successful scheme. In many cases, overall costs savings can be realised where multiple benefits such as improved open spaces, recreational areas and surface water drainage function in one area.

6.3 Cambridgeshire SuDS design principles

6.3.1 Principles governing SuDS design in Cambridgeshire are outlined in Table 6.1 and discussed in detail in the following sections.

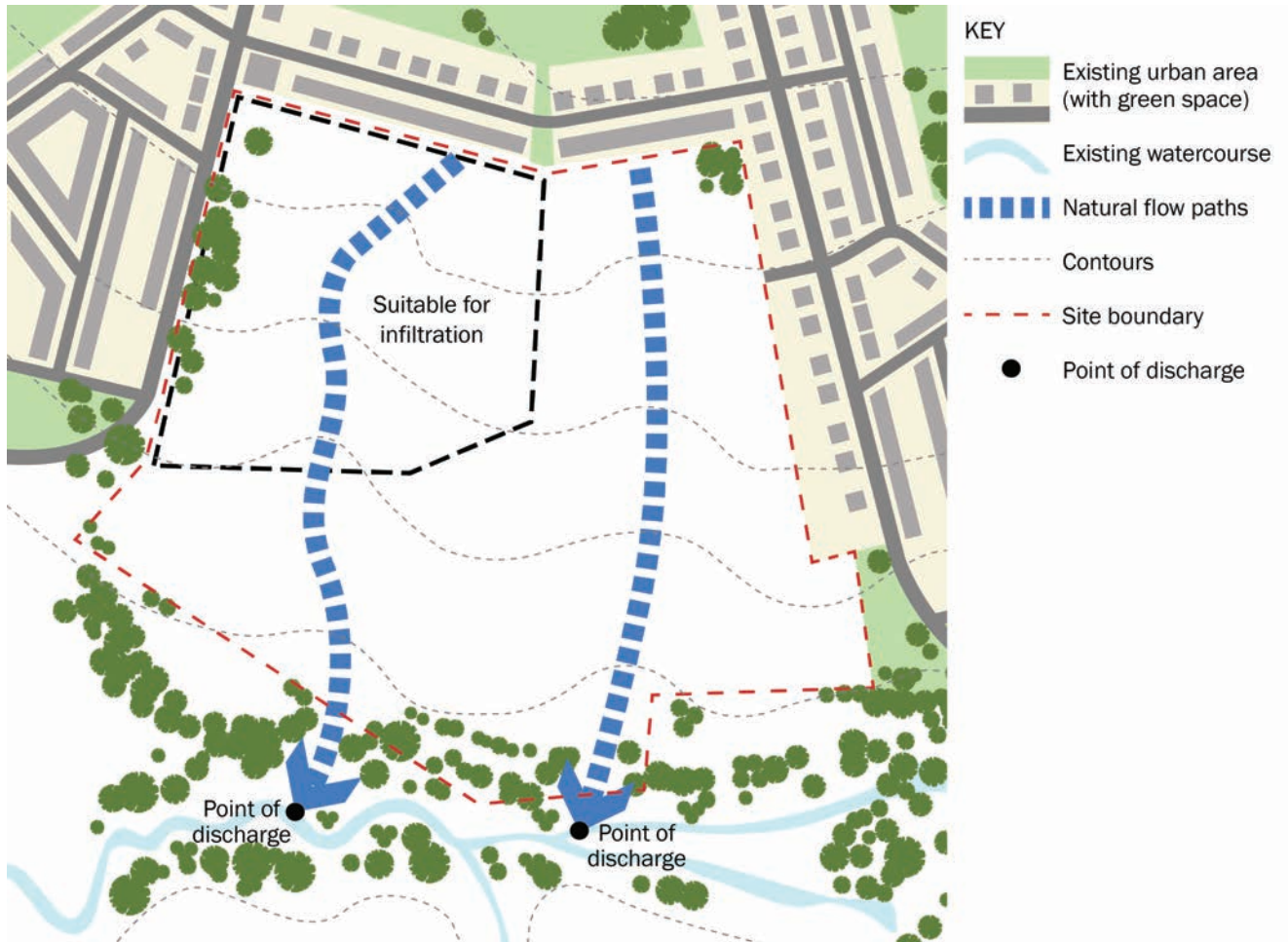
Table 6.1 : Cambridgeshire SuDS Design Principles

<ul style="list-style-type: none"> • Plan in SuDS from the start (See Page 57) • Mimic natural drainage (See Page 63) • Use the SuDS management train (See Page 67) • Water reuse first (See Page 69) • Follow the drainage Hierarchy (See Page 69) • Use infiltration where suitable (See Page 69) • Keep surface water on the surface (See Page 70) • Place-making through SuDS design (See Page 70) • Landscape-led approach (See Page 70) • Recognise and conserve the historic and archaeological environment (See Page 71) • Minimise embodied carbon in SuDS (See Page 71) • Minimise waste in SuDS (See Page 71) • Design for wildlife and biodiversity (See Page 71) • Design for easy maintenance and access (See Page 72) • Design SuDS for brownfield sites (See Page 72) • Consider flood extents in SuDS design (See Page 73) • Design open spaces to incorporate SuDS (See Page 73) • Design streets to incorporate SuDS (See Page 75) • Design SuDS to match the density of developments (See Page 76) • Design SuDS for flat sites (See Page 80) • Design industrial and agricultural sites to incorporate SuDS (See Page 82)

Plan in SuDS from the start

- 6.3.2** Considering SuDS during the preliminary stages of site design provides the opportunity to incorporate features that are appropriate to the local context and character of an area. Integrated design to achieve multi-functional benefits is inherent to the site master planning and layout process; therefore it is most efficient and cost effective to design SuDS schemes into a site as early as possible. When drainage is accounted for from the beginning of the design process, it provides opportunity for the built up areas to be designed in-line with the topography, rather than to fit the drainage around the site at a later stage which is much less effective.
- 6.3.3** Land uses that have different pollution potential can also be clustered and phased so that management trains can be designed most effectively. The result of early inclusion of SuDS is a more effective and efficient layout which will avoid the need for abortive work and changes at a later stage which can escalate costs.
- 6.3.4** The better the SuDS design the more options for adoption that might be available to a development. The stages described in Figure 6.1 to Figure 6.5 show how a design can integrate SuDS spatially through the evolution of a masterplanning exercise.

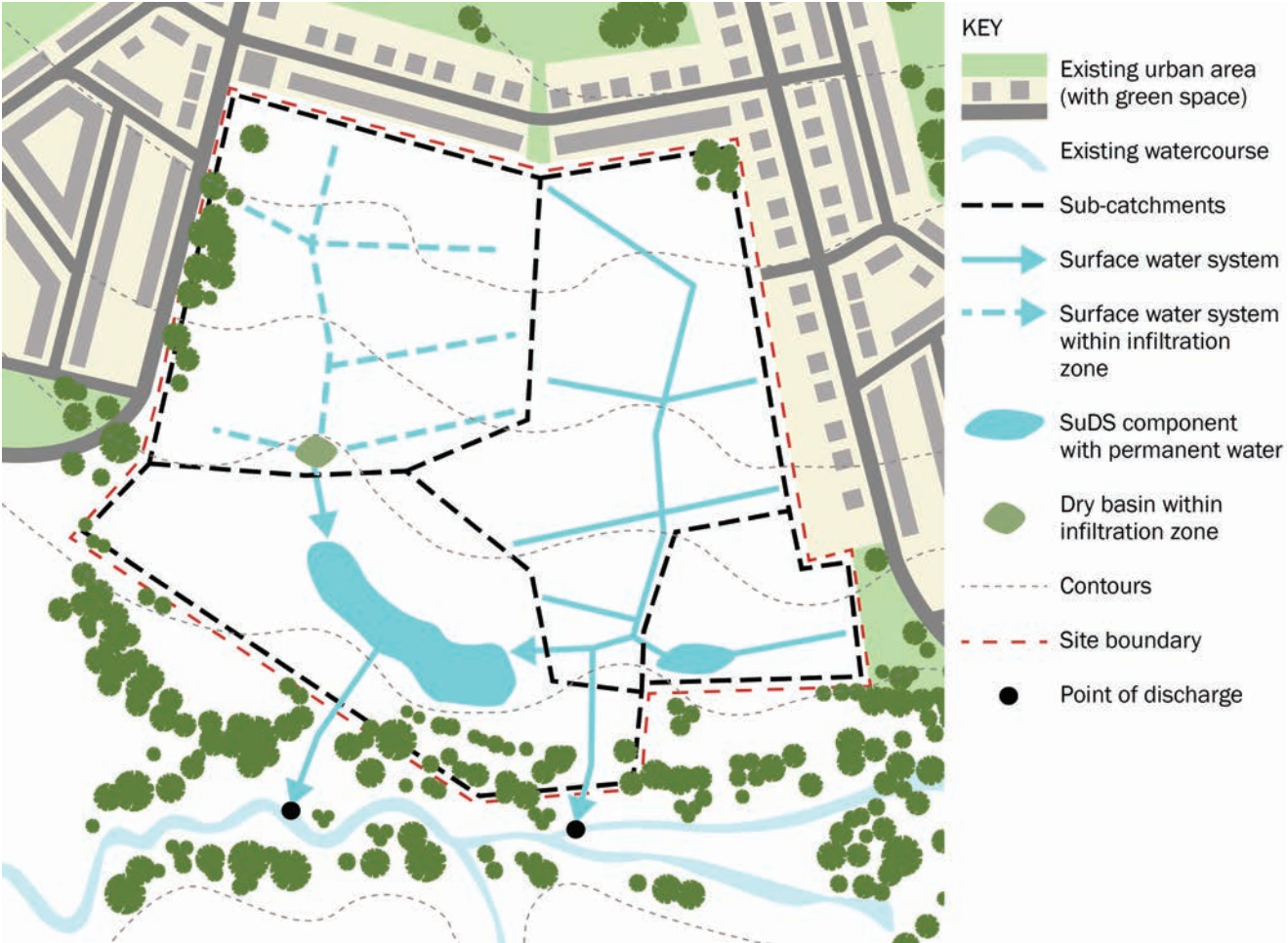
Figure 6.1 : Stage One



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Examine site topography and geology: Aim to mimic the natural drainage systems and processes as far as possible. Identify key natural flow paths, existing water bodies and potential infiltration areas to understand opportunities and constraints.

Figure 6.2 : Stage Two

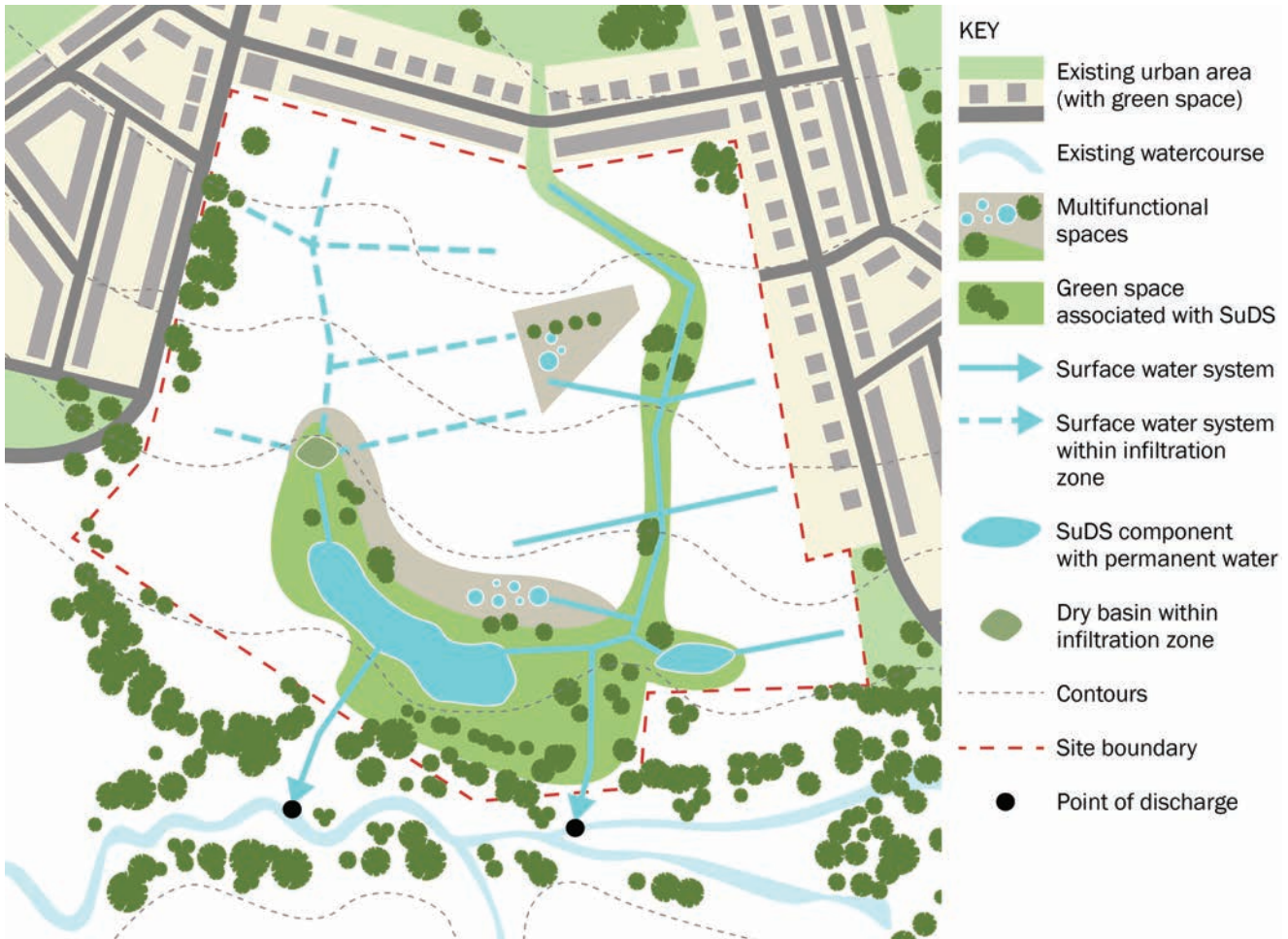


Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Create a spatial framework for SuDS: Minimise runoff by rationalising large paved areas and maximising permeable surfaces. Consider likely space needs for site control SuDS based on character of development and the proposed degree of source control. Use flow paths and possible infiltration or storage areas to inform development layout.

6 Surface water and sustainable drainage systems

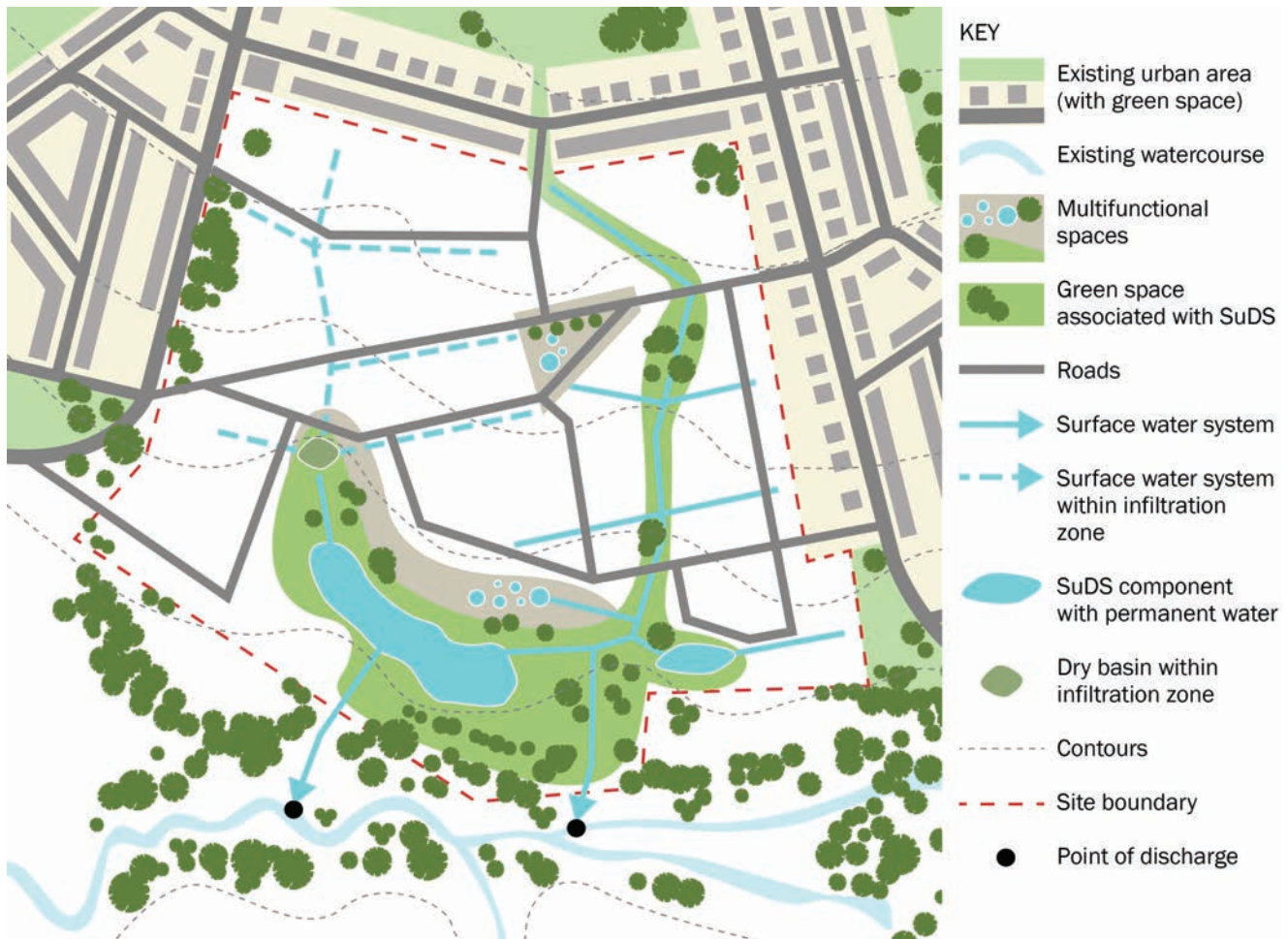
Figure 6.3 : Stage Three



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Look for multi-functional spaces: Consider how SuDS features can be co-located with green infrastructure, open space and public realm areas to create multi-functional spaces. SuDS can be designed to be valuable amenity and ecological features.

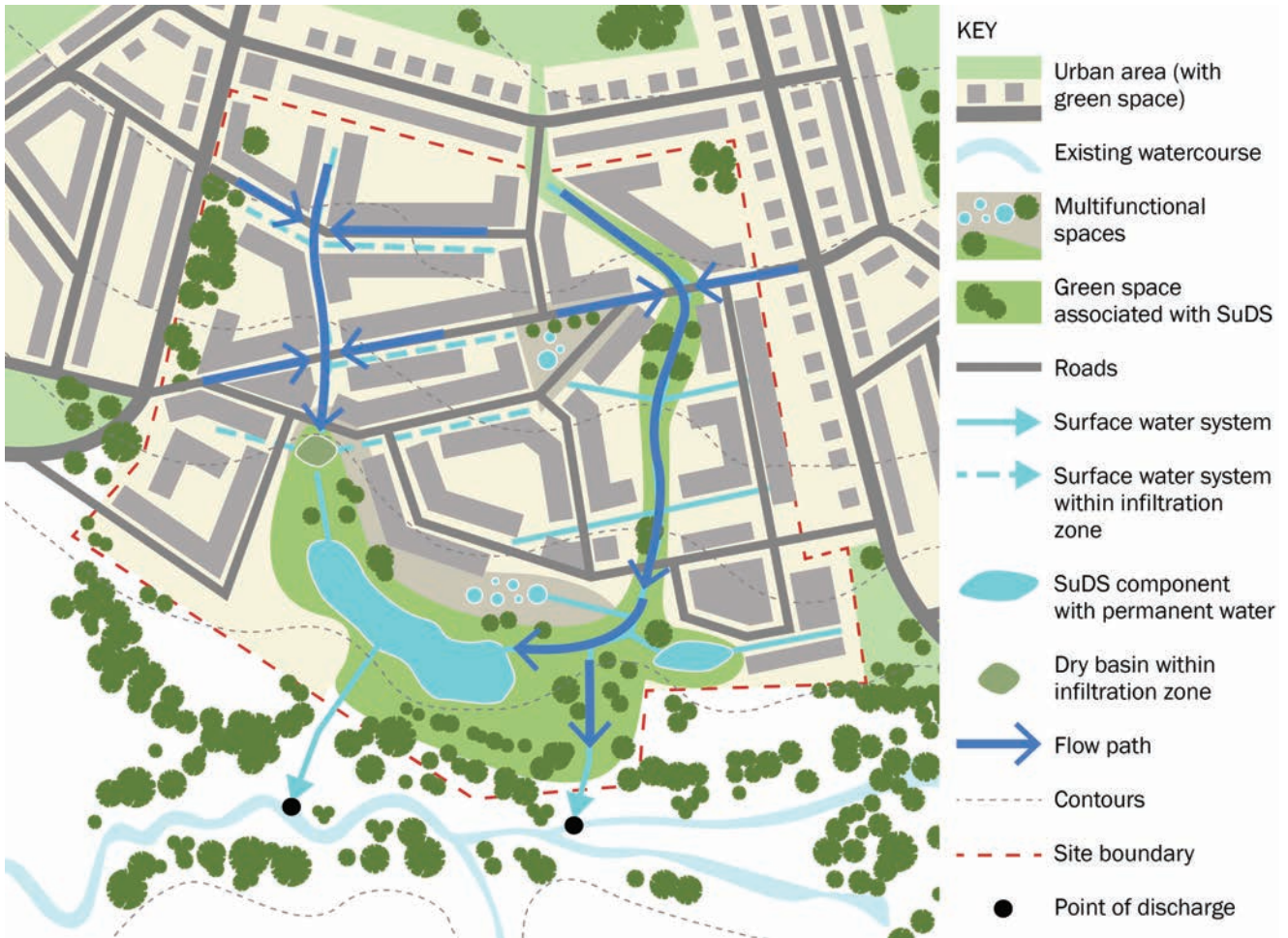
Figure 6.4 : Stage Four



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Integrate the street network with SuDS: Structure the street network to complement and manage flow pathways. Integrate SuDS features into street cross-sections, ensuring street widths are adequate. SuDS should be used to enhance the streetscape providing amenity and multi-functionality by integrating with other street features including tree planting, traffic calming, parking bays, verges and central reservations.

Figure 6.5 : Stage Five



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

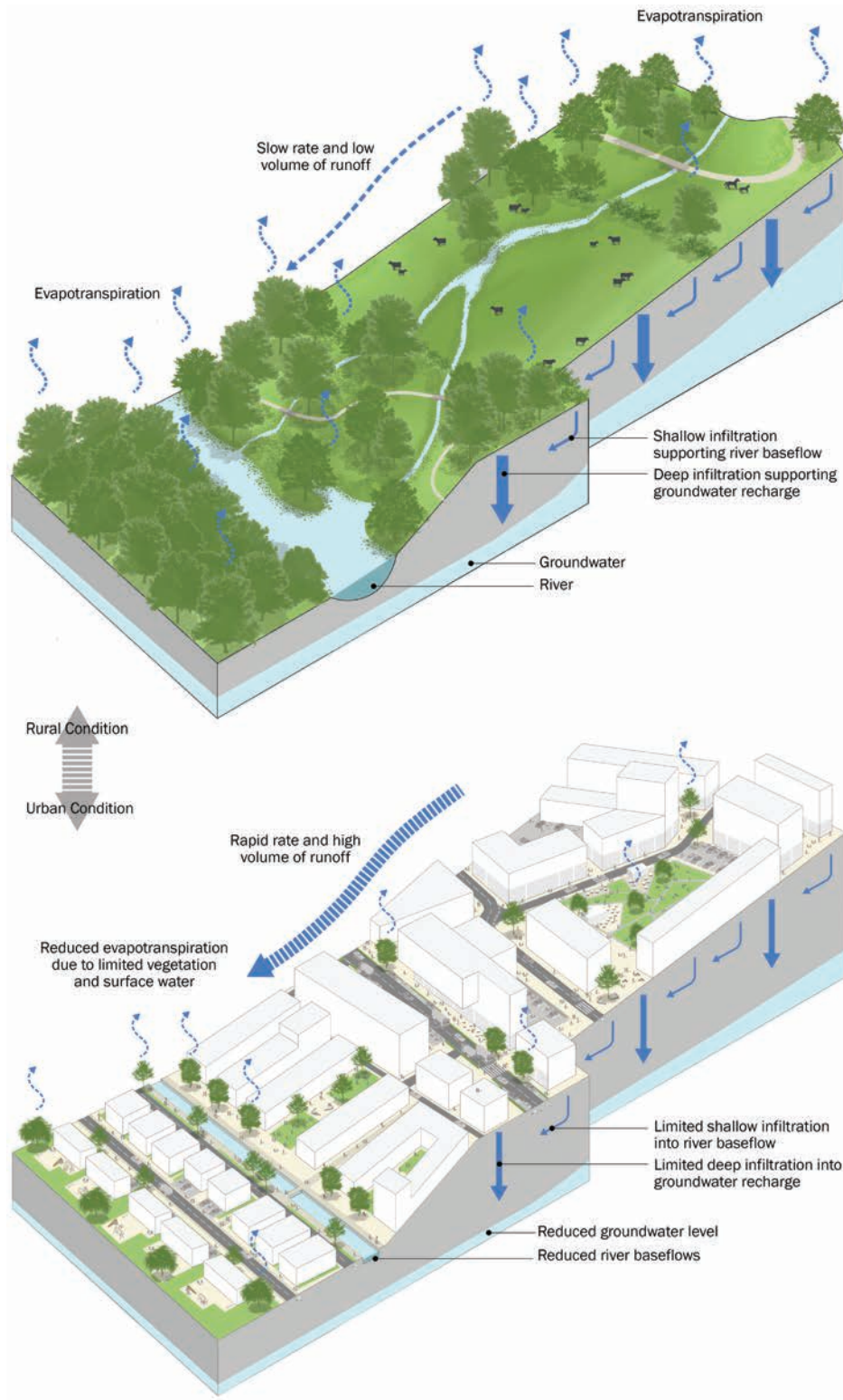
Cluster land uses to manage pollution: The number, size and type of SuDS selected will be affected by land uses and the corresponding pollution risk. Potential polluters, e.g. industrial development should have their own isolated SuDS network. Integrate a series of SuDS features that will provide water treatment throughout the networks, responding to the level of pollution risk. Clustering should be considered alongside other mixed use ambitions.

Mimic natural drainage

- 6.3.5** The topography of an undeveloped site provides a good indication of natural flow routes and can therefore assist in defining appropriate and efficient flow routes through a developed site without relying on additional infrastructure. The most effective and cost efficient designs make use of the local topography, increase landscape permeability, and reduce the amount of surface water flowing off site as much as possible. Allowing surface water runoff to follow the natural physical geography requires less soil movement and can eliminate the need for additional underground piping and pumping of water. Where the site is suitable for infiltration, opportunities to discharge water to the ground should be taken to mimic natural infiltration and recharge groundwater aquifers.
- 6.3.6** All new developments on greenfield land are required to discharge the runoff from the impermeable areas at the same greenfield runoff rate, or less than, if locally agreed with an appropriate authority or as detailed within the local planning policies of District and City Councils. For example the IDB may stipulate its rates of discharge for developments within its areas and the Lead Local Flood Authority (LLFA) or LPA may stipulate an acceptable discharge rate outside of these areas. Note that in IDB areas, consent will be required for any discharge into an IDB watercourse.
- 6.3.7** The LPA may allow a reduced level of attenuation prior to discharge to a watercourse where a strategy or study undertaken by or in partnership with an IDB or other WMA demonstrates that no increase in flood risk would occur to the site or elsewhere. It must however be demonstrated by the applicant that the site can continue to drain when receiving water bodies are in flood conditions. Irrespective of any agreed runoff rates, source control methods must be implemented across sites to provide effective pre-treatment of surface water. This must be demonstrated as part of the proposal.
- 6.3.8** Brownfield (previously developed land) sites must reduce the existing runoff from the site as part of the redevelopment. Where possible, in order to provide betterment, redevelopments should look to reinstate greenfield runoff rates. Note that in some parts of Cambridgeshire there are specific policy requirements related to acceptable runoff rates for brownfield sites set out in Local Plans.
- 6.3.9** Figure 6.6 shows the differences in drainage patterns between natural landscapes and built-up areas. Mimicking the natural landscapes in urban areas is the best strategy to mitigate flood risk and improve downstream water quality.

6 Surface water and sustainable drainage systems

Figure 6.6 : Difference between natural landscape and urban drainage



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

6.3.10 In addition to natural and urban catchments, as already detailed, the Fen area of Cambridgeshire has an extensive network of artificial drainage channels that are mostly pump drained. The majority of these are under the control and management of IDBs. Map 6.1 shows those areas of Cambridgeshire where the watercourses are designated by the Environment Agency (EA) as 'Heavily Modified Water bodies'. Such designation relates to the Water Framework Directive (WFD) (see Chapter 7); however it provides a useful visualisation of those watercourse across Cambridgeshire that have been heavily modified.

6 Surface water and sustainable drainage systems

Map 6.1 : Heavily Modified Waterbodies across Cambridgeshire



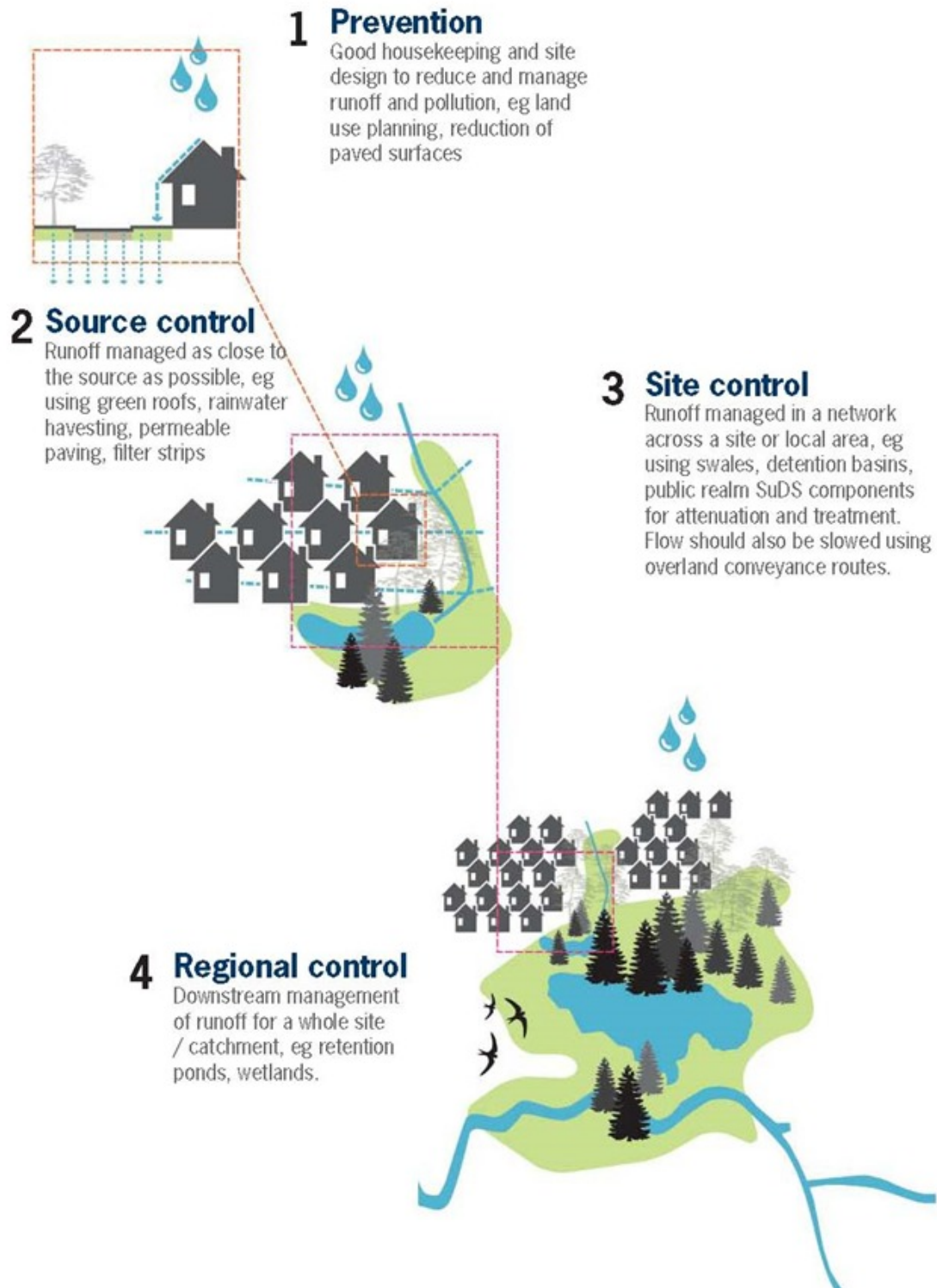
— Heavily Modified Water Bodies

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Use the SuDS management train

- 6.3.11** The SuDS management train is a central design concept for SuDS. It describes the use of a, “sequence of components that collectively provide the necessary processes to control the frequency of runoff, the flow rates and the volumes of runoff, and to reduce the concentrations of contaminants to acceptable levels” (CIRIA 2015). The management train begins with land use decisions and prevention measures, followed by interventions at the property scale and street scale (source control), through to considerations for downstream run-off controls within the overall site boundary, and wider initiatives downstream that are designed to manage the overall catchment. Source control includes features such as permeable paving, rainwater harvesting, living walls, rain gardens, filter strips, green roofs and bio retention areas. These allow water to penetrate the feature thereby reducing the proportion of surface water runoff that is conveyed into the drainage system.
- 6.3.12** Once all measures to minimise surface water runoff at source have been designed into the layout, site control initiatives which collect and treat water for larger areas of the site should be considered. Site control initiatives may include soakaways, ponds and wetlands, which work to slow the conveyance of water off the site and provide secondary stages of treatment. Appropriately planted vegetation can also help to attenuate water flow and provide a stage of treatment.
- 6.3.13** Regional controls are larger in scale and may be implemented in large sites, or by third parties as part of catchment wide initiatives. Such initiatives may include retention ponds, wetlands and infiltration basins. Figure 6.7 portrays this management train.
- 6.3.14** Above ground conveyance systems such as swales and rills should be used wherever possible to convey water between SuDS components. It is however acknowledged that for those developments where space is a limiting factor (e.g. redevelopment), the use of below ground pipework may prove more efficient.

Figure 6.7 : SuDS Management Train



Source: The SuDS Manual, CIRIA, C697

Water reuse first

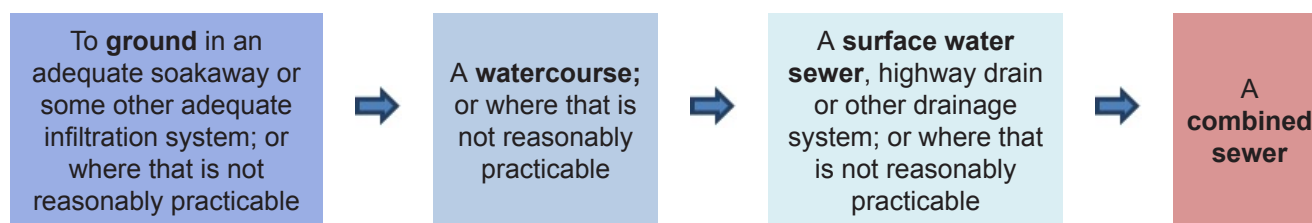
- 6.3.15** Cambridgeshire is one of the driest areas in England, therefore reusing water whenever possible is important to improving the county's water resilience, and reducing pressures on precious water supplies. Recycled rainwater and surface water runoff can be used for non-potable purposes, such as toilet flushing and irrigation. Water can be collected for reuse from both roofs and/ or paved surfaces and can be stored for reuse using a water butt or rainwater recycling system. Surface water runoff from streets or public areas can also be collected and treated using SuDS features, such as a rain garden, before storing it for surrounding buildings to reuse.
- 6.3.16** IDBs have a responsibility for overall water level management in their area, which can include the retention and reuse of water to facilitate irrigation during dry periods. Proposed development sites in IDB areas should be discussed with the relevant IDB as a development may provide the opportunity to improve water supply to the surrounding land. Existing and emerging Local Plans provide planning policies in relation to this matter.

Follow the drainage hierarchy

- 6.3.17** It is a Building Regulations and PPG requirement that the discharge hierarchy in Figure 6.8 is used when considering proposals.

Figure 6.8 : Surface water drainage hierarchy

Rainwater shall discharge to the following, listed in order of priority



Note: in all instances adequate stormwater storage will need to be provided in order to meet the relevant infiltration or discharge rates and volumes (see Section 6.4).

Use infiltration where suitable

- 6.3.18** The potential for infiltration measures on a site should be considered at the outset. Careful consideration of the acceptability of infiltration drainage should be given particularly in relation to potable water sources (e.g. drinking water) or land contamination issues.
- 6.3.19** The British Geological Survey can provide [maps and reports](#) to support decisions with regards to the suitability of the subsurface for the installation of infiltration type SuDS type systems. The suitability for infiltration across an area should be based on:
- Existing constraints prior to planning infiltration SuDS;
 - Drainage capacity and rate of infiltration into the ground;
 - Potential for ground instability when water is infiltrated;
 - Impact on groundwater quality as a result of infiltration;
 - Development on contaminated land or Source Protection Zones (SPZ) (vulnerable aquifers).
- 6.3.20** Infiltration should be assessed on-site using infiltration tests that follow the detailed SuDS design principles covered in [BRE365/CIRIA 156](#) procedure. SPZ's should be taken into account when considering infiltration and guidance provided by the EA should be consulted to determine infiltration constraints and requirements in these areas. Where infiltration drainage is proposed on previously developed land, contamination risk

6 Surface water and sustainable drainage systems

needs to be considered. This may not rule out the use of infiltrating SuDS but will require site investigations and information on remediation prospects which are outside the scope of this Supplementary Planning Document (SPD).

6.3.21 The maximum acceptable depth for an infiltration device is usually 2.0m below ground level, with a minimum of 1.2m clearance between the base of the feature and peak seasonal groundwater levels. In some areas of the Fens the maximum depth of infiltration (of 2.0m below ground level) is often not viable and in such areas 1.0m below ground level would be the best achievable depth. In these areas however, the possibility of incorporating shallow infiltration features such as trenches should be investigated. Deeper ('deep bore') soakaways pose a serious pollution risk and are not acceptable, and it is expected they will become contrary to the European Union (EU) WFD.

Keep surface water on the surface

6.3.22 It is acknowledged that infiltration will not be possible on all sites. Low permeability soils are often cited as a reason for not including SuDS; however this is not acceptable in Cambridgeshire as solutions do exist. Although soakaways and other infiltration methods may not be suitable, many other methods such as swales, ponds and wetlands should be prioritised, selected and designed accordingly. It is also possible to allow some water to soak into the ground (for example out of the bottom of an unlined swale), even if drainage design calculations do not allow for it.

6.3.23 Design and layout should seek to manage and convey surface water above-ground, avoiding the use of underground piping as far as possible. This is particularly pertinent in Cambridgeshire due to the flat landscape and areas of high groundwater. Managing surface water runoff at the surface has the benefit of:

- Avoiding concentration and acceleration of surface water into waterways which causes downstream erosion;
- Integrating removal of pollutants by filtering water during conveyance;
- Reducing construction and maintenance requirements and costs;
- Creating habitats;
- Contributing to public amenity by better quality urban and landscape design;
- Increasing residents' awareness of water management; and
- Detecting blockages and obstructions more easily.

Place-making through SuDS design

6.3.24 When using conventional surface water management systems, water is hidden in pipes underground. By bringing water management to the surface using SuDS, there is an opportunity to enliven public spaces and streetscapes. The presence of water features within the urban environment can promote a strong sense of place, bring an urban space to life and create unique spaces that can be enjoyed by all. SuDS features such as ponds, wetlands, pools, fountains and planted rills which can be purely aesthetic or interactive in nature, can be integrated into the public realm and open spaces to enrich the area with green infrastructure. Note that interactive SuDS should include an appropriate level of natural pre-treatment upstream before coming into human contact, such as in the case of water play areas. Designing for water quality is discussed further in Section 6.5.

Landscape-led approach

6.3.25 The selection of SuDS types and the creation of the SuDS network should both respond to and contribute to the surrounding built and natural landscape. A landscape-led approach uses SuDS as a mechanism to create strong green infrastructure networks and is important to increase connectivity to the wider ecosystem and landscape. Effective integration will also require carefully researched and selected plants, which work to improve the local green infrastructure and enhance biodiversity. Also selection of hardscape materials used in SuDS construction, such as concrete, brickwork, wood, aggregate and paving, should

consider the surrounding landscape and urban character and be developed alongside the overall urban design vision. Using a landscape led approach will improve the amenity value of SuDS for local residents, and provide water management and design benefits.

Recognise and conserve the significance of Cambridgeshire's historic and archaeological environment

- 6.3.26** Cambridgeshire has a strong history and tradition of water management, dating back two thousand years. SuDS design should recognise the importance and significance of what has been done before and where possible duplicate or enhance it. Materials used should be sympathetic to the built environment and reflect local design guides or other planning policy documents.
- 6.3.27** Where proposals will impact on the significance of designated or non-designated heritage assets, appropriate mitigation should take place as part of the SuDS proposal. Buried archaeological deposits can be damaged by changes to the water management regime in an area such as a change in groundwater levels or soil moisture content. The design of SuDS should take the presence of any buried archaeology into consideration and developers should undertake early discussions with Historic England and Cambridgeshire County Council's Historic Environment Team.

Minimise embodied carbon in SuDS

- 6.3.28** One of the advantages of SuDS is their ability to improve the natural environment. It is important that environment improvements from SuDS are not reduced by incorporating high carbon solutions. The excessive use of concrete and other aggregates with high levels of embodied energy is discouraged. Eliminating energy consuming water pumps whenever possible is also encouraged. Vegetated SuDS components can have a positive impact by storing carbon as they grow, through a process known as carbon sequestration.

Minimise waste in SuDS

- 6.3.29** When undertaking the maintenance of SuDS, waste will be generated. This will be predominantly grass and other vegetation, and may be managed on site in wildlife piles. There is still a requirement to comply with all relevant waste management legislation and ensure waste is taken to an appropriately licensed site. This is even more pertinent when waste is disposed off-site. Management of SuDS on industrial sites will need to ensure hazardous waste is disposed of separately.

Design for wildlife and biodiversity

- 6.3.30** SuDS can provide the ideal opportunity to bring urban wetlands and other wildlife-friendly green spaces into towns and cities. They can be linked with existing habitats to create blue and green corridors whilst providing an amenity and education resource for the community.
- 6.3.31** Where possible, existing habitats should be retained and incorporated into the landscape design. SuDS features are likely to have greater species diversity if existing habitats are within dispersal distance for plants, invertebrates and amphibians. It should however be noted that existing wetlands should not be incorporated into SuDS unless there is a guaranteed supply of clean water.
- 6.3.32** An aim should be to create new habitats based on the ecological context and conditions of the site. Habitats and species objectives that contribute to local, regional and national biodiversity targets should be prioritised. Further information on local objectives can be found in local (BAPs). Guidance on maximising the biodiversity potential of SuDS can be found in the [Royal Society for the Protection of Birds \(RSPB\) publication, Maximising the Potential for People and Wildlife](#).

Design for easy maintenance and access

6.3.33 When designing SuDS it is crucial to consider throughout the process how features will be maintained and accessed, who is ultimately responsible for the lifetime of the development, and the likely costs involved. Embedding foresight into every stage of the design process will produce a more effective, better maintained SuDS scheme upon completion. Design should also consider [Construction Design and Management \(CDM\) Regulations](#) from the outset to ensure that access is provided for maintenance and that health and safety measures are adhered to. Those responsible for SuDS across a development should ideally be provided with an operation and maintenance manual by the designer and this could be part of the documentation provided under CDM. Aspects that should be included within the operation and maintenance manual are shown in Table 6.2:

Table 6.2 : What to Include in the Operation and Maintenance Manual

<ul style="list-style-type: none">• Location of all SuDS components on site• Brief summary of the design intent, how the SuDS components work, their purpose and potential performance risks• Depth of silt that will trigger maintenance• Visual indicators that will trigger maintenance• Depth of oil in separators etc. that will trigger maintenance• Maintenance requirements (i.e. maintenance plan) and a maintenance record proforma• Explanation of the objectives of the maintenance proposed and potential implications of not meeting those objectives• Identification of areas where certain activities are prohibited (e.g. stockpiling materials on pervious surfaces)• An action plan for dealing with accidental spillages of pollutants• Advice on what to do if alterations are to be made to a development or if service companies need to undertake excavations or similar works that could affect SuDS• Details of whom to contact in the event that pollution is seen in the system or if it is not working properly
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Source: CIRIA 753 (Chapter 32)

6.3.34 Consideration should be given to access to, and maintenance of, existing infrastructure which includes existing watercourses. Many IDBs, Local Authorities and the EA have requirements and/or byelaws requiring maintenance strips adjacent to a watercourse and should be contacted for exact requirements in their area.

Design SuDS for brownfield sites

6.3.35 Previously developed land (brownfield sites) should not be seen as a barrier to using SuDS. When developing on brownfield sites, existing drainage infrastructure should be documented and mapped to determine what can be reused as part of the SuDS scheme.

6.3.36 The use of shallow surface features can often be a benefit in brownfield sites as they limit excavations into contaminated soils. The impact of the proposed SuDS features on any contamination and vice versa needs to be carefully assessed by an experienced professional. The presence of contamination in the ground may limit the use of certain features (e.g. soakaways) or require liners below ponds, basins and permeable pavements; however, it will never prevent the use of all SuDS features and a suitable system can be designed. The separation of surface water drainage and foul drainage should be a priority in these areas.

Consider flood extents in SuDS design

6.3.37 The natural floodplain must be protected and considered in the design of SuDS. Where SuDS are proposed in a fluvial or tidal floodplain (Flood Zones 3a or 3b) the features may fill during a flood event and would therefore not have capacity to hold the rainfall runoff from the site as originally intended. Large areas of Cambridgeshire, where land is low lying, are in the floodplain, and a pragmatic approach to SuDS design needs to be taken where flood risk is carefully considered. However, the presence of a floodplain should not explicitly exclude the integration of SuDS features for day-to-day water management provided the SuDS do not contribute towards stormwater storage requirements. Above ground SuDS should not be included in areas where water regularly flows or is stored.

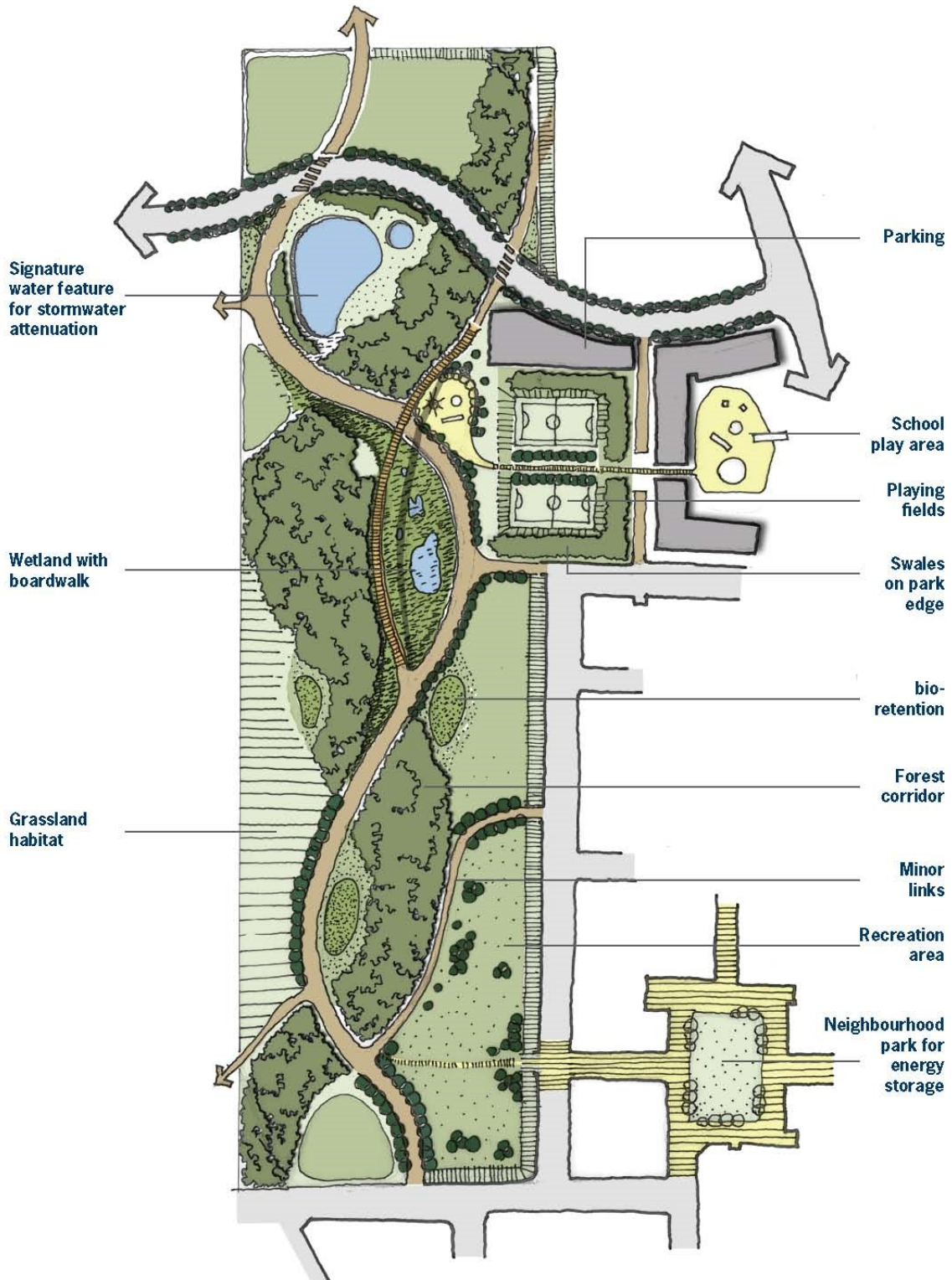
Design open spaces to incorporate SuDS

6.3.38 Open spaces are an asset to the community and to the environment and form an important component of a wider green infrastructure network. A network of woodland, recreational and open spaces, whether green or paved will be essential for well-designed developments. Open spaces can provide space for SuDS features to provide attenuation and treatment of surface water runoff. Good design will seek ways to integrate SuDS with the rest of the open space and to make SuDS features multifunctional. In these areas there is a need to concentrate on design and amenity value, recreational use, and fit with surrounding landscape (see Figure 6.9). Examples of multi-functional uses in open spaces include; temporary storage areas doubling as playing fields or recreation areas, hardscape attenuation doubling as water features and public art, bioretention areas doubling as landscaped garden areas, wetlands and ponds doubling as amenity and habitat areas, and bioretention planters linking with open space divisions or seating areas. Within open spaces, SuDS design will also need to consider:

- The interaction with the public – safety, education, and controlled access via boardwalks or similar structures;
- Areas of the ground that are likely to be seasonally wet should not be used for formal or informal recreation and play space such as sports pitches;
- An appropriate balance between visual amenity and water treatment needs to be achieved – while amenity value is of increased importance, it should not impinge on SuDS treatment and water management;
- Situating SuDS away from floodplains that might impact on SuDS treatment and floodplain storage and conveyance;
- Ecological needs – existing vegetation of biodiversity value should be retained whenever possible, and land stability taken into account.
- Opportunities to reuse recycled surface water for irrigation or other purposes.
- LPA's specific policy regarding water ponding in or near play areas. It is the responsibility of the developer to be aware of relevant local policy.

6.3.39 Where the local authority will adopt SuDS in public open spaces, they must still be able to function and be accessible as useable open space for the majority of the time for them to be included within the open space calculations.

Figure 6.9 : Intergration of SuDS features into open space design



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

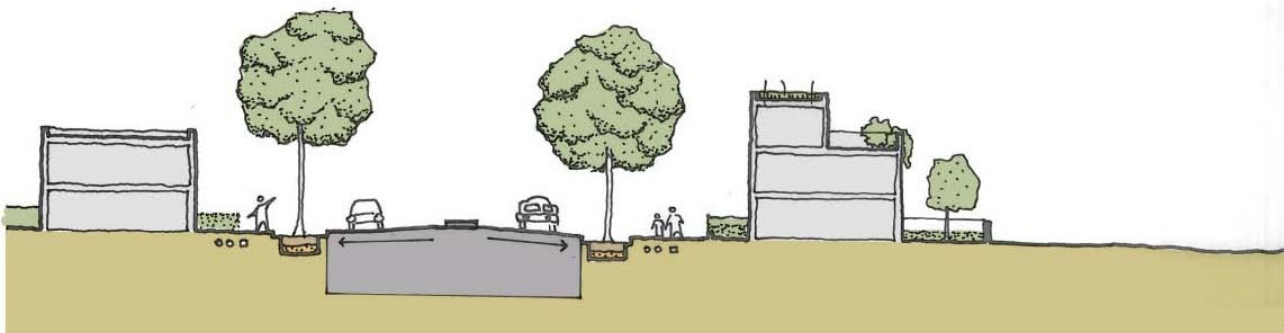
Design streets to incorporate SuDS

6.3.40 Within a catchment, streets and roads are a significant source of surface water runoff and pollutants. Streets are often used as a conveyance of surface water drainage from adjoining sites via underground pipes, and in a SuDS network they are likely to also be key conveyance routes for example through the use of roadside swales. Therefore there is a prime opportunity in streetscapes to integrate SuDS features that capture, treat and attenuate surface runoff. Improving upon traditional drainage, streetscapes can include bioretention technology (rain gardens) with appropriate conveyance such as swales or under-drained SuDS features to minimise the need for conventional piping. A number of standard streetscape features can include SuDS and become multifunctional, including verges, tree pits, traffic calming islands, and parking dividers. To implement SuDS effectively either along or within streets, there is a need to consider:

- Easy and safe access for all highway users, irrespective of mode of travel;
- Easy access to utilities for maintenance workers;
- Improvement to the urban design of streetscapes and contribution to sense of place; and
- Robust design to reduce maintenance and replacement requirements

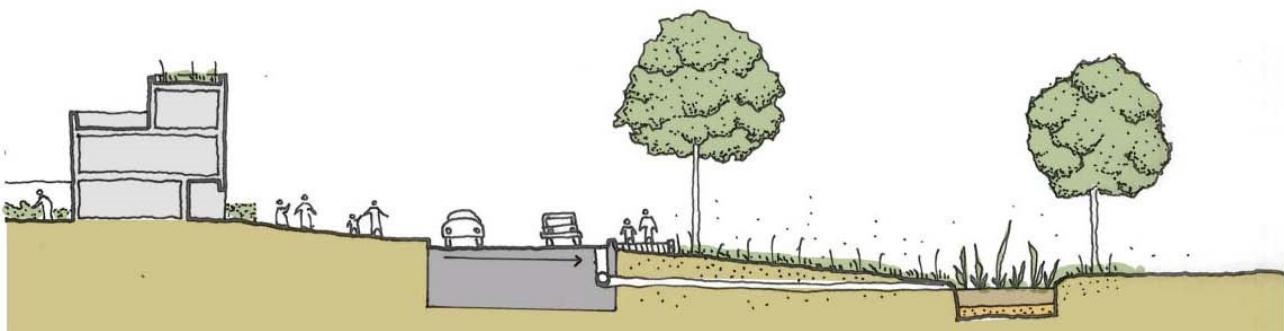
6.3.41 Figure 6.10 to Figure 6.12 demonstrate how SuDS can be incorporated into street design.

Figure 6.10 : Street design to drain SuDS features to either side



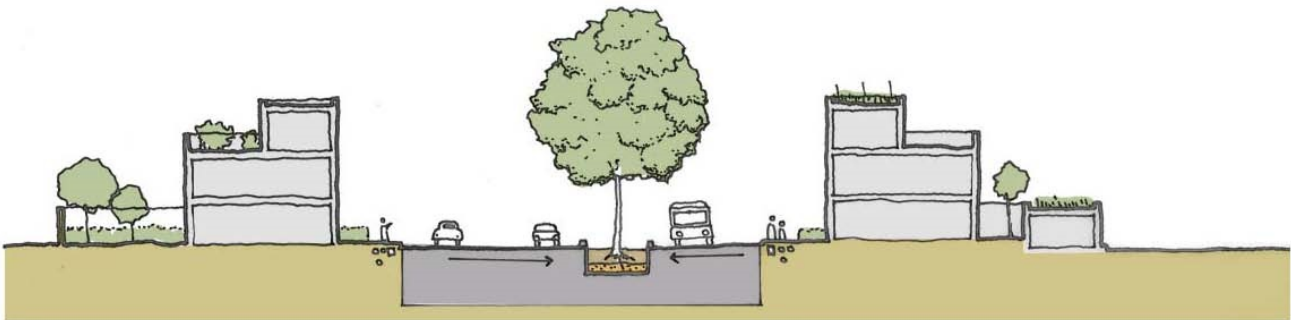
Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Figure 6.11 : Street design to drain to adjoining lower ground SuDS feature



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Figure 6.12 : Street design to drain to central SuDS feature



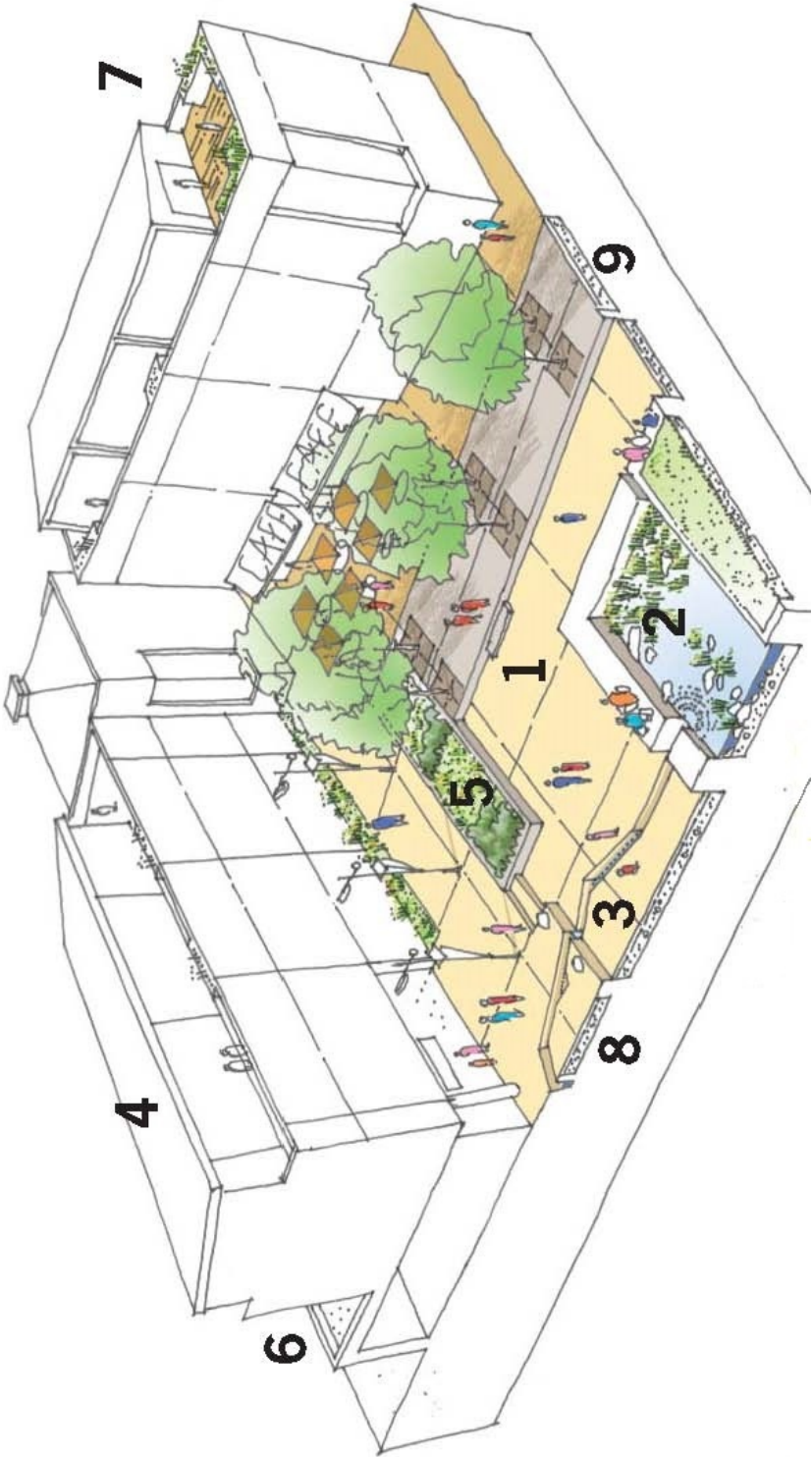
Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Design SuDS to match the density of development

6.3.42 Limited space is often cited as a reason for not including SuDS, which is not acceptable in Cambridgeshire as solutions do exist. Ideally, initial layout should consider how source control and localised SuDS features can be sized and located to provide adequate attenuation and treatment of runoff from high density areas. It is still possible to use SuDS in high density developments, but design needs to be suitable. Source control measures like green roofs and rainwater harvesting are strategies to reduce runoff. Additionally, building downpipes can be altered or disconnected to feed into gardens, soakaways or permeable paving. In high density courtyards and streets there is also potential to incorporate bioretention features and planted rills. Figure 6.13 to Figure 6.15 demonstrate how SuDS can be incorporated into developments of varying densities.

Figure 6.13 : SuDS options in high density developments.

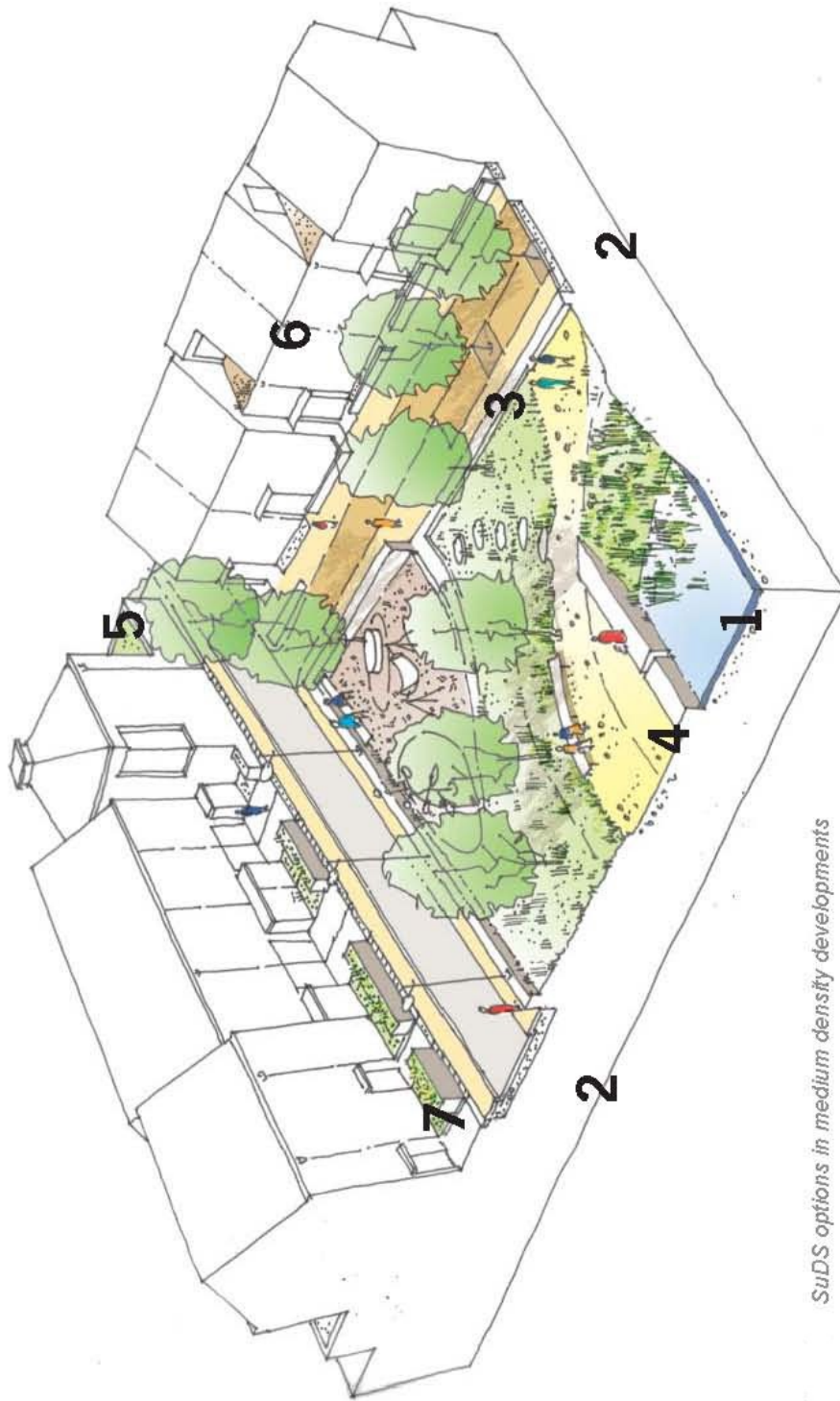
- 1 Urban square with permeable paving
- 2 Retention pond with integrated seating
- 3 Rill within pedestrianised shopping street
- 4 'Brown' roofs within town centre
- 5 Rain garden/planted bio-retention element
- 6 Green roofs
- 7 Roof gardens
- 8 Permeable paving within street
- 9 'Bio-retention tree pits within square



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Figure 6.14 : SuDS options in medium density developments

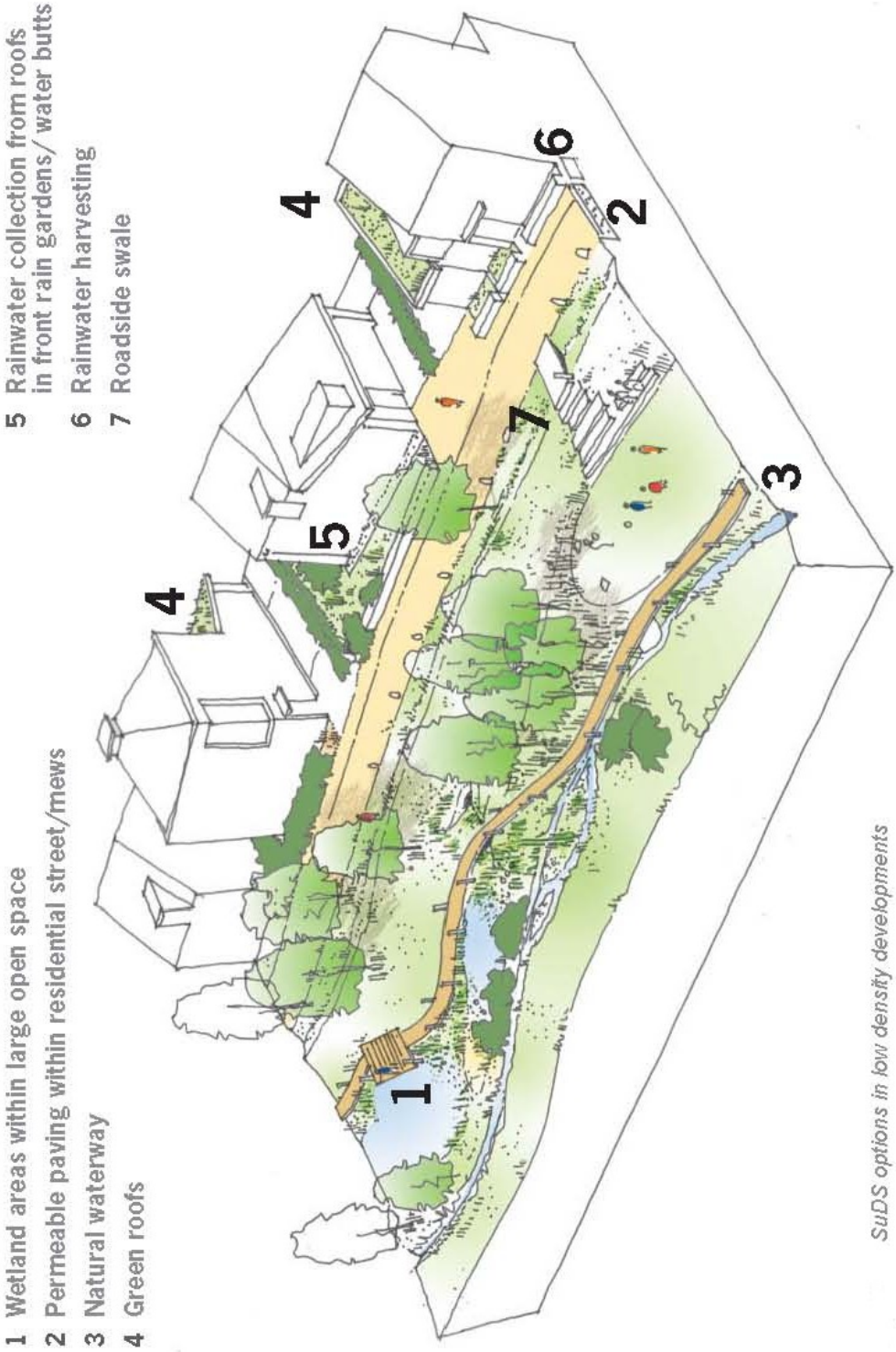
- 1 Filter strip and retention pond within residential square
- 2 Permeable paving within residential street/mews
- 3 Roadside bio-retention tree pits
- 4 Gravel/permeable surfaces within residential square
- 5 Green roofs
- 6 Roof gardens
- 7 Rainwater collection from roofs in front rain gardens/water butts



SuDS options in medium density developments

Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Figure 6.15 : SuDS options in low density developments



SuDS options in low density developments

Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Design SuDS for flat sites

6.3.43 Drainage is particularly important on flat sites that do not have the opportunity to take advantage of gravity. Hydraulically efficient kerbs should be designed to channel water directly onto above ground SuDS, before draining to underground storage, or a piped network. Alternatively, roadside swales located within the road verge with flush kerbs can enable surface water to discharge directly into the swale, where it is pre-treated before discharging to a SuDS feature downstream, such as a retention pond, rain garden, or wetland. By keeping water on the surface as much as possible, deep downstream management features can be avoided. Deep features are undesirable due to increased excavation, the potential need for unnecessary pumping and the requirement for mitigation measures. Figure 6.16 demonstrates the negative impact a piped system can have on flat sites.

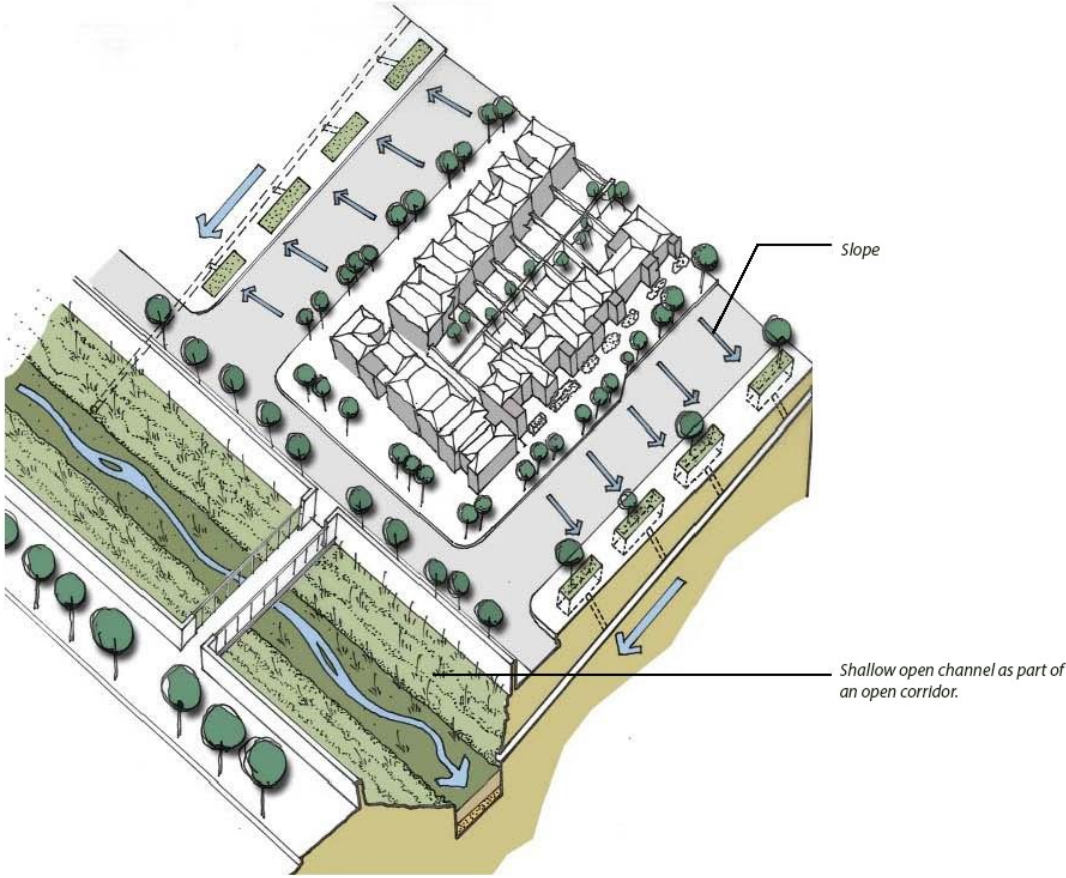
Figure 6.16 : Negative impact of piped drainage on a flat site



Source: Woods Ballard, B., et al (2015) *The SuDS Manual*, CIRIA, C753

6.3.44 Figure 6.17 shows how SuDS could possibly be incorporated into a flat, urban site.

Figure 6.17 : Possible urban layout for a flat site



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

Design industrial and agricultural sites to incorporate SuDS

6.3.45 Industrial and agricultural sites often have larger volumes of water discharge with higher levels of pollutants, and as such they require special attention. The best strategy is to separate water discharging from work areas, car parks and roofs. Water runoff from high-risk work areas should be separated into interceptor tanks and treated as industrial waste. This separation is vital to ensuring the surface water from non-work areas of the site that do not have the same contaminants, can be treated similarly to surface water runoff from residential and commercial properties. Additional treatment stages are required where runoff is being drained from higher contamination risk area, such as car parks. Each site should be designed based on the risk posed. Figure 6.18 demonstrates how SuDS can be incorporated in an industrial setting.

Figure 6.18 : Incorporating SuDS on industrial sites



Source: Woods Ballard, B., et al (2015) The SuDS Manual, CIRIA, C753

6.4 Design standards and designing for exceedance

- 6.4.1** In a new development there should be no flooding of any properties as a result of that development for a 1 in 100 annual probability (critical) rainfall event plus an appropriate allowance for climate change (refer to Chapter 5 for details of climate change allowances). In line with Sewers for Adoption, there should also be no water outside of the designed system for a 1 in 30 annual probability (critical) rainfall event.
- 6.4.2** Consideration should also be given as to how the system performs for events that exceed the design capacity of the system or if a part of the system blocks or fails. This is generally referred to as designing for exceedance. Guidance on how to apply this can be found in [Designing for Exceedance in Urban Drainage: Good Practice \(C635\)](#).

6.5 Designing for water quality

- 6.5.1** SuDS have a considerable advantage over traditional drainage as a well-designed system will provide a level of treatment to surface water runoff before it is discharged into the receiving water body. It does this through a number of processes including filtration, settlement, and uptake by plants.
- 6.5.2** To protect the water quality of receiving waters, runoff from a site should be of an acceptable water quality to help ensure current and/or future water quality objectives are not compromised. As there can be a wide range and level of contaminants contained within surface water runoff, water quality needs to be managed using a risk-based approach, facilitated by the SuDS management train. The SuDS management train refers to a variety of SuDS components in a series that provide treatment processes to deliver a gradual improvement in water quality as water moves through the system.
- 6.5.3** The size and number of treatment stages required is based on the level of pollution entering into the system. For example, industrial sites will contain a higher level of pollutants within surface water runoff than from a small residential road. Please refer to Chapter 4 of the [Ciria SuDS Manual \(C753\)](#) for further detail on designing SuDS for water quality.

6.6 Designing a safe environment

- 6.6.1** All SuDS schemes should be designed as a safe environment that can be accessed and enjoyed by residents and visitors. The use of fencing and barriers should not be the approach to making SuDS features safe, particularly in residential developments. It is however recognised that there may be cases in less sensitive environments (such as industrial areas) where steeper earthworks and safety measures are appropriate. The SuDS features themselves should be designed to be safe through measures such as:
- Following the topography of the site, this will minimise the depth of the features throughout the development.
 - Ensuring gently sloping sides and that they are planted with vegetation to act as a barrier to unintended entry into the water.
 - Ensure open areas of water are obvious to residents and visitors and any vertical drops are easily identified. The use of safety rings are generally not appropriate for SuDS as they are designed to be dropped vertically and not thrown any distance as they are heavy and awkward to handle. Their use should be limited to areas where they will be effective.
 - Use of appropriate signage in the right locations. These should not be used as a replacement for appropriate design.
- 6.6.2** Further information can be found in the CIRIA publication, [The SuDS Manual \(C753\)](#) and the [RoSPA publication Safety at Inland Water Sites](#).

6.7 Developing a surface water drainage strategy

Masterplanning

6.7.1 For larger developments a masterplan will be necessary. It is at this stage the SuDS layout (taking into account flow routes, topography, geology and green space) and proposed maintenance of the system should be determined whilst, ensuring a safe design and mitigation of flood risk (see Figure 6.1). Seeking advice at the earliest opportunity from the relevant WMAs will help avoid any costly issues or redesigns at a later stage. Effective master planning should ensure a robust, viable and cost-effective scheme from the outset, where objectives of the development are informed by the SuDS scheme and vice versa.

Pre-application

6.7.2 The majority of planning applications do not require a masterplan but all applicants should engage in pre-application discussions with the relevant WMAs before developing a surface water drainage strategy. This is the point at which key documents and information should be reviewed including topographic surveys, Strategic Flood Risk Assessment (SFRAs), geological maps, relevant site surveys and Flood Risk Assessments (FRAs) that have already been undertaken. Again Figure 6.1 can be used as a stage guide for how to integrate SuDS across sites. See Appendix E for details of the matters which should be considered at this stage.

Outline planning application

6.7.3 When an outline planning application is required the applicant should include an outline drainage strategy with the planning application. It should include enough design information that demonstrates the conceptual surface water drainage design across the site. The assessment submitted should outline the existing surface water run-off rates from the site and an indication of post development run-off rates with associated storm water storage requirements. SuDS should have been appropriately considered taking into account site specific drainage requirements and constraints and incorporated effectively into the overall masterplan. Appendix F includes a drainage proforma to be followed to ensure the correct information is included within the drainage strategy.

Full planning application or reserved matters application

6.7.4 Many developments move straight to a full planning application following pre-application discussions with the relevant WMAs. At this stage applicants will also be expected to submit a detailed surface water drainage strategy with the planning application. Whilst most topics will have been covered to some degree in the outline drainage strategy (if applicable) the applicant will be expected to provide more detail at this stage. The strategy should demonstrate that opportunities to integrate SuDS have been maximised and where obstacles to their use do persist this should be fully justified within the report. Where proposing to discharge into a third party asset (such as a watercourse or public sewer), appropriate permissions and required consents should have been discussed with the asset owner.

6.7.5 The key information a surface water drainage strategy must contain includes:

- How the proposed surface water scheme has been determined following the drainage hierarchy;
- Pre-development runoff rates;
- Post development runoff rates with associated storm water storage calculations
- Discharge location(s);
- Drainage calculations to support the design of the system;
- Drawings of the proposed surface water drainage scheme including sub catchment breakdown where applicable;

- Maintenance and management plan of surface water drainage system (for the lifetime of the development) including details of future adoption;
- Completed drainage proforma – the applicant must ensure that the surface water strategy contains the appropriate level of information in relation to the points covered in the proforma.

6.7.6 Note that the size and complexity of the site will determine how much information is included within the surface water drainage strategy however using the pre-application design checklist and drainage proforma in Appendix F will ensure the right matters are covered with the appropriate level of detail.

6.8 Approval of SuDS

6.8.1 SuDS are approved as part of the planning application for a development. It is the LPAs responsibility to ensure that the design submitted as part of either an outline or full planning application is robust and contains adequate detail to ensure that the SuDS are appropriate for the development and will be adequately maintained throughout their lifetime. The LPA may also seek expert advice from the LLFA as part of this process. For major developments national guidance for SuDS can be found in the [PPG](#), additionally the Non-Statutory Technical Standards for Sustainable Drainage Systems provides the high level principles all SuDS designs must follow.

6.8.2 A surface water drainage strategy is required to be submitted with a planning application which should contain details of the SuDS. Its scope should be commensurate with the size of development and can range from a paragraph describing the proposed drainage measures with a discharge location for residential extension, to extensive hydrological modelling accompanied by a full report with drawings for a larger site. Further details on what should be considered or included can be found in Appendix E; this guidance is likely to be updated over time to focus more specifically on different scales of development.

6.9 Adoption and maintenance of SuDS

6.9.1 The LPA may seek advice for developers looking to source an appropriate body for SuDS adoption and maintenance. It is recommended that a statutory organisation takes on the role of maintaining the SuDS as this will guarantee maintenance of the drainage system in perpetuity; however where this is not possible, alternative bodies may also be able to maintain SuDS, provided that a suitable maintenance plan has been submitted to and agreed with the LPA. Statutory organisations in Cambridgeshire may include organisations such as the local authorities, Anglian Water and IDBs. For SuDS serving the highway these should be discussed with the Highways Authority at Cambridgeshire County Council (CCC) to ensure suitability for adoption.

6.9.2 Open space provision within development sites is a normal planning requirement and offers suitable landscaped areas for the inclusion of a wide range of SuDS features (e.g. ponds, basins and swales). These features can enhance the nature conservation and amenity value of the site, although a primary consideration should be the effectiveness and maintenance of the SuDS.

6.9.3 Where local authorities are adopting the open space provision, this could include adoption of the SuDS features within the open space (seek clarification from individual local authorities). In adopting these features, a range of issues will need to be addressed:

- The primary purpose of the SuDS features relate to drainage. If the open space is to be used for other purposes, such as nature conservation or as a play area, this must not conflict with the effective working and maintenance of the SuDS.
- Safety issues will come into play if a body of water is involved.
- There is a need to ensure that a long-term, effective maintenance regime is in place along with a long term habitat management plan where appropriate

6.9.4 Some local authorities may have specific design and adoption standards in place, for example in [Cambridge City](#), and these should be referred to and early consultation undertaken with the relevant LPA.

6 Surface water and sustainable drainage systems

- 6.9.5** If the applicant is minded to choose Anglian Water as the appropriate body for SuDS adoption they should ensure the proposed design meets Anglian Water's adoption criteria, referencing relevant guidance and advice where appropriate. Further guidance on Anglian Water SuDS adoption (including their [Sustainable Drainage Systems Adoption Manual](#)) is available on the Anglian Water website.
- 6.9.6** In some situations, IDBs may adopt above ground SuDS features. If this option is pursued, the developer should engage in early stage discussions with the relevant IDB to ensure it meets their criteria. Further guidance is available from the individual IDBs.
- 6.9.7** Section 106 of the Town and Country Planning Act 1990 provides a suitable mechanism by which properly designed SuDS features can be transferred into the management and maintenance responsibilities of a local authority or other statutory organisation. The local authority should secure a financial mechanism through commuted sums, identified in the adoption agreement, to facilitate maintenance and management requirements. This would allow adoption of the areas within an acceptable timeframe without placing additional burdens on the local authority's resources. Clarification will also need to be sought from the relevant LPA on whether SuDS are delivered through the Community Infrastructure Levy or Section 106.
- 6.9.8** In certain circumstances where a management company is required to maintain the SuDS, a legal agreement tied to the title of the property will need to be agreed with the LPA (usually via a Section 106 agreement). If this is the case then discussions will need to take place during the pre-application stage of the development so that assurances can be made that this is the correct option for the development. Evidence should be provided by the applicant on the suitability and experience of the management company during this process.



7 Water Environment

The aim of this chapter is to consider the water environment in response to the requirements (e.g. ecological matters) set out within the European Water Framework Directive, and it looks at what supporting plans are in place to support those objectives from a planning perspective. For the majority of planning applications, compliance with the Directive will be dealt with via the Environment Impact Assessment requirements, but for some applications that have a direct impact upon a waterbody, a more detailed assessment may be required.

7.1 Introduction

- 7.1.1** The European Water Framework Directive (WFD) is an established legal framework for managing the water environment. Under the WFD the UK must aim to achieve 'good ecological status' by 2015 in all surface freshwater bodies, including rivers, lakes, groundwater, transitional and coastal waters regardless of size and characteristics. Other objectives of the WFD include preventative deterioration of the status of all bodies of surface water, including groundwater.
- 7.1.2** Development proposals may affect the water environment in various ways. Impacts leading either to deterioration in the status of a water body or to the water body being unable to achieve its WFD objectives can only be permitted in wholly exceptional circumstances. [New development must be assessed](#) to identify if it will cause deterioration, or lead to failures to achieve ecological objectives. New development also offers the opportunity to enhance the quality of the water environment.

7.2 River basin management plans

- 7.2.1** River Basin Management Plans produced by the EA, in consultation with the LPA, detail the pressures facing the water environment and what actions need to be taken in order for the WFD to be met in each area. The Anglian District River Basin Management Plan (ARBMP - December 2009) covers Cambridgeshire; an updated 2015 Plan is currently under consultation.
- 7.2.2** The ecological benefits of improved water quality in Cambridgeshire are significant. High water quality attracts species and encourages habitat creation; improving the biodiversity of the surrounding area. Species such as fish, newts, kingfishers and water voles are dependent on high water quality. The following areas in Cambridgeshire are considered to have habitat importance and maintaining high water quality is required.
- Ouse Washes Ramsar, SAC and SPA
 - Fenland SAC
 - Portholme SAC
 - Devils Dyke SAC
 - Breckland SAC and SPA
 - Fenland SAC (Woodwalton Fen, Chippenham Fen, Wicken Fen)
 - The River Cam - designated wildlife site
 - Stourbridge Common Local Nature Reserve
 - Sheep's Green and Coe Fen Local Nature Reserve
- 7.2.3** If sensitively managed, the river and its banks provide opportunities for declining species to recover and disperse.

7.3 Water Framework Directive and the planning process

- 7.3.1** Where developments require an Environmental Impact Assessment (EIA), applicants should include the impact resulting from development on the water environment in the EIA assessment using information from the ARBMP or directly from the EA. However, there will be instances where an EIA is not required. A screening opinion should be sought from the relevant LPA to determine whether an [EIA is required](#) for the particular development.
- 7.3.2** Where developments do not require an EIA but have the potential to impact on water bodies then applicants should consult the EA as a separate assessment might be required.
- 7.3.3** There may be proposals that do not need EIA but have potential WFD-related impacts for example marinas, development in close proximity to a river bank, channel diversions, new culverts on main rivers, mineral extraction close to watercourses or intensive agriculture. In most cases the EA can confirm where the WFD assessment might be most appropriate to be undertaken.
- 7.3.4** WFD Assessments are sometimes required by the EA for developments where permissions are required for works near/on main rivers under the Water Resources Act 1991.
- 7.3.5** Sustainable Drainage Systems (SuDS) should be utilised in as they support good quality water environments by mimicking the way nature deals with rain water, rather than piping surface water run-off from a development directly to a watercourse, evening out peaks and troughs in the amount of run off and reducing pollutants reaching watercourses.
- 7.3.6** SuDS can provide water quality improvements by reducing sediment and contaminants from runoff either through settlement or biological breakdown of pollutants. The full potential for the use of SuDS should be reviewed in the initial stages of planning the development (Refer back to Chapter 6 for further guidance on using SuDS).
- 7.3.7** Another source of information leading on from the WFD are Water Cycle Studies (WCS). The WCS assesses the capacities of water bodies and water related infrastructure to accommodate future development and growth throughout Cambridgeshire, for each of the city and district councils, and is intended to support the evidence base for their relevant local plans.

7.4 Water resources and waste water

- 7.4.1** If the water supply or wastewater discharge needs of any future development are likely to cause deterioration to the WFD status, the LPA and applicant will need to take this into consideration and determine and manage the impacts accordingly.
- 7.4.2** The supply of drinking water to Cambridgeshire involves abstraction from water resource zones across the County and the wider area. The resilience of the supply systems have the potential to be affected by the impact of climate change and severe weather related events. Both [Cambridge Water](#) and [Anglian Water](#) have encompassed the potential effects of climate change within their Water Resource Management Plans, which have determined the need for investment in both mitigation and adaptation, specifically to reduce water consumption particularly in water stress areas.

Table 7.1 : Water resource zones in Cambridgeshire

Council/ Area	Water resource zone
Cambridge Urban Area	Reservoir to the east of the city and boreholes within the network.
East Cambridgeshire	Chalk Aquifer within the Cambridgeshire and West Suffolk Zone (WRZ9)
Fenland	Chalk Aquifer- Fenland WRZ (supplying Wisbech and surrounds), Ruthamford (supplying March, Doddington, Chatteris and Peterborough)
Huntingdonshire	Ruthamford North and Ruthamford South Water Resource Zone
South Cambridgeshire	Ground water Borehole Abstraction within the Cam and Ely Ouse Catchment Area

7.4.3 When water is removed from a river it can reduce water quality due to reduced dilution of pollutants. Standards are in place between the EA and the relevant water company to ensure that most of the time water levels within the river are maintained at an appropriate level for fish and other wildlife. However, in drought periods or with increasing demand water companies may need to apply for a permit to increase abstraction, and hence reduce river levels. Queries regarding increases to abstraction should be directed to the EA in the first instance.

7.4.4 If the local water and sewerage company reaches a point where it needs to apply for a permit for increased discharge flows from a sewage treatment work (STW), it is likely that the water quality limits will be tightened. This is intended to aid achievement of the water quality objectives of the receiving water body under the WFD. Details of treatment work infrastructure can be found with the relevant LPAs WCS and their update reviews.

7.4.5 Any additional discharges beyond those permitted into the Middle Level Commissioners (MLC) and associated Internal Drainage Boards' (IDBs) systems will require their prior written consent together with the payment of the relevant fee.

7.5 Development location in relation to catchment or watercourse

7.5.1 Under the WFD, a development's location within a catchment or its proximity to a watercourse is relevant. Proximity to a watercourse is relevant where, for example, development or engineering works could affect the ability of the body responsible for maintaining the watercourse to access, maintain or improve the water body, or where it could affect the flow in a watercourse. Riverside development must therefore be set back a reasonable distance from the water's edge, allowing a corridor between the two environments.

7.5.2 IDB's and some awarded watercourses have a specific minimum width for a maintenance strip. While this corridor is crucial for access for maintenance, it is also the most effective means of ensuring there is potential for habitat and ecological benefits. Appropriate form and landscaping of the riverbanks can be fulfilled through good design. The width of 'maintenance access strips' may vary depending on the size of the watercourse, the type of maintenance that is required, and the organisation responsible for maintenance. The width will therefore be determined on a case by case basis with developers bearing in mind the need for access and green infrastructure. Queries regarding maintenance should be directed to the IDBs in the first instance.

7.5.3 Special consent may be required from Cambridgeshire's water management authorities (WMAs) for development that takes place inside or within a certain distance of a non-main river watercourse. Developers should contact Cambridgeshire County Council (CCC) (the Lead Local Flood Authority (LLFA)) for further details.

7.6 Aquatic environment

7.6.1 Planning Policies in Local Plans provide guidance to ensure development adjacent to watercourses protects and enhances the physical and natural landscape. Proposals for new development should where possible enhance the natural resources of the river corridor, and offer opportunities where applicable for the re-naturalisation of the river to improve water quality, increase public access to adjacent open spaces and improve the integrity of the built environment in terms of its location, scale, design and form.

7.6.2 Where a watercourse must still serve a function for which it has been modified or was originally created, naturalisation and habitat measures may need to be more subtle or more carefully considered since they must not, for example, increase flood risk. This could be the case in Cambridgeshire where a large number of the watercourses in the north and east of the county are managed by an IDB. Smaller changes such as the installation of fish passes alongside pumping stations or bank-side planting can be particularly valuable to improve the habitat for native species. Reference should be made to the [Drainage Channel Biodiversity Manual](#) (NE121). This document has been written for use by IDBs operating in England and looks to tackle the challenge of making space for both flood waters and wildlife through the integrated planning and management of drainage catchments. Examples of some of the measures are set out below:

- Forming marginal ledges in open channels
- Changing the timing of works to accommodate species
- Having maintenance rotation periods
- Using 'softer' erosion control measures such as sedge plugs and coir roll revetments

7.6.3 The EA's online WFD mitigation measures manual provides examples of methods currently used (where appropriate to individual sites) to bring about river naturalisation and improve the [WFD status of rivers](#).

7.7 Highways

7.7.1 Highway developments may result in negative impacts on water bodies. Where this occurs, positive measures must be considered. The following are some examples of how positive measures can be included in highways developments:

- Where a bridge crosses a watercourse or a road runs down towards a river, surface water exceedance flows may lead water to run off these surfaces directly into a water body, taking heavy metals and hydrocarbons with it. Balance and holding ponds should be installed adjacent to bridges and other highways enabling pollutants to collate.
- The design of new bridges may require river edges to be strengthened and hardened on both sides potentially cutting off a wildlife corridor and increasing for example otter mortality on our roads. The installation of an otter crossing, including a mammal ledge and guide fencing, under the A1 at Hail Bridge (near St Neots) has helped to minimise such an impact by providing a safe crossing for mammals when water levels are high.
- Culverting of a watercourse under a carriageway causes a loss of ecological diversity and habitat continuity which may interrupt the migration routes of animals. Using culverts that create the natural river bed morphology and natural invert levels can help reduce such impacts. Retrofitting baffles and/or ripracks to existing culverts can help improve fish passage.

7.8 Land contamination

7.8.1 Groundwater beneath development sites can provide a base flow to surface waters in that the water will find its way to the surface via channels which are often not apparent. Ground conditions on brownfield land potentially affected by contamination should therefore be investigated prior to decisions being made about site layout and design of drainage systems.

- 7.8.2** If there is potential for land contamination on site then this can affect more areas than just drainage and water environments. Planning policies contained within the Local Plans require that sites with the potential to be affected by contamination undertake a preliminary assessment prior to a planning decision being made (see Appendix A). This will identify if additional measures and investigations need be carried out before development commences. Pre-application advice can be sought from the relevant LPA and the EA to assess the possible contamination of a site to ensure a smoother planning application process.
- 7.8.3** Planning conditions can control pollution during construction, but this may not be appropriate for land contamination, which should be addressed in principle prior to development decisions. Further information is included in the planning policies and supporting text in each LPAs Local Plan (see Appendix A for further details on relevant planning policies).
- 7.8.4** Developers seeking further guidance about land contamination should refer to the following documents, or any successor documents, available on the Environmental Agency Website:
- Technical Guidance on the [management of contaminated land](#) (2014).
 - The risk management framework provided in CLR11: [Model Procedures for Management of Land Contamination](#); and
 - [Guiding Principles for Land Contamination](#) for the type of information required in order to assess risks to controlled waters from the site.



Appendix A Local plan policies

Each Local Planning Authority (LPA) within Cambridgeshire has its own adopted (or is working towards adoption of its own) Local Plan. Local Plans set out a vision for their administrative area and the planning policies necessary to deliver the vision. The relevant LPAs and their adopted or emerging planning policies that this SPD supports Local Plans are listed below:

A.1 Cambridgeshire County Council

The Cambridgeshire & Peterborough Minerals & Waste Development Plan 'Core Strategy Development Plan Document' (adopted July 2011), sets the type and amount of Minerals and Waste development that will be accommodated in Cambridgeshire up until 2026. The relevant planning policies are as follows:

- CS22 (Climate Change)
- CS35 (Biodiversity and Geodiversity)
- CS39 (Water Resources & Pollution Prevention)

The Cambridgeshire & Peterborough Minerals & Waste Development Plan 'Site Specific Proposals DPD' (adopted February 2012) identifies sites for development to meet the vision of the Core Strategy.

The County Council has also produced a number of (SPDs) to accompany the development plans. The relevant SPDs are as follows:

The Location and Design of Waste Management Facilities SPD (Adopted July 2011)

This SPD provides detailed guidance to help implement policy CS22 (Climate Change) of the Core Strategy DPD, and makes particular references to flood risk and water resources/quality. The document also supports and cross references the following planning policy:

- CS35 (Biodiversity and Geodiversity)

The Block Fen/Langwood Fen Master Plan SPD (Adopted July 2011)

The Master Plan provides a more detailed land use planning framework for mineral and waste activity in the Earith / Mepal area, and builds upon the proposals set out in the Core Strategy. Water storage and flood prevention are a common theme within the SPD. The SPD aims to guide developers on the implementation of proposals for the Block Fen/Langwood Fen area mainly through policies:

- CS3 (Strategic Vision & Objectives for Block Fen/Langwood Fen)
- CS5 (Earith/Mepal)
- CS20 (Inert Landfill)

A.2 Cambridge City Council

The 'Cambridge Local Plan 2014: Proposed Submission' sets out how Cambridge City Council will meet the development needs of Cambridge to 2031. The key policies that are of relevance are as follows:

- Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 33: Contaminated Land

The City Council also has a number of SPDs that are of relevance to this Flood & Water SPD, which are as follows:

Draft Planning Obligations Strategy Supplementary Planning Document (June 2014)

This draft SPD has been written to support the emerging Cambridge Local Plan 2014 and the emerging Cambridge Community Infrastructure Levy (CIL), both of which the Council expects to adopt in 2015. This SPD supports Policy 85 (Infrastructure delivery, planning obligations and the Community Infrastructure Levy) of Cambridge's draft Local Plan. Strategic improvements to landscape, habitats, access to the countryside and major green infrastructure projects could be funded by CIL. Environmental mitigation measures will be considered on a site by site basis. Depending on the scale of the development there may be circumstances where schemes require mitigation measures to be included in a Section 106 Agreement. Matters which could be included in a S.106 Agreement include:

- Ecological Mitigation/Remediation
- Major contamination issues

Open Space & Recreation Strategy (adopted October 2011)

This document, which forms part of the technical evidence base for the Local Plan, seeks to ensure that open space supports the development of sustainable communities, and the enhancement of the health and well-being of residents and the biodiversity of the city.

The Council is also due to update its Sustainable Design and Construction SPD, which will provide further guidance on policy requirements regarding water conservation measures and water sensitive urban design.

The Council has also adopted the Cambridge Sustainable Drainage Design and Adoption Guide, which sets out the Council's requirements for the design of SuDS in public open spaces.

A.3 East Cambridgeshire District Council

The 'East Cambridgeshire Draft Local Plan (pre-submission version, February 2013)' sets out a blueprint for the future growth of East Cambridgeshire, covering a period up to 2031. Contained within the draft document are planning policies which are relevant to this SPD. The SPD is intended to supplement the following Local Plan policies:

- Policy HOU 9: Gypsies, travellers and travelling show people sites
- Policy ENV 2: Design
- Policy ENV 7: Biodiversity and geology
- Policy ENV 8: Flood risk
- Policy ENV 9: Pollution

East Cambridgeshire District Council have also produced a number of SPDs which are also relevant:

Design Guide SPD (adopted March 2012)

The Design Guide SPD is intended to set out the requirements and aspirations for development within East Cambridgeshire. Developers would need to consider a number of development principles including foul and surface drainage methods.

Developer Contributions SPD (adopted March 2013)

This SPD sets out the Council's approach to seeking developer contributions for infrastructure or environmental improvements required as a result of new development. It is aimed at developers, agents and the general public, and seeks to provide people with a better understanding of when planning contributions will be sought and how they will be used.

East Cambridgeshire District Council may seek planning obligations for certain types of infrastructure and benefits, including flood defence work and SuDS. Financial contributions through planning obligations may be sought towards the maintenance and/or monitoring of SuDS

A.4 Fenland District Council

The 'Fenland Local Plan' (adopted 8 May 2014) contains the policies for the growth and regeneration of Fenland up to 2031. The policies that are of relevance are as follows:

- Policy LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- Policy LP16 - Delivering and Protecting High Quality Environments across the District

Fenland District Council has also produced two SPDs in support of their adopted Local Plan, with one of the SPDs directly relevant in the context of this SPD.

Delivering and Protecting High Quality Environments in Fenland SPD (adopted July 2014) The Delivering and Protecting High Quality Environments in Fenland SPD has been prepared to provide further guidance on a number of policies in the Fenland Local Plan 2014, in particular Policy LP16, 'Delivering and Protecting High Quality Environments across the District'. The following policies in the SPD are of relevance:

- Policy DM6 – Mitigating Against Harmful Effects
- Policy DM7 – Land Contamination
- Policy DM8 – Riverside Settings

Resource and Renewable Energy SPD (adopted July 2014)

This SPD sets out in detail Fenland District Council's policies in respect of resource use and renewable energy, in order to suitably expand on Part (A) of Policy LP14 in the Fenland Local Plan 2014.

A.5 Huntingdonshire District Council

Huntingdonshire's 'Core Strategy' (adopted September 2009) sets out the Council's strategy for sustainable growth over the plan period up to 2026. The following policies within the draft Local Plan are relevant to this SPD.

- CS 1: Sustainable Development in Huntingdonshire
- CS 10: Contributions to Infrastructure Requirements

The Council is preparing a new Local Plan 'Huntingdonshire's Local Plan 2036' which is intended to replace the Core Strategy once it has been adopted. In line with the NPPF (paragraph 216) policies contained in the emerging Local Plan may be considered to have weight once the plan has been subject to representations at the 'Publication' stage, also known as 'Proposed Submission'. Readers should contact Huntingdonshire District Council for up to date information about the emerging Local Plan and how this SPD supports draft policies.

A.6 South Cambridgeshire District Council

The 'South Cambridgeshire Development Control Policies Development Plan Document' (DPD) (adopted in July 2007) guides decisions on planning applications within South Cambridgeshire and sets out the Council's planning policies on a wide range of topics, including housing, jobs, services and facilities, travel, the natural environment and the Green Belt. The following planning policies are particularly relevant to this SPD:

- Policy DP/1: Sustainable Development
- Policy DP/4: Infrastructure and New Development
- Policy NE/6: Biodiversity
- Policy NE/8: Groundwater
- Policy NE/9: Water and Drainage Infrastructure
- Policy NE/10: Foul Drainage – Alternative Drainage Systems
- Policy NE/11: Flood Risk
- Policy NE/12: Water Conservation

South Cambridgeshire District Council is preparing a new Local Plan which once adopted will replace the Development Control Policies DPD. The 'South Cambridgeshire Local Plan' (submitted in March 2014) sets out how South Cambridgeshire District Council will deliver the levels of employment and housing development that should be provided over the plan period to 2031. The following planning policies are particularly relevant to this SPD:

- Policy CC/1: Mitigation and Adaptation to Climate Change
- Policy CC/7: Water Quality
- Policy CC/8: Sustainable Drainage Systems
- Policy CC/9: Managing Flood Risk
- Policy HO/1: Design Principles
- Policy NH/4: Biodiversity
- Policy NH/6: Green Infrastructure
- Policy SC/12: Contaminated Land
- Policy TI/8: Infrastructure and New Developments

Appendix B Applicant checklists

B.1 Drainage checklist

Development:	
Location:	
Date:	
LPA contact:	
EA contact:	
IDB contact:	
LLFA contact:	
General Notes:	

Recommended actions	Notes	Tick
Managing the risk of flooding (see Chapter 4)		
Establish if your development is at risk of tidal, river flooding or other forms of flooding. Check the flood maps on the EAs website, and the LPAs SFRAs and SWMPs		
Make sure the location of your development meets the Sequential Test (NPPG). Only where there is no other choice, carry out and meet the Exception Test.		
Assess what information is required to be included within your FRA, if one is required. See FRA checklist below for further details.		
Managing surface water (see Chapter 6)		
Before you plan your site, consider how you can manage the rate of surface water run-off so that it is similar to the conditions before the development. Also consider the effect this run-off will have on any receiving watercourse.		
Demonstrate in your FRA that you will deal with surface water by installing the best combination of SuDS techniques for your site (see FRA requirements below).		
Use CIRIA guidance to inform your choice of SuDS design for the development.		

Recommended actions	Notes	Tick
Where infiltration techniques are not possible, or where space is limited, you can still use features such as green roofs to reduce the rate or total amount of run-off.		
Speak to the LLFA about the surface water drainage proposals for your site. They can tell you what consents you will need, which types of SuDS are unsuitable and whether you will have to take special precautions to prevent pollution or reduce infiltration.		
Demonstrate in your FRA that you will deal with surface water by installing the best combination of SuDS techniques for your site.		
Ensure you have an adequate management and maintenance system in place.		
Water Resources (see Chapter 6)		
Design your development to at least meet the minimum level of Building Regulations or Local Planning policies related to water conservation where appropriate.		
Consider water and energy-efficient appliances and fittings in your development such as 'A-rated' washing machines and low or dual-flush toilets.		
If your development is large, consider leak-detection, rainwater-harvesting or even rainwater re-use systems. Information about their management and maintenance should be provided.		
Pollution Prevention (see Chapter 7)		
Talk to the local sewerage company to ensure: <ul style="list-style-type: none"> • there is sufficient sewage treatment capacity for the lifetime of your development; • there are arrangements for sewage discharges to foul sewer; • what consents you will need. 		
Please also check with the Local Planning Authority as to their full Local Validation requirements.		

B.2 Flood risk assessment checklist

FRA requirements	Notes	Tick
1. Development Description and Location		
a. What type of development is proposed (e.g., new development, an extension to existing development, a change of use etc.) and where will it be located.		
b. What is its flood risk vulnerability classification ?		
c. Is the proposed development consistent with the Local Plan for the area? (Seek advice from the LPA if you are unsure about this).		
d. What evidence can be provided that the Sequential Test and where necessary the Exception Test has/have been applied in the selection of this site for this development type?		
e. Will your proposal increase overall the number of occupants and/or users of the building/land, or the nature or times of occupation or use, such that it may affect the degree of flood risk to these people? (Particularly relevant to minor developments (alterations and extensions) and changes of use).		
2. Definition of the Flood Hazard		
a. What sources of flooding could affect the site?		
b. For each identified source in box 2a above, can you describe how flooding would occur, with reference to any historic records where these are available?		
c. What are the existing surface water drainage arrangements for the site?		
3. Probability		
a. Which Flood Zone is the site within? (As a first step, check the Flood Map for Planning (Rivers and Sea) on the EA's website).		
b. If there is a SFRA covering this site (check with the LPA), does this show the same or a different Flood Zone compared with the EA's flood map? (If different you should seek advice from the LPA and, if necessary, the EA).		
c. What is the probability of the site flooding, taking account of the maps of flood risk from rivers and the sea and from surface water, on the EA's website , and the SFRA, and of any further flood risk information for the site?		
d. If known, what (approximately) are the existing rates and volumes of surface water run-off generated by the site?		

FRA requirements	Notes	Tick
4. Climate Change		
How is flood risk at the site likely to be affected by climate change? (The LPAs SFRA should have taken this into account). Further information on climate change and development and flood risk is available on the EAs website.		
5. Detailed Development Proposals		
Where appropriate, are you able to demonstrate how land uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding (including providing details of the development layout)?		
6. Flood Risk Management Measures		
How will the site/building be protected from flooding, including the potential impacts of climate change, over the development's lifetime?		
7. Off-site Impacts		
a. How will you ensure that your proposed development and the measures to protect your site from flooding will not increase flood risk elsewhere?		
b. How will you prevent run-off from the completed development causing an impact elsewhere?		
c. Are there any opportunities offered by the development to reduce flood risk elsewhere?		
8. Residual Risks		
a. What flood-related risks will remain after you have implemented the measures to protect the site from flooding?		
b. How, and by whom, will these risks be managed over the lifetime of the development? (e.g., flood warning and evacuation procedures).		

Notes:

1. A site-specific flood risk assessment (FRA) is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the LPA by the EA); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding (NPPF, Footnote 20).
2. A step by step guide on how to complete a FRA in support of a planning application is set out in Chapter 4.
3. The checklist is taken from the [National Planning Practice Guidance \(NPPG\) on Flood Risk and Coastal Change – Site-Specific Flood Risk Assessment: Checklist](#).

Appendix C Internal drainage boards

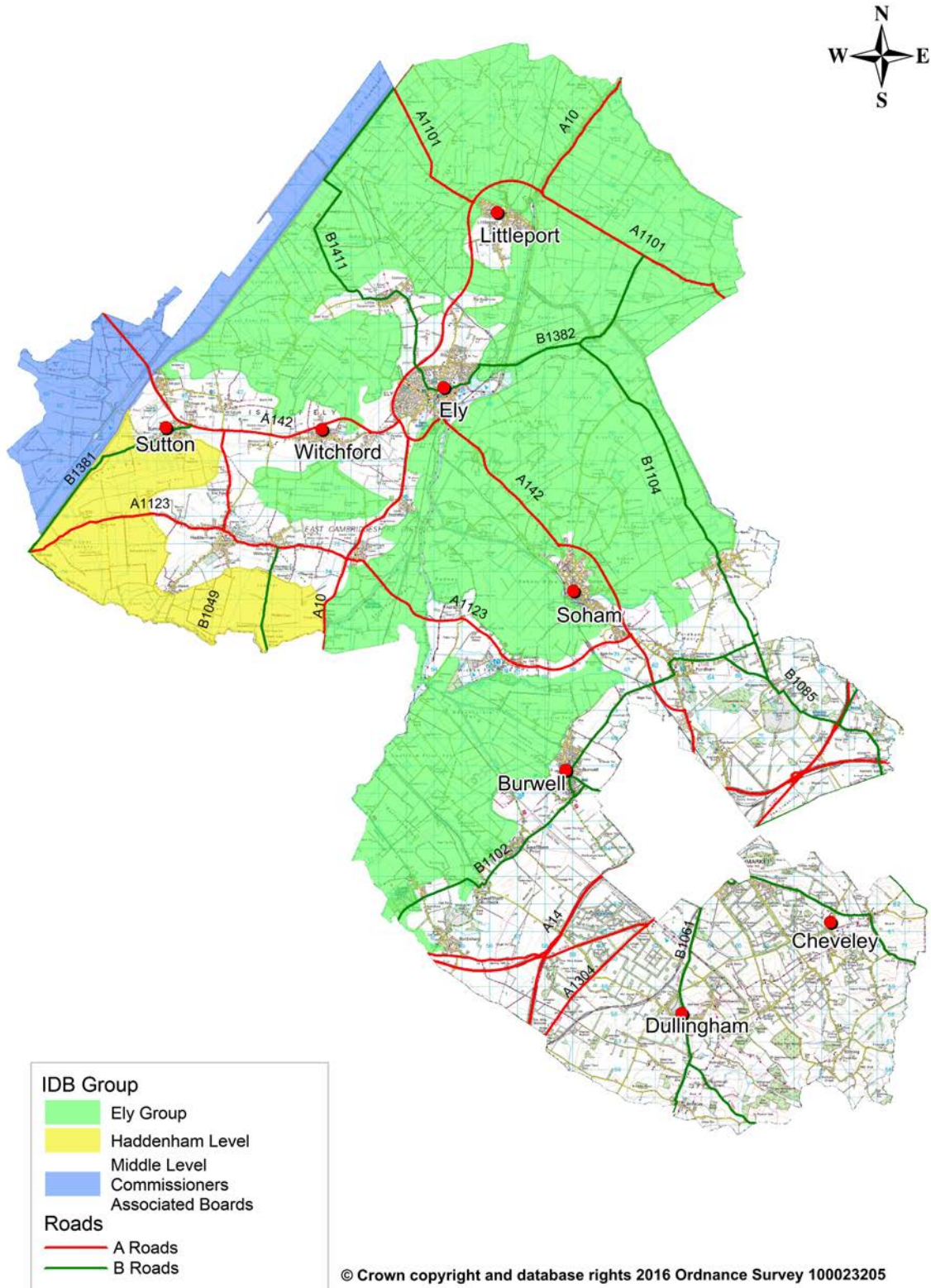
Further details relating to the Internal Drainage Boards and their roles and functions can be found at Chapter 3 and Table 3.2.

IDBs	Applicable to the relevant district council area
North Level Drainage Board	Fenland District Council
Kings Lynn IDB	Fenland District Council
Ramsey IDB ⁽¹⁾	Huntingdonshire District Council
Whittlesey Consortium of IDBs ⁽¹⁾ : <ul style="list-style-type: none"> • Drysides • Feldale IDB • Holmewood and District IDB • Woodwalton Drainage Commissioners • Whittlesey IDB 	Huntingdonshire District Council Fenland District Council
Bedford Group of IDBs (in Cambridgeshire): <ul style="list-style-type: none"> • Alconbury and Ellington IDB • Bedfordshire and River Ivel IDB 	Huntingdonshire District Council
IDBs that have been agreed to be represented by Ely Group : <ul style="list-style-type: none"> • Burnt Fen IDB • Cawdle Fen • Littleport and Downham • Middle Fen and Mere • Old West • Padnal and Waterden • Swaffham • Waterbeach Level 	East Cambridgeshire District Council South Cambridgeshire District Council
IDBs presently managed by the Middle Level Commissioners : <ul style="list-style-type: none"> • Benwick IDB • Bluntisham IDB • Conington and Holme IDB • Churchfield and Plawfield IDB • Curf and Wimblington Combined IDB • Euximoor IDB • Haddenham Level • Hundred Foot Washes IDB • Hundred of Wisbech IDB • Manea and Welney District Drainage Commissioners • March and Whittlesey IDB • March East IDB • March and Whittlesey IDB • March Fifth District Drainage Commissioners • March Sixth District Drainage Commissioners 	Fenland District Council East Cambridgeshire District Council South Cambridgeshire District Council Huntingdonshire District Council

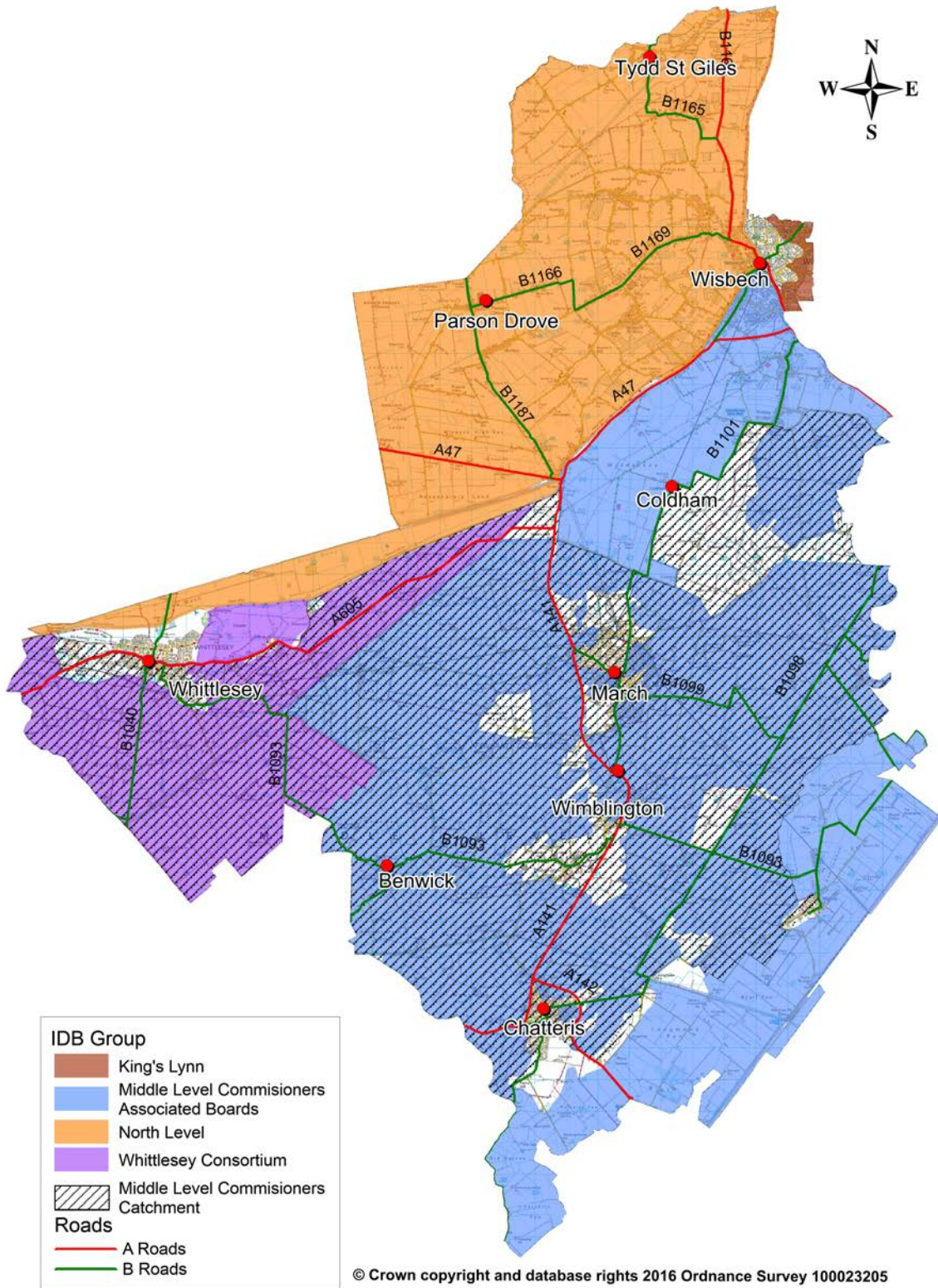
IDBs	Applicable to the relevant district council area
<ul style="list-style-type: none"> • March Third District Drainage Commissioners • Middle Level Commissioners • Needham and Laddus IDB • Nightlayers IDB • Nordelph IDB • Over and Willingham • Ramsey First (Hollow) IDB • Ramsey Fourth (Middlemoor) IDB • Ramsey Upwood & Great Raveley IDB • Ransonmoor District Drainage Commissioners • Sawtry IDB • Sutton and Mepal IDB • Swavesey IDB • Upwell IDB • Waldersey IDB • Warboys Somersham and Pidley IDB • White Fen District Drainage Commissioners 	

1. The MLC provide planning services for Ramsey IDB and the Whittlesey Consortium of IDBs.

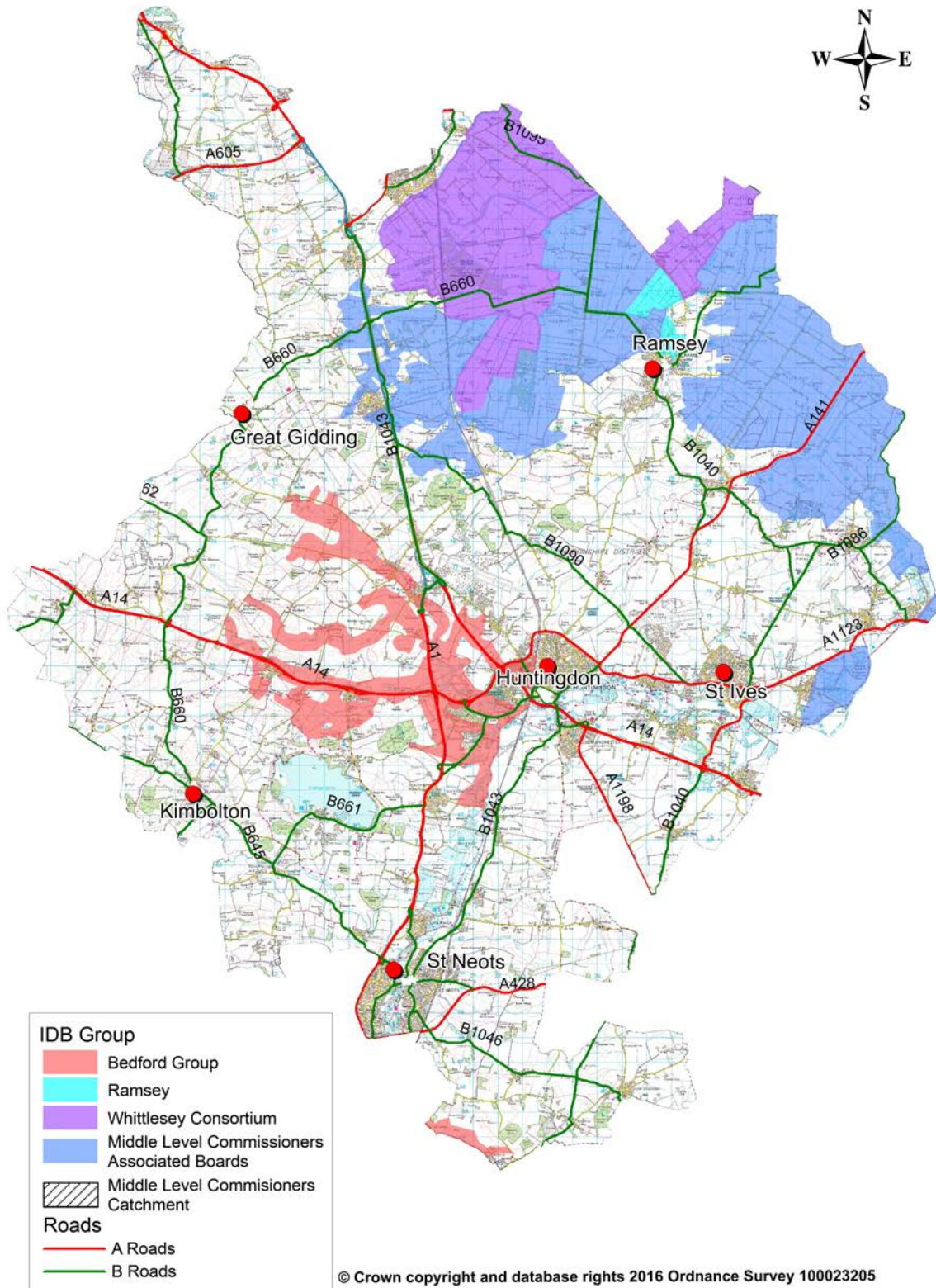
Map C.1 : IDBs within East Cambridgeshire District Council (ECDC) Area



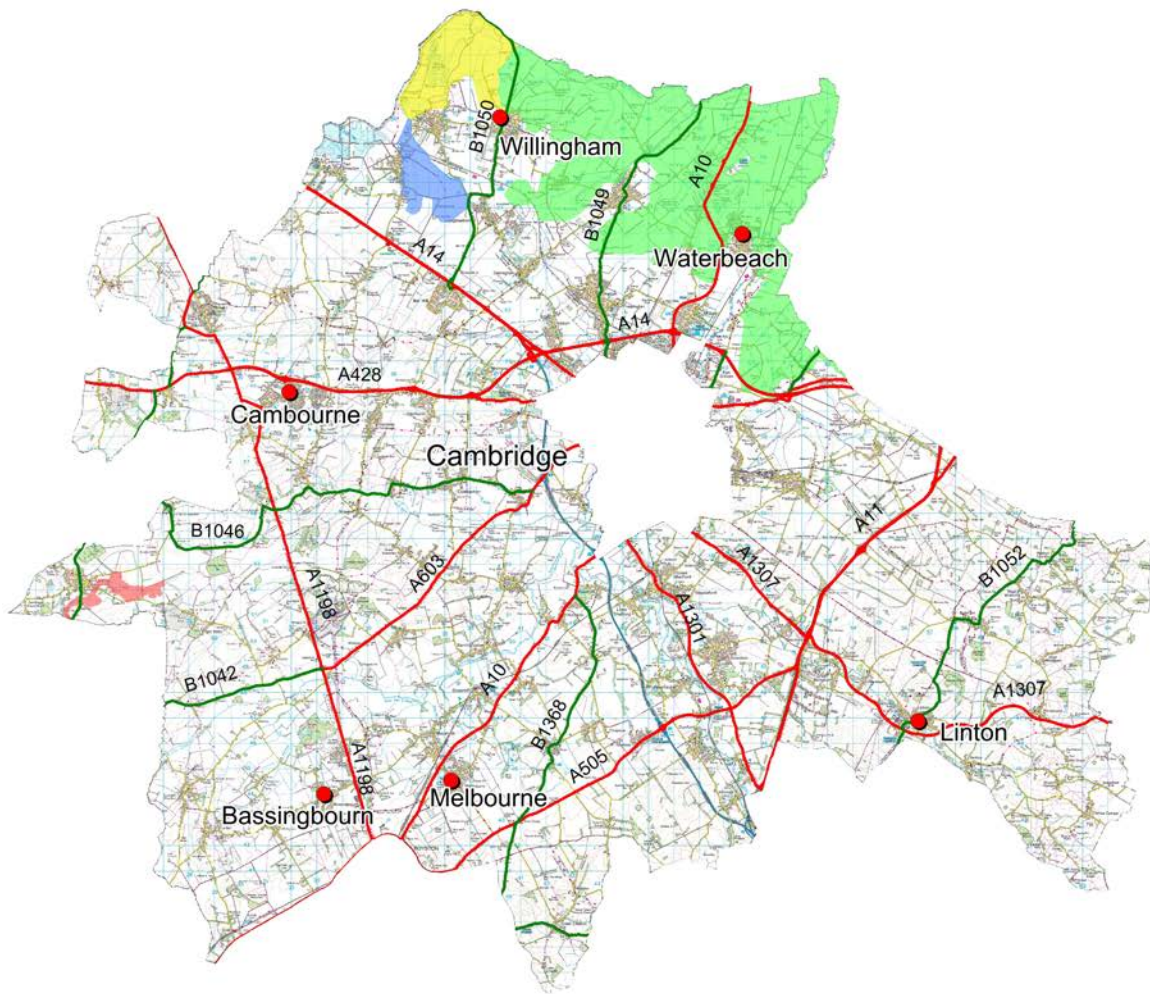
Map C.2 : IDBs within Fenland District Council (FDC) Area



Map C.3 : IDBs within Huntingdonshire District Council (HDC) Area



Map C.4 : IDBs within South Cambridgeshire District Council (SCDC) Area



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Appendix D Building materials guidance

Table D.1

A) Foundations
<p>Water exclusion strategy:</p> <ul style="list-style-type: none">Concrete blocks used in foundations should be sealed with an impermeable material or encased in concrete to prevent water movement from the ground to the wall construction. <p>Water entry strategy:</p> <ul style="list-style-type: none">Provide durable materials that will not be affected by water and use construction methods and materials that promote easy draining and drying.
B) Floors
<p>Ground floors can be influenced by two different conditions:</p> <ul style="list-style-type: none">Water entry from the ground which can cause uplift pressures and will require structural checks if a water exclusion strategy is proposed;Exposure to standing water. <p>Water exclusion and entry strategy:</p> <ul style="list-style-type: none">Materials that retain their structural integrity post flood event or easily replaced materials should be specified along with an engineering report confirming structural integrity for depths anticipated;Construction should allow for cleaning and drainage;Concrete ground supported floors are preferable to suspended floors where ground conditions allow;Suspended floors may require cleaning out of the sub-floor space post flooding so access and falls should be provided;Suspended steel floors would require anti-corrosion protection;Suspended timber floors are not recommended;Insulation should be of the closed cell type, generally insulation placed above the floor slab minimises the effect of flood water but may float if a low mass floor cover and screed is specified;Floor finishes should generally be ceramic or concrete based floor tiles and sand/cement screed. Water resistant grout and a cement based adhesive/bedding is preferred;Skirting boards should not be timber but either ceramic tiles or plastic;If the flooding risk is up to a 1 in 5 year event a floor sump should be specified;Under floor services should avoid using ferrous materials.
C) Walls
<p>Refer to Figure 5.4 for guidance on appropriate building materials to be specified.</p> <p>Water exclusion strategy for depths of water up to 0.3m or where structurally designed, up to 0.6m.</p> <p>Masonry walls:</p> <ul style="list-style-type: none">Joints should be fully filled and bricks should be laid frog upwards;Perforated bricks should not be used;

C) Walls

- Where possible use engineering bricks up to flood level plus one brick course for freeboard;
- Blocks and dense facing bricks have improved performance when covered with render;
- Do not use highly porous bricks such as handmade bricks;
- For a water exclusion strategy where leakage is expected to be minimal aircrete blocks are recommended but may retain moisture longer than concrete blocks and provide less restraint to uplift forces on flood slabs/edges;
- Solid masonry walls are a good option but will need to have suitable wall insulation to comply with the latest building regulations;
- Clear cavity walls are preferable if sufficient insulation cannot be provided elsewhere.

Timber Frame walls:

- Timber frame walls are not recommended.

Reinforced concrete wall/flood:

- Should be considered where the risk of frequent flooding is high.

External render:

- Effective barriers should be used with blocks or bricks up to predicted flood level plus one brick course for freeboard, to prevent thermal bridge may require additional insulation on inner skin of wall or external insulation;
- External renders with lime content can induce faster surface drying.

Insulation:

- External insulation is better than cavity insulation as it is easily replaced;
- Cavity insulation should be a rigid closed cell type.

Internal linings:

- Internal cement renders (with good bond) are effective at reducing leakage and assist rapid drying;
- Avoid gypsum plasterboard;
- Internal lime plaster/render can be a good solution once full strength has been gained (6 months approximately).

Water entry strategy

Masonry walls:

- Use good quality facing bricks for the external face of cavity walls;
- Do not use highly porous bricks such as handmade bricks;
- For a water entry strategy where water is expected to enter the building concrete blocks are recommended;
- Clear cavity walls are preferable if sufficient insulation cannot be provided elsewhere.

Timber Frame walls:

- Timber frame walls are not recommended.

External render:

C) Walls

- Should not be used as it is a barrier to water penetration and may induce excessive differences with flood water depths internally and externally.

Insulation:

- External insulation is better than cavity insulation as it is easily replaced;
- Cavity insulation should be a rigid closed cell type.

Internal linings:

- Avoid internal cement renders as these can prevent drying;
- Use standard gypsum plasterboard up to the predicted flood level plus a freeboard of 100mm as a sacrificial material;
- Internal lime plaster/render can be a good solution once full strength has been gained (6 months approximately).

D) Doors and windows

Doors:

- Thresholds should be raised as high as possible whilst still complying with level access requirements;
- External PVC doors are preferable. Where an external wooden door is used, all efforts should be made to ensure a good fit and seal to the frames;
- For a flood exclusion strategy the use of flood doors should be specified. This type of door seals and protects from flooding once closed;
- Hollow core timber internal doors should not be used in high flood risk areas;
- Butt hinges can aid in the removal and storage of doors in dry areas;

Windows and patio doors:

- Should employ similar measures to doors. Special care should be taken to ensure adequate sealing of any window/door sills to the fabric of the property.

Air vents:

- There are two types of air vents that could be specified, either a periscope air vent which has a higher external opening than internal opening or a self-closing air vent by means of an internal floatation mechanism. Periscope air vents are generally preferable as there are no moving parts reducing the maintenance requirements.

E) Fittings

- The main principle is to use durable fittings that can be easily cleaned e.g. the use of plastic or stainless steel for kitchen units;
- Domestic appliances such as fridges and ovens on plinths as high as practicable above the floor.

F) Services

- All service penetrations should be sealed with expanding foam or similar closed cell material;
- Where applicable pipework should use closed cell insulation below the predicted flood level;

F) Services

- Non-return valves are recommended to prevent back flow of diluted sewage in situations where there is an identified risk of foul sewer surcharging. There is an ongoing maintenance requirement for these valves. Downstairs bathrooms and sinks are often conduits during flood conditions and careful consideration needs to be given to these;
- Water, electricity and gas meters should be located above the predicted flood level where possible;
- Electric ring mains should be installed at first floor level which drops towards the ground floor where ground floor sockets should be installed at a high level;
- Heating boiler units should be installed above the predicted flood level and preferably on the first floor. Underfloor heating should be avoided on ground floors. Conventional heating pipes are unlikely to be significantly affected by flood water;
- Communication wiring for telephone, TV and internet and other services should be protected by suitable insulation in the distribution ducts to prevent damage;
- Septic tanks are required in some rural parts of Cambridgeshire. Recommended criteria for the design and installation of these systems are given in BS 6297. The septic tank should be appropriate for the ground conditions locally and take into account flood levels.

Appendix E Pre-application checklist

Requirements	Details (or reference documentation)	Agreed?
(a) Any planning and environmental objectives for the site that should influence the surface water drainage strategy. These objectives can be put forward by the developer, LPA or relevant water management authorities and should be agreed by all parties.		
(b) The likely environmental or technical constraints to SuDS design for the site. These should be agreed by all parties.		
(c) The requirements of the local adoption or ongoing maintenance arrangements. The LPA have the overriding decision on the appropriateness of the adoption arrangements.		
(d) The suite of design criteria to be applied to the SuDS scheme (taking account of (a) to (c)).		
(e) Evidence that the initial development design proposals have considered the integration and linkage of the surface water management with street layouts, architectural and landscape proposals.		
(f) An assessment of strategic opportunities for the surface water management system to deliver multiple benefits for the site (see Table 5, British Standard 8582). This should be provided by the developer and should include the strategic use of public open space for SuDS.		
(g) The statutory and recommended non-statutory consultees for the site. This should be provided by the LPA.		
(h) The likely land and infrastructure ownership for drainage routes and points of discharge (including sewerage assets).		
(i) An assessment of statutory consultee responsibilities and requirements, including timescales for any likely required approvals/consents.		
(j) Any potential local community impacts, health and safety issues or specific local community concerns/requirements that should be addressed by the detailed design.		
(k) An assessment of cost implications of stakeholder obligations.		
(l) An agreed approach to the design and maintenance of the surface water management for the proposed site.		

Appendix F Surface water drainage pro-forma

Applicants should complete this form and submit it to the LPA, referencing from where in their submission documents this information is taken. The proforma is supported by the [DEFRA/EA guidance on Rainfall Runoff Management](#), and uses the storage calculator on [www.UKsuds.com](#). The proforma should be considered alongside other supporting SuDS Guidance, but focuses on ensuring flood risk is not made worse elsewhere. This proforma is based upon current industry standard practice.

1. Site details

Site	
Address & post code or LPA reference	
Grid Reference	
Is the existing site developed or Greenfield?	
Total Site Area served by drainage system excluding open space) (Ha)⁽¹⁾	

The Greenfield runoff off rate from the development which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage from a site should be calculated for the area that forms the drainage network for the site whatever size of site and type of drainage technique. Please refer to the Rainfall Runoff Management document or CIRIA manual for detail on this.

2. Impermeable area

	Existing	Proposed	Difference (Proposed-Existing)	Notes for developers and Local Authorities
Impermeable area (ha)				If proposed > existing, then runoff rates and volumes will be increasing. Section 6 must be filled in. If proposed ≤ existing, then section 6 can be skipped & section 7 filled in.
Drainage Method (infiltration/sewer/watercourse)			N/A	If different from the existing, please fill in section 3. If existing drainage is by infiltration and the proposed is not, discharge volumes may increase. Fill in section 6.

3. Proposing to discharge surface water via

	Yes	No	Evidence that this is possible	Notes for developers and Local Authorities
Infiltration				e.g. soakage tests. Section 6 (infiltration) must be filled in if infiltration is proposed.
To watercourse				e.g. Is there a watercourse nearby?
To surface water sewer				Confirmation from sewer provider that sufficient capacity exists for this connection.
Combination of above				e.g. part infiltration part discharge to sewer or watercourse. Provide evidence above.

4. Peak Discharge Rates ⁽¹⁾

	Existing rates (l/s)	Proposed rates (l/s)	Difference (l/s) (Proposed-Existing)	Notes for developers and Local Authorities
Greenfield QBAR		N/A	N/A	QBAR is approx. 1 in 2 storm event. Provide this if Section 6 (QBAR) is proposed.
1 in 1				Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. e.g. discharging all flow from site at the existing 1 in 100 event increases flood risk during smaller events.
1 in 30				
1 in 100				
1 in 100 + climate change	N/A			To mitigate for climate change the proposed 1 in 100 +CC must be no greater than the existing 1 in 100 runoff rate. If not, flood risk increases under climate change. 30% should be added to the peak rainfall intensity.

1. This is the maximum flow rate at which storm water runoff leaves the site during a particular storm event.

5. Calculate additional volumes for storage⁽¹⁾

	Existing volume (m ³)	Proposed volume (m ³)	Difference (m ³) (Proposed-Existing)	Notes for developers and Local Authorities
1 in 1				Proposed discharge volumes (without mitigation) should be no greater than existing volumes for all corresponding storm events. Any increase in volume increases flood risk elsewhere. Where volumes are increased section 6 must be filled in.
1 in 30				
1 in 100				
1 in 100 + climate change				To mitigate for climate change the volume discharge from site must be no greater than the existing 1 in 100 storm event. If not, flood risk increases under climate change.

1. The total volume of water leaving the development site. New hard surfaces potentially restrict the amount of storm water that can go to the ground, so this needs to be controlled so not to make flood risk worse to properties downstream.

6. Calculate attenuation storage⁽¹⁾

		Notes for developers and Local Authorities
Storage Attenuation volume (Flow rate control) required to retain rates as existing (m ³)		Volume of water to attenuate on site if discharging at existing rates. Can't be used where discharge volumes are increasing

1. Attenuation storage is provided to enable the rate of runoff from the site into the receiving watercourse to be limited to an acceptable rate to protect against erosion and flooding downstream. The attenuation storage volume is a function of the degree of development relative to the greenfield discharge rate.

7. How is Storm Water stored on site?⁽¹⁾

		Notes for developers and Local Authorities
Infiltration	State the Site's Geology and known Source Protection Zones (SPZ)	Avoid infiltrating in made ground. Infiltration rates are highly variable and refer to Environment Agency website to identify and source protection zones (SPZ)
	Are infiltration rates suitable?	Infiltration rates should be no lower than 1×10^{-6} m/s.
	State the distance between a proposed infiltration device base and the ground water (GW) level	Need 1m (min) between the base of the infiltration device & the water table to protect Groundwater quality & ensure GW doesn't enter infiltration devices. Avoid infiltration where this isn't possible.
	Were infiltration rates obtained by desk study or infiltration test?	Infiltration rates can be estimated from desk studies at most stages of the planning system if a backup attenuation scheme is provided.
	Is the site contaminated? If yes, consider advice from others on whether infiltration can happen.	Water should not be infiltrated through land that is contaminated. The Environment Agency may provide bespoke advice in planning consultations for contaminated sites that should be considered.
	Yes/No? If the answer is No, please identify how the storm water will be stored prior to release	If infiltration is not feasible how will the additional volume be stored? The applicant should then consider the following options in the next section.

In light of the above, is infiltration feasible?

1. Storage is required for the additional volume from site but also for holding back water to slow down the rate from the site. This is known as attenuation storage and long term storage. The idea is that the additional volume does not get into the watercourses, or if it does it is at an exceptionally low rate. You can either infiltrate the stored water back to ground, or if this isn't possible hold it back with on-site storage. Firstly, can infiltration work on site?

Storage requirements

The developer must confirm that either of the two methods for dealing with the amount of water that needs to be stored on site.

- Option 1 Simple:**
 Store both the additional volume and attenuation volume in order to make a final discharge from site at QBAR (Mean annual flow rate). This is preferred if no infiltration can be made on site. This very simply satisfies the runoff rates and volume criteria.
- Option 2 Complex:**
 If some of the additional volume of water can be infiltrated back into the ground, the remainder can be discharged at a very low rate of 2 l/sec/hectare. A combined storage calculation using the partial permissible rate of 2 l/sec/hectare and the attenuation rate used to slow the runoff from site.

	Notes for developers and Local Authorities
Please confirm what option has been chosen and how much storage is required on site.	The developer at this stage should have an idea of the site characteristics and be able to explain what the storage requirements are on site and how it will be achieved.

8. Please confirm

Page 253

	Notes for developers and Local Authorities
Which SuDS measures have been used?	SuDS can be adapted for most situations even where infiltration isn't feasible e.g. impermeable liners beneath some SuDS devices allows treatment but not infiltration. See CIRIA SuDS Manual C697.
Drainage system can contain in the 1 in 30 storm event without flooding	This a requirement for sewers for adoption & is good practice even where drainage system is not adopted.
Any flooding between the 1 in 30 & 1 in 100 plus climate change storm events will be safely contained on site.	Safely: not causing property flooding or posing a hazard to site users i.e. no deeper than 300mm on roads/footpaths. Flood waters must drain away at section 6 rates. Existing rates can be used where runoff volumes are not increased.
How are rates being restricted (hydrobrake etc)	Hydrobrakes to be used where rates are between 2l/s to 5l/s. Orifices may not work below 5l/s as the pipes may block. Pipes with flows < 2l/s are prone to blockage but this can be overcome with careful product selection and SuDS design.

Notes for developers and Local Authorities	
Please confirm the owners/adapters of the SuDS throughout the development. Please list all the owners.	If these are multiple owners then a drawing illustrating exactly what features will be within each owner's remit must be submitted with this Proforma.
How are the entire SuDS to be maintained?	If the features are to be maintained directly by the owners as stated in answer to the above question please answer yes to this question and submit the relevant maintenance schedule for each feature. If it is to be maintained by others than above please give details of each feature and the maintenance schedule. Clear details of the maintenance proposals of all element of the proposed drainage system must be provided. Poorly maintained drainage can lead to increased flooding problems in the future.

9. Evidence

Pro-forma Section	Document reference where details quoted above are taken from:	Page Number
4		
5		
6		
7		

The above form should be completed using evidence from the Flood Risk Assessment where applicable, surface water drainage strategy and site plans. It should serve as a summary sheet of the drainage proposals and should clearly show that the proposed rate and volume as a result of development will not be increasing. If there is an increase in rate or volume, the rate or volume section should be completed to set out how the additional rate/volume is being dealt with.

This form is completed using factual information from the Flood Risk Assessment and Site Plans and can be used as a summary of the surface water drainage strategy on this site.

	Form completed by:
	Qualification of person responsible for signing off this pro-forma:
	Company:
	On behalf of (Client's details):
	Date:

Glossary of terms

Awarded watercourse	Watercourses who's maintenance responsibility lies with the relevant local authority.
Aircrete blocks	Often known as aerated concrete blocks combining the reliability and strength of concrete blocks with the advantage of using lightweight blocks on site.
Annual exceedance probability (AEP)	AEP is the probability associated with a return period. Thus an event of return period 50 years has an AEP of 1/T or 0.02 (2%).
Aquatic ecosystems	Ecosystem within a body of water. Communities of organisms that depend on each other and their environment living in aquatic ecosystems. Two main types of aquatic ecosystem are marine ecosystems and freshwater ecosystems.
Base flow	The sustained flow in a channel or drainage system.
Bioretention	A depressed landscaping area that is allowed to collect run-off so it percolates through the soil below the area into an underdrain, thereby promoting pollutant removal.
Carbon sequestration	Process of capturing and long term storage of carbon dioxide from the atmosphere.
Catchment	The area contributing surface water flow to a point on a drainage or river system. Can be divided into sub-catchments.
Catchment Flood Management Plan (CFMP)	Catchment Flood Management Plans (CFMPs) are a large-scale strategic planning framework for the integrated management of flood risks to people and the developed and natural environment in a sustainable manner.
Combined Sewer	A sewer designed to carry foul sewage and surface water runoff in the same pipe.
Conveyance	Movement of water from one location to another.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.
Exceedance flow	Excess flow that appears on the surface once the conveyance capacity of the drainage system is exceeded.
Exceedance flow route	Design and consideration of above-ground areas that act as pathways permitting water to run safely over land to minimise the adverse effect of flooding on people and property. This is required when the design capacity of the drainage system (SuDS or traditional drainage) has been exceeded.
Filtration	The act of removing sediment or other particles from a fluid by passing it through a filter.
Flood defence	A structure (or system of structures) for the alleviation of flooding from rivers or the sea.
Flood mechanism	A natural or established process by which flooding takes place or is brought about.

Flood risk	The level of flood risk is the product of the frequency or likelihood of the flood events and their potential consequences (such as loss, damage, harm, distress and disruption).
Floodplain	Any area of land over which water flows or is stored during a flood event or would flow but for the presence of flood defences
Fluvial	Landforms created by deposits from processes associated with rivers and streams.
Green infrastructure	Network of green open spaces that help to solve urban and climatic challenges by providing stormwater management, clean water, more biodiversity and healthy soils.
Groundwater	Water that is below the surface of the ground in the saturation zone.
Hardscape	The built environment including paved areas like streets, pavements, structures, walls, street amenities, pools and fountains.
Hydraulic model	A simplified representation of flow within a river system.
Hydromorphology	The subfield of hydrology that deals with the structure and evolution of the Earth's water resources. It also deals with the origins and dynamic morphology of those water resources.
Hydrological model	Estimates the flow in a river arising from a given amount of rainfall falling into the catchment.
Infiltration	The passage of surface water into the ground.
Main river	Main rivers are usually larger streams and rivers, though some of them are smaller watercourses of local significance. The main rivers are marked on an official document called the main river map. Copies of these maps can be located at the local offices of the Environment Agency.
Minor development	For the purposes of assessing flood risk, Minor Development is defined within the NPPG as follows: <ul style="list-style-type: none"> • minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250 square metres. • alterations: development that does not increase the size of buildings e.g. alterations to external appearance. • householder development: For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.
Non-potable water	Poor quality water that is not safe enough to be consumed by humans
Ordinary watercourses	All watercourses not designated as Main River or IDB watercourses. The operating authority (local authority or IDB) has permissive powers to maintain them but the responsibility to do so rests with the riparian owner.
Planning performance agreements	A planning performance agreement is a project management tool which sets timescales for actions between the LPA and an applicant.

Glossary of terms

Potable water	Water company/utility/authority drinking water supply.
Probability of occurrence	The probability of a flood event being met or exceeded in any one year. For example, a probability of 1 in 100 corresponds to a 1 per cent or 100:1 chance of an event occurring in any one year.
Residual risk	The remaining risks associated with the location of development and the mitigation actions needed to be taken after the sequential approach has been applied.
Raingarden	Planted depression that allows rainwater runoff from impervious urban areas like roofs, driveways, walkways, parking lots and compacted lawn areas to be absorbed.
Riparian owners	Landowners who have rights and responsibilities to maintain the flow of water in a channel.
Septic tank	Small scale sewage treatment system common in areas with no connection to main sewage pipes.
Sewage treatment work (STW)	Process of removing contaminants from wastewater including household sewage and runoff.
Standard of protection	The flood event return period above which significant damage and possible failure of the flood defences could occur.
Sustainable drainage systems (SuDS)	Sustainable Drainage Systems; an approach to surface water management that combines a sequence of management practices and control structures designed to drain surface water into a more sustainable fashion than some conventional techniques
Surface water flooding	Surface water flooding is the flooding that occurs from excess water that runs off across the surface of the land and does not come from a watercourse.
Swales	A shallow vegetated channel designed to conduct and retain water, but may also permit infiltration. The vegetation filters particulate matter.
Waste water treatment works (WwTW)	Installation to treat and make less toxic domestic and/or industrial effluent.

Acronyms

CCC	Cambridgeshire County Council
CCiC	Cambridge City Council
CSO	Combined Sewer Outfall
BAP	Biodiversity Action Plan
EA	Environment Agency
ECDC	East Cambridgeshire District Council
FDC	Fenland District Council
FRA	Flood Risk Assessment
HDC	Huntingdonshire District Council
IDB	Internal Drainage Boards
LLFA	Lead Local Flood Authority
LPA	Local Planning Authorities
NPPF	National Planning Policy Framework
PPA	Planning Performance Agreements
PPG	Planning Practice Guidance
RMA	Risk Management Authority
RSPB	Royal Society for the Protection of Birds
SCDC	South Cambridgeshire District Council
SFRA	Strategic Flood Risk Assessment
SPD	Supplementary Planning Document
SPZ	Source Protection Zones
SSSI	Site of Special Scientific Interest
STW	Sewage Treatment Works
SWMP	Surface Water Management Plan
SuDS	Sustainable Drainage System
WCS	Water Cycle Study
WFD	Water Framework Directive
WwTW	Waste Water Treatment Works
WRZ	Water Resource Zone



To: Executive Councillor for Planning Policy and Transport: Councillor Kevin Blencowe

Report by: Joint Director of Planning and Economic Development for Cambridge and South Cambridgeshire

Relevant scrutiny committee: Development 6 December 2016
Plan Scrutiny
Sub-Committee

Wards affected: All Wards

CAMBRIDGE LOCAL PLAN EXAMINATION – PROGRESS UPDATE

Not a Key Decision

1. Executive summary

- 1.1 This report has been produced to provide an update to Members on the progress of the Local Plan Examination and to inform Members of additional modifications to the Local Plan which have come forward during the examination process to ensure clarity and soundness.
- 1.2 The Councils submitted the Cambridge and South Cambridgeshire Local Plans for examination on 28 March 2014. Hearings sessions have been held from November 2014 through to the present day. Further hearing sessions will be timetabled for next year.
- 1.3 Appendix A to this report provides information on the content of Matters raised by the Inspectors examining the Local Plan and any modifications which have resulted from these Matters and hearing sessions.

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 Policy and Transport.

2.2 The Executive Councillor for Planning Policy and Transport is recommended:

- To note the contents of the report and Appendix A.

3. Background

- 3.1 The Council started preparing the new Local Plans in 2011, in parallel with South Cambridgeshire District Council's preparation of a new Local Plan. The separate plans were prepared in parallel with joint working throughout the process in recognition of the close functional relationship between the two areas and reflecting the duty to cooperate. Both Plans set out policies and proposals to guide development to 2031 and together present the development strategy for Greater Cambridge. A key part of the plan-making process was the production of a range of evidence base documents, such as the Councils' Employment Land Review and Strategic Housing Land Availability Assessments, to inform the creation of a new Local Plan.
- 3.2 The main stages of public consultation were Issues and Options, Issues and Options 2, and Proposed Submission stages. Both Councils carried out Issues and Options consultation in 2012, followed by Issues and Options 2 consultation and Proposed Submission consultation in 2013. These consultations were carried in parallel by the two Councils.
- 3.3 The Councils submitted the Cambridge and South Cambridgeshire Local Plans for examination on 28 March 2014.
- 3.4 The Secretary of State appointed Miss Laura Graham and Mr Alan Wood to examine the soundness of the two Local Plans. A Programme Officer was also appointed to assist the Inspectors.
- 3.5 On 11 September 2014, the Inspectors held a Pre Hearing Meeting. The purpose of the meeting was to clarify the administrative and procedural matters which govern the hearings.
- 3.6 The Examinations started with the submission of the Plans and will end with the submission of the Inspectors' report to the Councils. There will be a separate report to each Council but as the Plans are highly interdependent in many respects, the Inspectors established that it was necessary to carry out the Examinations concurrently, with a number of joint hearings sessions.

- 3.7 The subject of the hearings is determined by the Inspectors based on the documents submitted by the Councils and the representations that have been made. As a result of their reading of the Local Plans, supporting evidence base and the representations made to the Proposed Submission consultations, the Inspectors have produced the Matters and Issues for examination; the structure of hearings; the allocation of participants to hearing sessions; and decided whether additional material is needed from participants. Each published Matter (e.g. Housing Need) has a number of issues identified, with questions posed by the Inspectors. These questions relate to issues raised by representors or queries from the Inspectors. Each hearing session covers a particular Matter and offers representors the opportunity to raise concerns about the approach taken in the Local Plans and allows the Councils the opportunity to respond to those issues.
- 3.8 Joint examination hearings on strategic issues were held between November 2014 and April 2015 on topics such as housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply, and areas of major change.

Further work

- 3.9 Where Inspectors have concerns about the soundness of a submitted plan, Inspectors may consider that an examination cannot be completed without additional work being undertaken. This may require consideration of a suspension or partial suspension of the examination process to give the local planning authority time to undertake further work to address the issues raised.
- 3.10 After the hearings for Matters 1 - 9, the Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues (objectively assessed need for new housing, overall development strategy and conformity with revisions to National Planning Policy since the Local Plans were submitted for examination) and invited the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016.
- 3.11 Additional work was carried out in response to the Inspectors' issues, which fed into the Councils' Proposed Modifications consultation (2 December 2015 and 25 January 2016). The following additional work was carried out:
- Cambridge and South Cambridgeshire Local Plans Sustainability Appraisal (SA) Addendum Report;

- Cambridge Inner Green Belt Boundary Study;
- Cambridge and South Cambridgeshire Objectively Assessed Housing Need: Further Evidence;
- Housing Land Supply Update, Cambridge City Council and South Cambridgeshire District Council;
- Cambridge and South Cambridgeshire Development Strategy Update;
- Local Plans CSRM – Cambridge and South Cambridgeshire Local Plans Transport Report;
- Cambridge and South Cambridgeshire Infrastructure Delivery Study 2015;
- Cambridge and South Cambridgeshire Local Plans Viability Update, November 2015; and
- Proposed Modifications arising from the Government’s Written Ministerial Statements.

3.12 The proposed main modifications to the emerging Cambridge Local Plan resulting from the further work can be summarised as:

- Changes to reflect the Memorandum of Understanding between the Councils (September 2014) for a joint housing trajectory for the Greater Cambridge area recognising the inter-relationship between the areas and phasing of delivery of housing;
- Changes to policies relating to the amount of development planned to come forward at Cambridge East (North of Cherry Hinton) – 1,200 dwellings of which 780 dwellings are in Cambridge;
- Changes to policies relating to climate change, specifically housing construction and related sustainable development standards in the light of amendments to national government policy;
- Changes to affordable housing policies and residential space standards to reflect changes in national government policy.

3.13 The findings of the Proposed Modifications consultation were considered by Development Plan Scrutiny Sub-Committee on 14 March 2016¹ and Full Council on 23 March 2016² and then submitted to the Inspectors on 31 March 2016. The examination resumed in June 2016 with hearing sessions relating to joint matters on housing need and Green Belt. These hearing sessions discussed the work undertaken as part of the Proposed Modifications.

Cambridge only hearing sessions

3.14 From June to September 2016, further hearing sessions took place in respect Cambridge specific issues, including historic and natural

¹ <http://democracy.cambridge.gov.uk/ieListDocuments.aspx?CId=184&MId=2951&Ver=4>

² <http://democracy.cambridge.gov.uk/ieListDocuments.aspx?CId=116&MId=2953&Ver=4>

environment, the city centre, opportunity areas and areas of major change, climate change, retail and employment, local services and facilities.

Modifications

- 3.15 As a part of the examination process, it is usual to put forward modifications. During the examination, Inspectors can recommend 'main modifications' (changes that materially affect the policies) to make a submitted Local Plan sound and legally compliant only if asked to do so by the local planning authority under Section 20(7C) of the 2004 Planning and Compulsory Purchase Act (as amended). The Council can also put forward 'additional modifications' of its own to deal with more minor matters.
- 3.16 The majority of plans are subject to a request from the local planning authority under Section 20(7C) of the 2004 Act for main modifications to be recommended by the Inspector where necessary to make the plan sound. These will be based on the discussions at the hearing sessions. The Council made a request under Section 20 (7C) of the 2004 Act on 03 November 2014 (Reference Document RD/GEN/140).
- 3.17 Under the delegation process agreed by Full Council at the meeting on 13 February 2014³, additional modifications have been put forward in order to assist the Inspectors and provide clarification during the examination process. The Inspectors will determine in due course whether they consider the modifications to be main or additional. Officers do not consider that the modifications result in changes in the direction of policy. Appendix A provides an overview of each of the matters and issues to date and sets out where additional modifications have occurred.

Other work

- 3.18 Further work on the Council's Monitoring Framework, gypsy and traveller accommodation needs and policy on the accessibility of housing will be reported at Development Plan Scrutiny Sub-Committee in January 2017.
- 3.19 Following submission of the Local Plan for examination in March 2014, issues relating to the provision of student accommodation have been raised. Consequently, the Council has commissioned a study to investigate the levels of demand and supply of student accommodation in Cambridge and its impact on the local housing market. This study is due to be completed in December 2016. The

³ <http://democracy.cambridge.gov.uk/ieListDocuments.aspx?CId=116&MId=1004&Ver=4>

findings of the study and any consequential modifications to the Local Plan will be presented at Development Plan Scrutiny Sub-Committee in January 2017.

Next Steps

3.20 Hearing sessions focussed on South Cambridgeshire started in November 2016 and will continue into 2017. These hearing sessions will cover the following issues:

November 2016	Climate change, promoting successful communities, and residential site allocations in villages
December 2016	Housing policies
January 2017	Protecting and enhancing the natural historic environment
February/March 2017	Building a strong and competitive economy
To be timetabled	<ul style="list-style-type: none"> • Strategic sites – Waterbeach, Bourn Airfield, Northstowe and Cambourne West • Strategy for the rural area - village development frameworks and omissions sites in villages

3.21 Following the South Cambridgeshire hearing sessions, there will be further hearing sessions for Cambridge on housing policy and further joint hearing sessions on the joint omissions sites, e.g. Land North of Barton Road.

3.22 Following further hearing sessions, the Inspectors have confirmed that they will require the Council to undertake public consultation upon all proposed main modifications for a period of 6 weeks. Depending on the scope of the modifications, further Sustainability Appraisal work may also be required. The Inspectors' report on the plan will only be issued once the Council has consulted on the main modifications and the Inspector has had the opportunity to consider the representations on these modifications.

3.23 The Inspectors examining the Local Plan will seek to deal with the responses as expeditiously as possible but there may be instances where there are significant representations on proposed main modifications that may necessitate further hearing sessions. Further hearing sessions will only be held where absolutely necessary to clarify/resolve substantive outstanding issues.

3.24 Other modifications may also be made, which do not affect the soundness of the Local Plan and are minor in nature. These 'additional modifications' do not have to be advertised. Whether to advertise any 'additional modifications' is at the discretion of the Council, but the Council may wish to do so at the same time as consulting on the main modifications.

4. Implications

(a) Financial Implications

There are no direct financial implications arising from this report. The costs of preparing the local plan has already been budgeted for and included in the budget.

(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) Equality and Poverty Implications

There are no direct equal opportunity implications arising from this report. The Local Plan has been subject to an Equalities Impact Assessment, which demonstrates how potential equalities issues have been, and will be addressed.

(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. While national policy changes have had some impact on the level of ambition that can be included in the plan in relation to the reduction of carbon emissions from new housing developments, wider policies in the plan related to climate change and sustainable development mean that the plan should still overall have a positive climate change impact.

(e) Procurement

There are no direct procurement implications arising from this report.

(f) Consultation and communication

The consultation and communication 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 of Best Practice on Consultation and Community Engagement.

(g) Community Safety

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

5. Background papers

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

- National Planning Policy Framework 2012:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Cambridge Local Plan 2014: Proposed Submission:
https://www.cambridge.gov.uk/public/ldf/draft_submission/Full%20Plan/Full%20Draft%20Plan%20with%20title%20pages%20reduced%20size.pdf

6. Appendices

- Appendix A: Cambridge Local Plan Examination – Overview of Matters and Issues and Modifications

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: Cambridge Local Plan Examination – Overview of Matters and Issues and Modifications

1. This appendix introduces the Matters set out by the Inspectors. It addresses joint Matters and Cambridge-only Matters. Additional modifications have been proposed for clarity and to ensure soundness in the light of national policy and guidance, rather than seeking to change policy emphasis.

Matter 1: Legal process and requirements (Tuesday 4 November 2014):

2. The main focus of debate for Matter 1 was around whether the Councils had complied with all the legal requirements for preparing the sustainability appraisal and whether it had fulfilled the duty to cooperate. The Councils maintained that the legal requirements had been met. Modifications from this session related to the Greater Cambridge Housing Trajectory, which was agreed in principle on 9 September 2014 at Development Plan Scrutiny Sub-Committee¹. The subsequent modifications were taken forward as part of the Proposed Modifications consultation in early 2016.

Matter 2: Overall spatial vision (Wednesday 5 November 2014):

3. Matter 2 hearings considered whether the development strategy across the Cambridge and South Cambridgeshire Local Plans is the right one. There was broad consensus among the parties appearing that the development sequence is appropriate, with its focus on Cambridge, then edge of Cambridge, then new settlements and then better served villages. There was a lot of debate about whether the strategy in the two plans is consistent with the sequence, with parties both for and against more or less development at all stages in the sequence. The Councils maintained that the strategy strikes the appropriate balance and is soundly based. No modifications were proposed by the Council in relation to this statement. The Inspectors raised this issue as a concern in their letter of 20 May 2015 and further work was undertaken as part of the Proposed Modifications process.

Matter 3: Housing Need (Tuesday 11 and Wednesday 12 November 2014):

4. The main focus of debate over the day and a half was whether the figures of 14,000 new homes in Cambridge and 19,000 new homes in South Cambridgeshire identified in the Strategic Housing Market Assessment (SHMA) are appropriate. The Councils maintained that these figures are justified, and highlighted that the SHMA has already been endorsed in respect of the Fenland and East Cambridgeshire Local Plans. Objectors argued for substantially higher housing figures for both Cambridge and South Cambridgeshire and particularly

¹ <http://democracy.cambridge.gov.uk/ieListDocuments.aspx?CId=184&MId=2558&Ver=4>

focused on affordability of housing. No modifications were proposed by the Council in relation to this statement. The Inspectors raised this issue as a concern in their letter of 20 May 2015 and further work was undertaken as part of the Proposed Modifications process.

Matter 4: Employment and Retail (Tuesday 18 November 2014):

5. There was broad agreement that the 22,100 jobs for Cambridge and 22,000 jobs for South Cambridgeshire between 2011 and 2031 included in the plans is a reasonable assessment of need. However, objectors argued that within that number there is a need for more R&D land than the plans assume and that it should be located in or on the edge of Cambridge. The Councils maintained that the plans provide a good supply of land for all employment needs in appropriate locations that will continue to support the Cambridge economy into the future. No modifications were proposed by the Council in relation to this statement.

Matter 5: Infrastructure/Monitoring/Viability (Wednesday 19 November 2014 and Thursday 19 March 2015):

6. Objectors raised technical issues around the Councils' evidence on infrastructure and had concerns about the reliability of funding of the infrastructure necessary to deliver the development strategy, raising doubts about the confidence that could be placed at this stage on City Deal. They raised the cost of a new settlement based approach compared with development in the Green Belt on the edge of Cambridge. The Councils maintained that the plans, and the evidence supporting them, show that the Councils understand the infrastructure required to deliver the strategy and that there is a reasonable prospect of it being delivered, and that the Inspectors can have confidence in the significant difference that City Deal will make.
7. The Inspectors asked the Councils to review the monitoring frameworks in order to ensure that the policies can be monitored effectively. Modifications to Appendix M: Monitoring and Implementation will be proposed later in the examination process.

Matter 6: Green Belt (Tuesday 10 and Wednesday 11 February 2015):

8. In relation to general issues on Green Belt, promoters of large sites on the edge of Cambridge challenged the robustness of the Councils' joint Inner Green Belt Boundary Study 2012 and the methodology used, arguing that their various preferred approaches were more appropriate and that much larger areas of land could be released from the Cambridge Green Belt and allocated for development without significant harm. They considered that the level of need for jobs and homes and the sustainability merits of land on the edge of Cambridge comprise exceptional circumstances for reviewing the Green Belt.

9. Several local environmental groups and local residents argued that there were no exceptional circumstances for releasing land from the Green Belt, questioning the purposes of the Cambridge Green Belt included in both Councils' Local Plans. They considered that even the smaller allocations included in the Local Plans should be deleted.
10. The Councils confirmed the need for jobs and homes to comprise exceptional circumstances to review the Green Belt but only so far as this would not cause significant harm to the purposes of the Cambridge Green Belt. It was maintained that the Green Belt purposes included in the Plans are appropriate in the context of its role in protecting the setting and character of Cambridge as an historic town, carrying these purposes forward from earlier plans and supported by independent Inspectors. It was confirmed that in reviewing the Green Belt the Councils had considered the implications for sustainable patterns of development. The Green Belt was assessed alongside transport implications and a range of strategy options, informed by sustainability appraisal. This informed the preferred strategy taken forward in the Local Plans, which includes four small releases in Cambridge: two at Worts' Causeway and two at land south of Fulbourn Road and two modest Green Belt releases in South Cambridgeshire at NIAB 3 and land south of Fulbourn Road adjacent to the Peterhouse Technology Park.
11. The Council put forward a modification to Policy 4: The Cambridge Green Belt to ensure consistency with the National Planning Policy Framework and modifications to Appendix B: Proposals Schedule to amend the site area of Site GB1: Land north of Worts' Causeway to exclude the County Wildlife Site from the developable area and to the densities of Sites GB1 and GB2: Land north and south of Worts' Causeway to reflect a gross rather than net density approach.
12. The Inspectors raised this issue as a concern in their letter of 20 May 2015 and further work was undertaken as part of the Proposed Modifications process.

Matter 7A: Strategic Transport Issues (Wednesday 18 February 2015):

13. In discussing strategic transport issues, some objectors considered that there was not sufficient detail on the transport measures in the plans. The Councils confirmed that there was an appropriate level of detail at this stage, reflecting the longer term nature of many of the developments, and the more detailed stages of planning to come for the new settlements.
14. Some questioned whether specific transport measures were deliverable. The Councils confirmed that they considered they were deliverable, and capable of coming forward on time for when they were needed. It was highlighted that the

City Deal schemes would bring forward infrastructure earlier than would otherwise be possible. With regard to funding, the Councils provided an update on the City Deal, including the prioritisation of schemes for the phase 1 funding agreed by the City Deal Executive Board in January 2015, and progress regarding the trigger points for future funding tranches.

15. The hearing also considered whether the Local Plans would deliver a sustainable strategy in terms of transport. Some objectors considered that transport measures were added to mitigate the development strategy, rather than influencing the location of development. The Councils highlighted that the Local Plans had been prepared in parallel with the County Council's Transport Strategy for Cambridge and South Cambridgeshire, which is part of the County Council's Local Transport Plan. Transport was considered at each stage of the plan making process.
16. Promoters of large sites on the edge of Cambridge focused on the transport benefits that sites on the edge of Cambridge could deliver over other development options. The Councils acknowledged that Cambridge and the edge of Cambridge were at the top of the search sequence for new sites, and they were aware of the potential benefits. The Councils advised that the plans needed to consider a range of issues, not transport in isolation. As indicated in the Green Belt hearings, further development would cause significant harm to the purposes of the Cambridge Green Belt. Much of the remainder of the development is focused on new settlements, on transport corridors where significant improvements to transport are planned, particularly to support non-motorised forms of transport.
17. No modifications were proposed by the Council in relation to this statement.

Matter 7B: Transport Issues for Cambridge (Thursday 19 February 2015):

18. Discussions at this hearing session focused on the cycle parking standards in the draft Local Plan. Cambridge Cycling Campaign sought increases to the level of cycle parking required particularly for 1 bed flats. The Councils highlighted that the standards delivered a good level of provision, and were appropriate. The Cycling Campaign also sought stronger guidance on the location of cycle parking, and use of double stacking cycle stands.
19. There was general support for the principle of the Chisholm Trail, but some local residents expressed concern at the potential impact of the proposed bridge over the Cam at Ditton Meadows. County Council Officers stated that the design and location of the bridge was not a matter for the Local Plan, and a separate consultation process was continuing.

20. Additional modifications arising from Matter 7: Transport all relate to Appendix L: Car and Cycle Parking Standards. The modifications were all agreed with the Cambridge Cycling Campaign to ensure clarity of approach to cycle parking in new residential and non-residential developments.

Matter 8: Housing Land Supply and Delivery (Tuesday 17 and Wednesday 18 March 2015):

21. These hearings covered issues in relation to housing supply, the housing trajectory, five year land supply, windfalls and the City Deal 1,000 extra homes on rural exception sites.
22. On housing supply, the Council's assumptions were challenged on a number of brownfield sites in Cambridge and whether they were likely to come forward. The Council has completed a number of statements of common ground with landowners to address the delivery of sites.
23. On five year supply and the Memorandum of Understanding (MoU) on the joint housing trajectory between the two Councils, there was a variety of views on whether it was consistent with national policy and guidance. The Councils explained the development strategy across the two areas and the phasing of delivery, particularly for the fringe sites that have logically started in Cambridge and have just not reached South Cambridgeshire yet. The appropriate buffer to be provided in five year supply calculations (5% or 20%) and the appropriate method to make up any shortfall from the beginning of the plan period ('Liverpool' – spread over the rest of the plan period, or 'Sedgefield' – made up in full over the next five years) was discussed. The Councils explained the basis on which the plans had been prepared and submitted and why that was appropriate.
24. The Councils each explained their methodology for windfalls. Concerns were raised about the Council's assumptions because of the policy on protection of employment land, which was perceived by objectors to impact on the delivery of windfall sites through the plan period. Whilst most objectors considered the Council's method of calculating windfall was appropriate, Cambridge Past Present and Future considered the approach to be overcautious and asked for more reliance to be placed on windfalls in order to remove the need to remove land from the Green Belt.
25. The commitment by South Cambridgeshire District Council through City Deal to provide an additional 1000 homes on exceptions sites in addition to the Local Plans was discussed.
26. No modifications were proposed by the Council in relation to this statement.

Matter 9: Areas of Major Change (Tuesday 28 April 2015 – Thursday 30 April):

27. These hearings covered issues in relation to Cambridge City Council's policies on general principles for areas of major change and the University of Cambridge's West Cambridge site; South Cambridgeshire District Council's policy on Orchard Park; and both Councils' policies on land between Huntingdon Road and Histon Road (NIAB/Darwin Green 1, 2 and 3).
28. The Cambridge East hearing discussed the policies in the Local Plans which safeguard land at the airport for future development if it were to become available after the plan period, and allocate land north of Cherry Hinton in both districts for residential development within the plan period (Policy 12 and Policy SS/3). The potential was raised to retain more of the existing allocation from the Cambridge East AAP in the area north of Cherry Hinton, reflecting current understandings of land deliverable in the plan period. Proposed Modifications work included modifications relating to the number of homes to be delivered within the plan period at land north of Cherry Hinton.
29. On general principles (Policy 13), an objector challenged the Council's approach to addressing the needs of the historic environment in areas of major change. Another objector raised concerns in relation to piecemeal development adjacent to areas of major change. The Council explained that a range of policies throughout the Cambridge Local Plan appropriately address the protection of the city's historic environment and other assets which may be impacted upon by development. The Inspector highlighted that the historic and natural environment would be addressed at future hearing sessions in greater detail. Modifications were made to Policy 13 and its supporting text to make more reference to protecting and enhancing heritage assets.
30. In relation to hearings on Cambridge Northern Fringe East (Policy 14), an objector questioned whether the Local Plans were sufficiently detailed and evidenced, and whether it was appropriate to rely on a separate Area Action Plan. The Councils argued that the Local Plans policies included sufficient detail for the employment led mixed use development of this complex brownfield site, and production of an Area Action Plan was entirely appropriate. Concern was also raised about the deliverability of development, particularly in view of the long planning history of this site. The Councils highlighted the significant progress that had been made in recent years, including the new railway station now having planning permission and funding, the extension to the guided busway now under construction, rationalisation of existing rail sidings now having planning permission, and the support for redevelopment of this area by a number of landowners. Indeed, Brookgate (development partner of Network Rail) argued that development should be able to come forward ahead of the Area Action Plan. The Councils explained that a balance needed to be achieved

between early development to provide vitality around the new station, and securing the wider regeneration of the area. Additional modifications were proposed to Policy 14 and its supporting text and figure reflect the naming of the station, to ensure consistency with the South Cambridgeshire Local Plan, to safeguard biodiversity and the minerals and waste safeguarding areas in the area, and clarify the need for production of an area action plan.

31. The focus of the discussion for the land South of Coldham's Lane session (Policy 15) was biodiversity, as the site's promoter had supported the principle of the policy. The Wildlife Trust raised concerns about the potential ecological impact of proposals for commercial uses on the former landfill sites east of Norman Way and an urban country park on the landfill site west of Norman Way and the lakes to the south of the railway line. The Council confirmed that a range of ecological surveys were underway and that appropriate ecological enhancement would be provided across the South of Coldham's Lane area of major change. Additional modifications were proposed to Policy 15, its supporting text and Figure 3.4 to clarify the requirements for each part of the area of major change and safeguard biodiversity.
32. In respect of Policy 18: West Cambridge, there was no discussion of the Matters and Issues during the hearing session. The Council put forward an additional modification to Appendix B: Proposals Schedule to remove agricultural land from the description of the West Cambridge site (Site M13), reorder the policy for sense, clarify that the floor space on the site includes existing buildings, and clarify terminology.
33. In respect of Policy 19 on the land between Histon Road and Huntingdon Road, the policy and supporting text and figures were amended to remove reference to NIAB and refer to land between Histon Road and Huntingdon Road. The policy was also modified to reflect that planning permission has been granted.

Matter PM1A – Objectively Assessed Housing Need (Tuesday 7 June 2016):

34. This hearing session followed the Proposed Modifications consultation and further work on a range of issues. The focus of this hearing and PM2: Green Belt was around issues arising from Proposed Modifications consultation, rather than reopening previous discussions. In respect of housing need, the Inspector sought views on whether the way the Councils have calculated housing need to 2031 is generally compliant with national planning practice; whether the need figures of 14,000 homes for Cambridge 2011-2031 and 19,500 for South Cambridgeshire are robust; and what is the relationship between these figures and the 1,000 extra homes which are part of the City Deal.

35. Participants asserted that our housing figures had been calculated over the wrong Housing Market Area (HMA) referring to the new travel to work areas for 2011, published in October 2015, and that the correct HMA should be Cambridge, South Cambridgeshire and East Cambridgeshire only. It was stated that the Councils' approach will result in large increases in commuting into Cambridge and South Cambridgeshire by 2031 which is unsustainable. The Councils were criticised for not doing a more comprehensive review of our objectively assessed housing need and had used the wrong demographic starting point for Cambridge. The Councils' evidence was criticised because no adjustment had been made in it to make up for a forecast decline in household formation in young adults.
36. It was asserted that housing need in Cambridge should be adjusted upwards to help provide more affordable housing. The Councils' evidence was criticised in that for not having properly taken into account expected economic growth to 2031 and not having fully taken market signals into account especially regarding land and house price growth. Participants stood by their own calculations of housing need which were all substantially higher than those included in our Local Plans.
37. In response to these criticisms, the Councils defended their approach to calculating housing need and the Local Plan targets of 14,000 and 19,500 homes for Cambridge and South Cambridgeshire respectively. The Councils stated that the approach has taken proper account of economic forecasts and market signals, is consistent with national practice, and is not out of date. No adjustment in household formation rates was justified as these reflect national trends. The provision of affordable housing in Cambridge was defended as being the most that could sustainably be provided and without impacting housing delivery elsewhere in HMA. The Councils also explained that the approach that had been taken in considering whether an upwards adjustment should be made for the provision of affordable housing is consistent with guidance provided by the Planning Advisory Service. The demographic starting point identified for Cambridge was defended as being the most appropriate based on past evidence. The existing HMA was demonstrated to be the most appropriate in terms of self-containment in commuting and migration and that it is the right approach to look at commuting going forward based on past trends.
38. No modifications were put forward in relation to this hearing session.

Matter PM1B – Five Year Housing Land Supply and Joint Housing Trajectory (Wednesday 8 June 2016):

39. The Inspector sought views on whether there were local circumstances to justify a joint housing trajectory for Cambridge and South Cambridgeshire, and whether it would assist delivery of sustainable development.
40. Participants offered a range of views. Some considered that the Cambridge area was no different from other areas where planning between districts needed to be coordinated, and a joint housing trajectory should not be applied without having a joint plan. They also argued that South Cambridgeshire could not demonstrate a 5 year land supply on its own in the early years of the plan, and therefore further sites should be allocated. In order to deliver in the short term these would need to be at villages. This would help boost housing supply in South Cambridgeshire.
41. The Councils argued that the joint approach reflected the sustainable development strategy for the Cambridge area, and the sequential approach to development prioritising development in Cambridge, then the edge of Cambridge (where this would not cause significant harm to the Green Belt), new settlements, and finally better served villages at the bottom of the sequence. The joint sites on the edge of Cambridge form an important part of both plans. These are now coming forward, but for practical purposes are being built out from the edge of Cambridge, meaning high levels of supply on the Cambridge side of the boundary in the early years of the plan and a lesser contribution to South Cambridgeshire's numbers. Together the plans provide a 5 year land supply throughout the plan period. The strategy within the submitted Local Plans would boost housing supply, as it includes a robust strategy across a range of sites to meet identified housing needs. The consequences of not having a joint trajectory would be to require the allocating of a large number of new sites in villages, over and above identified needs, and this would not constitute sustainable development.
42. The Councils included in their statement to the examination a request to the Inspector that she confirm at the earliest possible time the acceptability of the joint trajectory approach in principle. The Inspector responded at the hearings by saying that she recognised that this issue is an important one for South Cambridgeshire but that her view is that she would find it difficult to provide interim findings on this issue because it is so related to the development strategy and there are still hearings to come related to this. She said she would keep the issue in mind as the examination progresses.
43. As part of the City Deal, the Councils have agreed to prepare a joint Local Plan and Transport Strategy for Greater Cambridge starting in 2019. The

Examination considered whether this commitment should be included in the Local Plans. The Councils stated that they would have no objection to including a reference to this, but it was not necessary to make the plans sound. Commercial Estates Group argued that an early review was necessary for soundness, and the plan should include information on the scope of the review and a deadline for completion of this review. The Councils argued against this approach that would in effect place a sunset clause on the plan, which was not appropriate or justified and did not appropriately reflect the review process.

44. No modifications were put forward in relation to this hearing session.

Matter PM2 – Green Belt Review Methodology (Thursday 9 June 2016):

45. The Inspector sought views on the methodology used in the Cambridge Inner Green Belt Study (November 2015) and whether the methodology enabled a clear and transparent assessment of how the existing Cambridge Green Belt performs against the purposes of including land within the Green Belt. The Inspector focussed on three areas comprising the baseline studies and analysis; the identification of sectors and sub-sectors for assessment; and the identification of qualities as assessment criteria.

46. It was emphasised by the Inspector that site specific issues were not to be addressed in this hearing, with specific allocations or omissions sites being considered later.

47. The Councils' consultant confirmed that the study had been carried out using a range of baseline studies which defined characteristics. The study identified observable facts on the ground and followed established methodologies in terms of understanding townscape and landscape. The Councils' consultant also confirmed at the Inspector's request that there was no single accepted methodology or national standard for Green Belt assessment. The Councils' study and the objectors' studies all use different approaches to assess the importance of land to the Green Belt purposes.

48. Most of the discussion centred on the identification of the sectors and sub-sectors and the qualities which performed the role of assessment criteria. All of the objectors considered that the sectors and sub-sectors for assessment should have been split up differently. The Councils explained that if smaller parcels of land were assessed, there was a risk of losing sight of the bigger picture and producing skewed results which may lead to land being erroneously identified as not being important for Green Belt purposes. The Councils also confirmed that there had been a consistent approach across all sectors and sub-sectors to first assess the importance of the land to Green Belt purposes and then assess the potential for any release of land for development.

49. In relation to the 16 qualities used in the study as assessment criteria, the Inspector sought further clarification from the Councils as to how these qualities related to the Green Belt purposes. The Councils confirmed how these qualities related to the Green Belt purposes and set out the genesis of the qualities based on the Green Belt purposes and earlier studies of the Cambridge Green Belt. The qualities were criticised by the objectors as not being directly related to Green Belt purposes or not being measurable and transferable for use by other landscape architects. The Councils confirmed how the qualities were assessed. There was also extensive discussion of the importance of national Green Belt purposes versus Cambridge Green Belt purposes, with the objectors being of the view that the Cambridge-specific Green Belt purposes should not be used. The Cambridge-specific Green Belt purposes arose from the 2003 Cambridgeshire and Peterborough Structure Plan Panel Report and have been used consistently by Cambridge, South Cambridgeshire and East Cambridgeshire since that time. The Councils defended the use of both national and locally specific Green Belt purposes to assess the importance of land.

50. No modifications were put forward in relation to this hearing session.

Matter CC1A – Design and Historic Environment (Tuesday 14 June 2016):

51. This Matter covered issues in relation to the River Cam, the setting of the city, design, tall buildings and the historic environment. The Matters and Issues focussed primarily on the setting of the city, tall buildings and the Council's historic environment strategy. In relation to the setting of the city (Policy 8), this policy was subject to opposition from Commercial Estate Group and RLW Estates, who have interests in Cambridge South East and Waterbeach respectively. There was concern expressed about the application of Policy 8 on the setting of the city and the possibility of it representing a double hurdle for development proposals to address (alongside Policy 4: The Cambridge Green Belt). The Council explained how the policies were to be applied and confirmed the importance of the policy in maintaining landscape character, enhancing biodiversity and allowing access to Green Belt land on the city's fringes.

52. Tall buildings (Policy 60) were the subject of some discussion in terms of the wind tunnel effects created by tall buildings and the need for visual impact assessment of planning applications. The Council confirmed that these matters were addressed effectively by the policy and supporting Appendix F within the Local Plan, which will in due course replace the Council's Skyline Guidance.

53. Objectors raised concerns that the Council had not produced a historic environment strategy. The Council confirmed that the Local Plan formed part of a positive strategy for the historic environment consistent with the National

Planning Policy Framework. The Council also confirmed that the historic environment has been considered throughout the plan-making process, as an essential part of the evidence base for the Plan.

54. Additional modifications were made to Policy 7: The River Cam and its supporting text to address Historic England's concerns about impact on heritage assets and the River Cam corridor. Modifications were also made to Policy 8: Setting of the City and its supporting text to address Natural England's concerns about agricultural land and to ensure consideration of green infrastructure. Policy 57: Designing New Buildings and its supporting text were modified to require features and facilities to maintain and increase levels of biodiversity.
55. Modifications were made to Appendix C: Designations Schedule to clarify the designations within the schedule and to rename two protected open space sites.
56. Modifications were made to Policy 60: Tall Buildings and the skyline and its supporting text, and Appendix F: Tall Buildings and the Skyline, to reflect discussions with Historic England. The modifications have clarified the guidance for use in development management decisions, reflected the content of Historic England's recent advice note on tall buildings, and included additional viewpoints on the city's edges.
57. Policy 61: Conservation and enhancement of Cambridge's historic environment and its supporting text, and Policy 62: Local heritage assets were modified to better reflect the requirements of the National Planning Policy Framework.
58. Modifications were made to Appendix G: Local Heritage Assets to update the list of Local Heritage Assets and to clarify that designed landscapes could be Local Heritage Assets.
59. The Glossary definitions of heritage asset, historic core, and chalk hills were also modified or introduced for clarity.

Matter CC1B: Open Space and Natural Environment (Wednesday 15 June 2016):

60. This Matter covered issues in relation to the protection of open space and specific Protected Open Space designations. There was discussion during the hearing session about how the evidence base, particularly the Council's Open Space and Recreation Strategy 2011, complied with the National Planning Policy Framework, and whether the policy requirements for protection of open space should include specific re-provision requirements and evidence of demonstrable educational need. There was specific discussion of a number of sites, all of which were owned by colleges of the University of Cambridge or the Perse

School. Objectors were concerned that the institutions would not be able to grow. The Council defended the established policy position and made repeated reference to the need to apply the policy approach from the protection of open space consistently across the city, considering the planning merits of applications as they come forward. The Council confirmed that the policy approach was neither onerous nor inflexible, but sought to balance the need for educational institutions to be able to grow without losing the open spaces which form an essential part of Cambridge's character.

61. Modifications were made to Policy 67: Protection of Open Space and its supporting text to clarify wording of the policy and to clarify the Local Plan's requirements for assessment of open space in a planning application. Policy 68: Open space and recreation provision through new development and its supporting text was modified to clarify the Local Plan's requirements for delivery of open space and to make reference to the Playing Pitch Strategy and the Indoor Sports Facilities Strategy. Policy 69: Protection of sites of local nature conservation importance and its supporting text was modified to address Natural England's concerns about the hierarchy of national and local biodiversity and geodiversity sites and to meet the requirements of the National Planning Policy Framework. Policy 71: Trees and its supporting text was modified to address concerns raised by the Inspector regarding the clarity of the policy. Modifications were made to Appendix I: Open Space and Recreation Standards to reflect the findings of the recently completed Playing Pitch Strategy and Indoor Sports Facilities Strategy. This involved reference to the new strategies to ensure that they are taken into account when development is proposed, and amendments to the standards to reflect changing usage of artificial pitch provision.

Matter CC2A & B – City Centre and Hierarchy of centres and retail capacity (Tuesday 5 and Wednesday 6 July 2016):

62. This hearing covered issues in relation to the City Centre, development in the City Centre Primary Shopping Area, Fitzroy/Burleigh Street/Grafton Area of Major Change. The hearings session focussed primarily on appropriate development in the City Centre and development in the area around the Grafton.
63. In relation to development in the City Centre, this policy was subject to debate with representatives of the Grafton Shopping Centre and the Grand Arcade Shopping Centre. They argued that the policy should be more flexible and not require as high a proportion of A1 uses in primary and secondary frontages. They also argued that developments of over 2,500 sq m should not be required to provide a mix of unit sizes if they could demonstrate that it was unviable to do so. The Council explained that the policy provides certainty to applicants and that the percentage of A1 uses is required in frontages in order to protect the viability and vitality of shopping frontages. The Council also explained that in

terms of retail developments over 2,500 sq m, it was important to encourage diversity and consumer choice.

64. Policy 11 sets out how development around the Grafton will aim to meet the majority of the Council's retail needs to 2022. It was argued by the owners of the Grand Arcade that the amount of retail development here was not deliverable, and that development at the Grafton would impact on the retail offer in the Historic Core. The Council explained that as the development here was planned to meet forecast retail needs any impact on the Historic Core would be minimal and enhancing the offer at the Grafton would enhance the City Centre as a whole. The new owners of the Grafton Centre were present and supported the Council's approach and explained that they will be working with the Council in preparing an SPD which will test the precise amount of retail development that can come forward along with exploring public realm improvements in this area, and a range of other uses.
65. The second hearing session on retail covered issues in relation to the retail impact assessment threshold and the forecast need for retail floorspace. The owners for the Grand Arcade expressed concern that the threshold for the impact assessment should be lowered so as to protect the retail offer of the City Centre. The Council explained that the proposed threshold flowed from the recommendations of the Retail Study. As the City Centre was healthy and performing well, a lower threshold could not be justified. The Council also argued that the policy was clear on the requirements needed to meet it and flexible enough to deal with circumstances where developments could harm the health of nearby centres. The owners of the Grand Arcade also expressed concern about the uncertainties around the forecast retail need, particularly in relation to the growth of internet shopping. The Council explained that the evidence base took into account the uncertainties around the rise in internet shopping and appropriate caveats have been incorporated into the policy and supporting text. In addition, the Council explained that the policy and subsequent retail proposals will be subject to monitoring over the plan period through the annual monitoring report and that action will be taken if necessary.
66. Modifications were proposed in respect of paragraph 2.65 in order to be consistent with the Council's Retail and Leisure Study Update on the forecasting for retail. Policy 10: Development in the City Centre Primary Shopping Area and its supporting text were subject to modifications in order to clarify the requirements of the policy in respect of centre uses and the level of flexibility of the policy. Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change was amended to consider the impact of development on the historic core and clarification of the approach to the production of an SPD for the area.

Matter CC2C: Station Area West and Clifton Road Areas of Major Change:

67. No hearing session was held on this Matter. In the course of drafting the hearing statement on this Matter, a number of additional modifications were proposed to Policy 20: Station Areas West and Clifton Road Area of Major Change for clarity and to be consistent with other sites where SPDs are being produced to assist their delivery. Additionally, the possibility of investigating a foot and cycle access to the station from the east was identified. Additional modifications were also made to Appendix B: Proposals Schedule to clarify the mixed use nature of the development at Betjeman House, and ensure consideration of the botanic gardens and the conservation area when development comes forward at Betjeman House.

Matter CC2D: Mitcham's Corner Opportunity Area:

68. No hearing session was held on this matter. In the course of drafting the hearing statement for this Matter, a number of modifications were proposed to Policy 21: Mitcham's Corner Opportunity Area to clarify the status of the masterplan and extend the southern boundary of the opportunity area.

Matter CC2E: Eastern Gate Opportunity Area:

69. No hearing session was held on this matter. In the course of drafting the hearing statement for this Matter, a number of modifications were proposed to Policy 22: Eastern Gate Opportunity Area and its supporting text to clarify the requirements of the policy, particularly with reference to storey heights.

Matter CC2F – Mill Road Opportunity Area and Sites R9, R10 and R21 (Tuesday 12 July 2016):

70. This Matter covered issues in relation to Policy 23: Mill Road Opportunity Area and Site R10: Mill Road Depot. Site R9: Travis Perkins, Devonshire Road, and R21 315- 349 Mill Road and Brookfields were not the subject of discussion. The objectors appearing in relation to this matter were local residents. The discussion at the hearing session focussed primarily on the following issues in relation to the Mill Road Depot site:

- Loss of the Hooper Street garages;
- Bharat Bhavan's status as a building at risk;
- The proposed density of development;
- The impact of development on character and local distinctiveness;
- The site's access onto Mill Road.

71. The status of the Hooper Street garages was clarified. The Council confirmed that they remained part of the allocation, but could come forward after the rest of the allocation, given the existing long leases on the site.
72. The debate included discussion of the Bharat Bhavan Free Library building (Grade II listed) and its status as being a building at risk. The Council confirmed that it is aware of the condition of Bharat Bhavan, which is not considered to be a building at risk. The Council confirmed that it will continue to engage with the County Council and the leaseholder of Bharat Bhavan to ensure a positive outcome in respect of the building and its relationship with the wider allocation.
73. Concerns were expressed about constraints not having been properly addressed, including access, parking and contamination, and the risk of the site being bought by a developer and sitting unused for a number of years. The Council confirmed that, as part of the draft SPD, further work had already been undertaken on access to the site and contamination issues. The Council also confirmed that these issues were capable of mitigation and will continue to address them through the development process.
74. The character and appearance of the proposed development was also discussed. There was concern that insufficient consideration had been given to the impact on the conservation area and listed buildings. The Council confirmed that the development would be considered in relation to the character and distinctiveness of the area and that the Local Plan addressed this matter in Appendix B: Proposals Schedule (as amended). The issue of the nature of housing on the site was also addressed. Concern was raised that the site would come forward as student accommodation and that there would not be sufficient affordable housing. The Council confirmed that the allocation is for residential accommodation, not student accommodation, and that it would provide at least 40% affordable housing.
75. Modifications were made to Policy 23 and its supporting text to clarify public realm improvements and materials, the site allocations within the opportunity area, and the conservation areas status of the opportunity area. Figure 3.10: Mill Road Opportunity Area was modified to add the conservation area boundary and to note the need for junction improvements on the Mill Road Depot access. An additional modification was made to Appendix B: Proposals Schedule in respect of Site R21 to alter the site's capacity, including the number of dwellings and the density is proposed as a result of the Council's reassessment of the site's overall capacity.

Matter CC2G: Cambridge Railway Station, Hills Road corridor to the City Centre Opportunity Area and Sites E5 and M5 (Wednesday 13 July 2016):

76. This Matter covered issues in relation to Policy 24 Cambridge Railway Station, Hills Rd corridor to the City Centre Opportunity Area and Sites E5: 1 and 7 – 11 Hills Road and M5: 82-88 Hills Road and 57-63 Bateman Street. However, only Site E5 was subject to discussion. The University of Cambridge was represented by Bidwells at the hearing session in relation to Site E5, which is owned by the University of Cambridge and will be vacated by Cambridge Assessment, once the new Cambridge Assessment offices on Shaftesbury Road are completed in 2018.
77. Concern was expressed that the transport proposals for Hills Road contained in the Local Plan (Policy 24) and in the Transport Strategy for Cambridge and South Cambridgeshire (Policy TSCSC 9 and within the accompanying Action Plan) would not be carried out consistently and coherently. The Council confirmed that the Local Plan and the Transport Strategy were aligned and would work together effectively to deliver improvements in this area. It was also highlighted that the County and City Councils and the University of Cambridge were all working together to deliver City Deal. The current City Deal consultation on peak-time road closure could have a positive impact on Hills Road, bringing about the improvements for sustainable transport desired by both the City Council and the University of Cambridge, as landowner of Site E5.
78. There was discussion about Site E5 being allocated for employment use only. It was argued that a mix of uses should be developed on the site, which could include retail and leisure, and student accommodation. The Council confirmed that this was an important employment allocation in a key location for employment. This was supported by the Council's evidence base in relation to employment. Retail and leisure uses would not be suitable outside the City Centre and the Hills Road Local Centre and would dilute the site's offer for employment use to meet the city's objectively assessed needs for jobs. The Council confirmed that a student accommodation study is being undertaken and that the findings of the study would be reported back to the Inspectors examining the Local Plan in due course.
79. Policy 24 Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area and its supporting text and Figure 3.11 was modified to clarify the materials to be used in the public realm, including 1 Regent Street and Furness Lodge.

Matter CC3: Climate Change (Thursday 14 July 2016):

80. This Matter covered issues in relation to policies within Section 4 of the Plan, which covers climate change and managing resources. However, as only one objector attended the session, the focus of the discussions was on Policy 29: Renewable and Low Carbon Energy. Concerns were raised that the modifications made to the policy in light of changes to national policy related to wind turbine development unduly restricted the delivery of wind turbines in the city and that it did not take into account actual wind speeds in the city. The Council confirmed that while it was supportive of all forms of technology, wind resource mapping carried out as part of the Decarbonising Cambridge Study indicated that the wind resource in the city is highly constrained. As such, the Council does not consider it appropriate to allocate sites in the city for wind turbine development, focussing instead on other renewable and low carbon technologies that have been proven to be technically feasible in the city.
81. Additional modifications were proposed to Policy 35: Protection of human health from noise and vibration and its supporting text to better reflect the wording contained within paragraph 123 of the National Planning Policy Framework and paragraph 30-012-20140306 of the National Planning Practice Guidance.

Matter CC4: Supporting the Cambridge Economy (Tuesday 6 September 2016):

82. Policy 40: Development and expansion of business space was discussed in this Matter. Objectors representing the University of Cambridge in respect of allocation E5, dealt with in Matter CC2G, thought that the clarity of the wording of Policy 40 could be improved in relation to references to Appendix B and in defining the City Centre. The Council explained that the wording of the policy was considered to be clear as the site falls outside the City Centre but offered to add a definition to the glossary of the City Centre.
83. The Inspector then moved onto looking at the availability of land at Addenbrooke's/the Cambridge Biomedical Campus. Objectors representing Pigeon Land and LIH set out their case which was:
1. There is a specific important sub-sector of the bioscience sector that requires close proximity to CBC, in order to access clinicians and tissue samples;
 2. The bioscience sector is important to the Cambridge economy and the UK economy;
 3. Once you assess the take-up rate of land at CBC it is apparent that there will be a short-term shortage of land to meet the needs of the above sub-sector.

84. The Council agreed that the bioscience sector is important to the Cambridge and UK economy, and that this was recognised in the Local Plan through the strategic allocation at Cambridge Biomedical Campus. The Council explained that no convincing evidence has been submitted indicating either an amount of floorspace that needed to be a particular distance away from CBC or evidence of a queue of firms frustrated by their inability to find a suitable site. The Council also indicated that it is not reasonable to scale forward a period of growth at the CBC that includes AstraZeneca and Papworth Hospital taking up floorspace, as these are both one-off moves in a short period of time.
85. In respect of Policy 41: Protection of business space, objectors representing the University of Cambridge in respect of allocation E5 questioned the 12 month marketing requirement before the loss of employment land can be accepted. They argued that whilst it was not an unusual approach, a maximum 6 months should be considered. The Council pointed to Appendix K, which allows for a 6 month focussed marketing campaign, and that this policy flows from the evidence base, which recommends protecting office development in addition to industrial and storage sites.
86. Additional modifications were proposed to Policy 40: Development and expansion of business space and its supporting text. These modifications primarily related to clarity of tables 5.1 – 5.3 and allocations for employment use.
87. Additional modifications were proposed to Policy 41: Protection of business space to clarify allocation of sites for employment uses, flexibility of use of sites while marketing of sites takes place, and the general need for marketing of sites.
88. Additional modifications were proposed to Policy 43: University Faculty Development for clarity and to provide additional information on the progress of University of Cambridge sites in the plan period.
89. Additional modifications were proposed to Policy 44: Specialist colleges and language schools and its supporting text to clarify requirements to prevent use of family dwelling houses by students.
90. An additional modification was proposed to the Glossary to include a definition of the City Centre.
91. An additional modification was proposed to Site U3: Grange Farm off Wilberforce Road as a part of this Matter to ensure appropriate consideration of biodiversity on the site. This addressed an issue raised by objectors and questioned by the Inspector.

Matter CC5 – Services and Local Facilities (Wednesday 7 September 2016):

92. At the hearing session for services and local facilities, objectors representing Grosvenor, USS, Wrenbridge and Cambridge United Football Club spoke about the need for a community stadium and sporting village. They asserted that there was substantial evidence showing the need for a range of indoor and outdoor sporting facilities across the area. They also raised the issue of clustering and co-location of sports facilities.
93. The Council confirmed that there was not a wealth of evidence indicating the need for a community stadium. The Council, working with South Cambridgeshire, Sport England and the relevant National Governing Bodies for sports, commissioned two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches, and an Indoor Sports Facility Strategy 2015-2031 to guide future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities. Both strategies address planned growth to 2031 and do not require the provision of a community stadium to address these needs.
94. Additional modifications were made to Policy 75: Healthcare facilities to use a generic term to describe the health organisations which the Council will need to engage with in bringing forward healthcare facilities.
95. Additional modifications were made to Appendix C: Designations Schedule - List of protected public houses (Policy 76) to include two new public houses², rename existing public houses, and delete four public houses³. Two additional modifications were made to Appendix K: Marketing, Local Needs and Viability Appraisal to clarify steps for marketing and freehold and leasehold arrangements.

N.B. Matter CC6: Maintaining a Balanced Supply of Housing has not yet been heard.**Matter CC7 – Allocations and Change of Designations:**

96. Matter CC7 was timetabled to be heard in September 2016. The element of the Matter relating to Site R17: Mount Pleasant House was postponed pending the publication of the Councils' student accommodation study. Matter CC7 also raised issues relating to Site R12: Ridgeons, Cromwell Road. No objectors asked to appear in relation to this site and the Inspector did not have any further questions after reading the Council's hearing statement. The Council proposed additional modifications to Appendix B: Proposals Schedule in respect of Site

² The Pint Shop and The Old Bicycle Shop

³ The Ranch, The Rosemary Branch, The Penny Ferry, The Zebra.

R12 to refer to the production of a planning and development brief for the site. This document has been approved for adoption as a supplementary planning document, pending the adoption of the emerging Local Plan. An outline planning application has now been submitted for this site.

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To: Executive Councillor for Planning Policy and Transport: Councillor Kevin Blencowe
Report by: Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 06/12/16
Wards affected: All Wards

Annual Monitoring Report 2016

Key Decision

No

1. Executive summary

- 1.1 Monitoring is an important part of the planning process, providing feedback on the performance of development plan policies in terms of their use and implementation. The Council is required to produce an Annual Monitoring Report (AMR) on at least a yearly 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 decision by the Executive Councillor for Planning Policy and Transport.
- 2.2 The Executive Councillor for Planning Policy and Transport is recommended:
 - a) To agree the content of the AMR (Appendix A);
 - b) To agree that if any amendments are necessary, these should be agreed by the Executive Councillor for Planning Policy and Transport in consultation with Chair and Spokes of Development Plan Scrutiny Sub Committee.

3. Background

3.1 Comprehensive monitoring is essential in order to establish whether the Council is succeeding in promoting and managing the future development of Cambridge. The Localism Act 2011 and Section 34 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 establish the statutory need for monitoring reports.

3.2 To be a robust and useful document and approach the AMR should:

- cover a period which is no longer than 12 months and cover a period which begins with the end of the period covered by the previous report;
- contain a review of the progress for each of the documents in the council's Local Development Scheme (LDS – the project plan for plan and programme making in each council), noting reasons for any delays;
- identify any policies from Development Plan Documents (DPDs) or any previous local plan policies that are still in place but are not being implemented and any measures that are being made to remedy this;
- report on the net annual housing completions for the relevant monitoring period and the net annual completions since the adoption of a housing requirement policy;
- include information on Neighbourhood Development Orders or Plans adopted by the authority, reasons for their creation or reasons for the revocation of such orders;
- reporting information on the Community Infrastructure Levy specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended);
- details of cooperation between the local authority and other duty to cooperate bodies which have been undertaken during the monitoring period.

The Council will make the AMR available on the Council's website as soon as possible following completion.

3.3 This AMR is split into the following chapters, which follow the structure of the 2006 Local Plan:

- 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

- 3.4 Previous AMRs have assessed the housing trajectory against a revised Regional Spatial Strategy housing target. The Strategic Housing Market Assessment (part of the evidence base work underpinning the Local Plan 2014: Proposed Submission) has now assessed the housing requirement for Cambridge and identified housing need of 14,000 dwellings. This housing trajectory assesses housing completions and projections against this figure of 14,000, using existing site allocations from the 2006 Local Plan, non-allocated sites with planning permission (windfall) and allocations identified in the Local Plan 2014: Proposed Submission. This demonstrates a surplus in housing of 912 dwellings against the emerging Local Plan's requirement of 14,000.
- 3.5 14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions to date of 352 in 2011/12, 471 in 2012/13, 1,322 in 2013/14, 715 in 2014/15 and 884 in 2015/16 total 3,744 dwellings demonstrating that Cambridge is currently meeting its housing requirement and has a surplus of 244 dwellings. Over the next five years (2016/17 to 2020/21), 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 5,124. Further information on the housing trajectory can be found in Chapter 5 and Appendix D of the AMR.
- 3.6 Chapter 5 of the AMR discusses the Council's five-year land supply (paragraphs 5.23 to 5.26) and illustrates that the council has a good five-year housing land supply, although the position has reduced slightly since 2014-2015. More information on the different five-year supply calculations can be found in Tables 7 - 10 (pages 29 - 32) of the Annual Monitoring Report.

Local Plan Update

- 3.7 The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. The Secretary of State appointed Laura Graham BSc MA MRTPI and Alan Wood MSc as the Inspectors examining the Plan. A Local Plan Examination Update report has been provided as a separate item on the same Development Plan Scrutiny Sub-Committee agenda. In summary, the Council has participated in hearing sessions on a wide range of matters. The outstanding matters yet to be discussed at hearings include housing policies, including student accommodation, affordable housing and gypsy and traveller accommodation, and joint omission sites on the edge of Cambridge. At this stage, adoption is still anticipated for the end of 2017. This will be confirmed in due course through an updated programme from the Planning Inspectors.

Development Plan Document Timetables

- 3.8 Timetables for two development plan documents are currently provided in the council's Local Development Scheme: the Cambridge Local Plan 2014 and the Cambridge Northern Fringe East Area Action Plan (CNFE AAP). Table 1 below provides the timetable for the Cambridge Local Plan 2014 and Table 2, a timetable for the CNFE AAP) This is also set out in Table 21 on page 84 and Table 24 on page 92 of the AMR respectively

Table 1: Local Development Scheme Timetable

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 June – 27 July 2012
Sites Options Consultation	7 January – 18 February 2013
Draft Submission Plan Consultation	19 July – 30 September 2013
Submission	28 March 2014
Examination	Hearing sessions commenced on 4 November 2014.
Adoption	2017

Table 2: Cambridge Northern Fringe East AAP Timetable

Stage	Timescales
Issues & Options Consultation	8 December 2014 – 2 February 2015
Members consider Submission Draft AAP prior to public consultation	November 2016
Publication of Submission Draft AAP and Public Consultation	January 2017 to March 2017
Submission	June 2017
Examination	From June 2017
Adoption	December 2017

- 3.9 Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted after the Local Plan is adopted. Progress on new SPDs to support Local Plan 2014 policies can be found in Table 3 below and within Table 23 of the AMR on page 90.

Table 3: Supplementary Planning Documents

New Supplementary Planning Documents	
The emerging Local Plan is still being examined. The Council is unable to adopt these SPDs until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPDs, these documents provide context and guidance as material consideration in the planning process. Below is the stage at which the documents have reached.	
Document Title	Current Stage
Affordable Housing SPD (see chapter 5)	Consultation on draft SPDs ran from 2 June 2014 to 14 July 2014. These documents will require further work prior to taking forward a final version for adoption.
Planning Obligations SPD (see chapter 10)	
New Museums Site Development Framework SPD	Consultation on draft SPD ran from 13 July 2015 to 7 September 2015. The final document was approved at DPSSC on 16 June 2016.
Ridgeons Site, Cromwell Road: Planning and Development Brief SPD	Consultation on draft SPD ran from 18 January to 7 March 2016. The final document was approved at DPSSC on 21 July 2016.
Cambridgeshire Flooding and Water SPD	Public consultation ran from 4 September to 16 October 2015. The document will be submitted to DPSSC for approval in December 2016.
Mill Road Depot: Planning and Development Brief SPD	Consultation on draft document ran from 3 June to 22 July 2016. The draft document will be submitted to DPSSC for approval in January 2016.
Mitcham's Corner Development Framework SPD	Consultation on the draft document ran from 5 September to 17 October 2016. The draft document will be submitted to DPSSC for approval in January 2016.
Land North of Cherry Hinton SPD	Draft Development Framework to be agreed for consultation at DPSSC in January 2017, subject to the resolution of issues.

Next Steps

3.10 The Council will make the AMR available to the public via the Council's website after approval from committee.

4. Implications

(a) Financial Implications

4.1 There are no direct financial implications arising from this report.

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

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

(c) Equality and Poverty Implications

4.3 There are no direct equal opportunities implications arising from this report, community engagement is a key part of the planning function already.

(d) Environmental Implications

4.4 Nil: Climate change implications are assessed as part of the council's planning functions. This report is not directly related to climate change.

(e) Procurement

4.5 There are no direct procurement implications arising from this report.

(f) Consultation and communication

4.6 It is not a legal requirement to consult on this document

5. Background papers

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

- Cambridge Local Plan 2006, which can be accessed at: <https://www.cambridge.gov.uk/local-plan-2006>
- Cambridge Local Plan 2014: Proposed Submission, which can be viewed at: <https://www.cambridge.gov.uk/draft-local-plan-2014>

- Cambridge Local Plan: Examination:
<https://www.cambridge.gov.uk/local-plan-review-examination>

A bibliography is also included in the AMR illustrating further sources that were used to inform the production of this document.

6. Appendices

- Appendix A: Annual Monitoring Report

7. Inspection of papers

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

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Cambridge City Council Annual Monitoring Report 2016

December 2016

List of Abbreviations

List of Abbreviations

Definition	
AAP	Area Action Plan
AMR	Annual Monitoring Report
ASHE	Annual Survey of Hours and Earnings
BfL	Building for Life
BfL12	Building for Life 12
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	Dwellings Per Hectare
DPSSC	Development Plan Sub Scrutiny Committee
DWP	Department of Work and Pensions
EEDA	East of England Development Agency
EERA	East of England Regional Assembly
ELR	Employment Land Review
EU	European Union
GC3	Greater Cambridge Cycle City Project
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

List of Abbreviations

Definition	
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
Local Plan Review	The process of the creation of the Local Plan 2014, which will replace the Cambridge Local Plan 2006, once adopted.
LTB	Local Transport Bodies
MW	Megawatt
NHB	New Homes Bonus
NHS	National Health Service
NIAB	National Institute of Agricultural Botany
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister (succeeded by the CLG)
ONS	Office for National Statistics
PDCS	Preliminary Draft Charging Schedule
PDL	Previously Developed Land
PPS	Planning Policy Statement
R&D	Research and Development
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
SCDC	South Cambridgeshire District Council
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
TSCSC	Transport Strategy for Cambridge and South Cambridgeshire

Executive Summary

Important Note:

Cambridge's planning policy framework is in a transitional phase, with the 2006 adopted local plan (plan period of 1999 - 2016) being replaced by a new local plan, to be adopted, hopefully, in 2017 (plan period of 2011 - 2031).

This Annual Monitoring Report (AMR) makes reference to both plans, adopted (2006) and emerging (2014).

Where the Local Plan 2014 is referred to, it should be noted that this plan has been submitted to the Secretary of State for examination and may be subject to change prior to adoption. However, the council believes it is appropriate, for the purposes of this AMR, to cautiously make reference to this emerging plan as part of this monitoring and reporting document.

The Annual Monitoring Report (AMR) provides background information on the city and highlights the issues that need to be considered when reviewing or developing planning policies. *Cambridge Today* (Chapter 2) and the *Contextual and Local Indicators* (Appendices A and B) provide a general picture of the city.

Analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission, which will replace the Cambridge Local Plan 2006. This year's AMR includes commentary and policy analysis of the 2006 Local Plan and provides additional information on the progress of the Local Plan 2014 and its associated documents.

Local Plan Progress (Chapter 11)

The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. Four blocks of hearing sessions took place between November 2014 and April 2015 and dealt with joint matters affecting Cambridge City Council and South Cambridgeshire District Council.

The Proposed Modifications consultation was held between 2 December 2015 to 25 January 2016. On 31 March 2016 the Councils submitted the consultation responses, evidence base documents and associated proposed modifications to the Inspectors for consideration. Hearing sessions resumed in June 2016 covering the Joint proposed modifications issues of: housing; objectively assessed housing need; five year housing land supply and proposed joint housing trajectory and Green Belt.

The Inspectors followed the joint hearing sessions on proposed modifications with Cambridge only matters and issues between 14 June 2016 and 7 September 2016. Hearing sessions for South Cambridgeshire District Council only matters commenced on 1 November 2016 and are currently scheduled to run until March 2017.

Executive Summary

There are a number of South Cambridgeshire issues which are due to be scheduled for examination in public in the new year, these sessions will include strategic sites and the strategy for the rural area.

Following this, examination sessions will focus on the remaining joint issues of transport, Gypsies and Travellers, omission sites and the Cambridge only matters concerning housing policies and site R17: Mount Pleasant House and student accommodation. Some of these sessions require the councils to produce further information for the Inspectors before hearing sessions can be scheduled.

Following completion of the Local Plans examinations hearing sessions the Inspectors will write a final report on the outcome of the examination. Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2017. However, this is dependent on progress made during the inspection.

Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted following the Local Plan. In 2016 two draft SPDs were consulted upon, have been agreed at the council's Development Plan Scrutiny Sub Committee and are currently awaiting the adoption of the Local Plan 2014. These documents were: Ridgeons Site, Cromwell Road: Planning and Development Brief SPD and the New Museums Site Development Framework SPD.

Mill Road Depot: Planning and Development Brief SPD and Mitcham's Corner Development Framework SPD have been subject to consultation and are due to go to DPSSC for approval in January 2017. Land North of Cherry Hinton SPD is due to be agreed at committee for public consultation in January 2017, subject to the resolution of issues.

The emerging Local Plan is still being examined. The Council is unable to adopt these SPDs until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPDs, these documents provide context and guidance as material consideration in the planning process.

Designing Cambridge (Chapter 3)

The council will be updating its Sustainable Design and Construction Supplementary Planning Document. It will be used to support a number of policies in the Local Plan 2014. The SPD will be adopted following the adoption of the Local Plan 2014.

The Cambridgeshire Flood and Water SPD has been produced by Cambridgeshire County Council in conjunction with the Cambridgeshire local planning authorities. It was subject to consultation between 4 September and 16 October 2015. The SPD will be adopted following the adoption of the Local Plan 2014.

Conserving Cambridge (Chapter 4)

Executive Summary

The Historic Core of the Central Conservation Area has been reviewed and the Appraisal will be finalised and published in the near future. Public consultation on the Conservation Area Appraisal took place between 8 February and 20 March 2016.

Both Cambridge City Council and South Cambridgeshire District Council have worked together with Sport England and the respective National Governing Bodies for sport to develop two sports strategies: a Playing Pitch Strategy 2015-2031 and an Indoor Sports Facility Strategy 2015. Both strategies will normally be refreshed every five years, to provide an up to date evidence base. Action plans for each strategy will be monitored on an annual basis to determine the progress made towards implementing each strategy and inform the process of refreshing each strategy.

No planning permissions were granted contrary to Environment Agency advice on the grounds of flooding or water quality in the 2015/16 monitoring year.

Living in Cambridge (Chapter 5)

A total of 884 dwellings (net) have been completed in the last monitoring year (2015/16).

14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions¹ to date of 352 in 2011/12; 471 in 2012/13; 1,322 in 2013/14; 715 in 2014/15 and 884 in 2015/16 (totalling 3,744 dwellings) demonstrate that Cambridge is currently meeting its housing requirement and demonstrates a surplus of 244 dwellings. Over the next five years (2016/17 to 2020/21) 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 5,124.

There is an adequate housing supply in relation to the proposed Local Plan 2014 housing target for the period to 2030/31. Of note, is delivery in 2017/18. This increase in delivery is due to anticipated completions on the University's North West Cambridge. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City. After returning to a delivery rate around the Council's annual requirement of 700, housing completions are expected to remain in the thousands between 2020/21 and 2023/24. The majority of this delivery is expected to originate from further phases of North West Cambridge, NIAB (allocation R43) and Cambridge East – Land North of Cherry Hinton (R47). After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. Many of these sites are subject to the approval of planning permissions, section 106 agreements and market and economic factors, which may fluctuate year on year.

Current and predicted housing allocations identified within the plan period (and through the housing trajectory in Appendix D) show that the Council can adequately meet the required five-year land supply.

¹ Completion figures for 2012/13 and 2013/14 have been revised due to new information received.

Executive Summary

Enjoying Cambridge (Chapter 6)

New policies in the Local Plan 2014 Proposed Submission on the City Centre and areas of major change and opportunity areas have been examined as part of the Local Plan hearing sessions.

In recent years, many of the proposed hotel developments have been in areas where significant mixed use urban development has been expected. In September 2016, the Ibis hotel opened providing 231 rooms. 571 hotel rooms are currently under construction and are expected to be completed by the end of 2017, a further 117 rooms have planning consent and there is a prospect of an additional 75 rooms at Mill Lane and 130 at North West Cambridge.

A1 uses (retail) have seen some churn, resulting in a small net loss of retail uses. The largest single gain was at Staples, on Chesterton Road, which resulted in a gain of 1,407 sq m, just under half the total gross gain in floorspace. The largest single loss was at 145 Hills Road, which resulted in the loss of 899 sq m of retail space. Overall the loss of A1 floorspace is spread out over a greater number of units than where there are gains in A1 floorspace.

B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw the loss of 4,600, 3,995 and 2,875 sq m of office space.

Working and Studying in Cambridge (Chapter 7)

The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the Local Plan 2014 looks at protecting all business employment space through Policy 41: Protection of Business Space. In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policies 40 and 41 were examined at the Local Plan Examination hearing sessions in September 2016.

Overall there have been gains in employment floorspace of 32,581 sqm this year (2015/16) and losses of 21,944 sqm. All development has taken place on previously developed land. 9.09 hectares were lost to residential development. Currently there is 22,687 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started; 159,513 sqm of B1 to B8 employment land is under construction; and 152,756 sqm of B1 to B8 development has outline planning permission. These figures are all net.

Connecting and Servicing Cambridge (Chapter 8)

Network Rail's planning application to build a new railway station at Cambridge Northern Fringe East was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The station will be a

Executive Summary

new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station is due to open in May 2017.

The Greater Cambridge City Deal Board approved construction of the first phase of the Chisholm Trail on 10 November 2016 (subject to planning permission). A planning application for phase one was submitted to Cambridgeshire County Council in July 2016. Phase one will see construction the trail from the River Cam to Coldhams Lane.

The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals include a major new bypass to the south of Huntingdon, widening part of the existing A14 between Swavesey and Girton, widening part of the A14 Cambridge Northern Bypass, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The scheme is scheduled to start in March 2017 and preparatory work is already underway.

Recent changes to national policy in light of the Housing Standards Review have removed the ability of local planning authorities to set requirements related to energy efficiency as part of their local plans. A proposed modification to Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use has been put forward to the Inspector, which seeks to retain the carbon reduction approach for new housing until such time as the changes to regulation required to implement the outcomes of the Housing Standards Review have taken place.

Areas of Major Change (Chapter 9)

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 first residential occupations on all sites. 30 residential units remain to be built at Clay Farm. A significant amount of development is likely to come forward on the Cambridge Biomedical Campus in 2016/17.

Anticipated delivery of residential units at North West Cambridge shows an unusually large estimated completions figure in 2017/18 (see Appendix D, Table C4). This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City.

Implementation (Chapter 10)

The implementation of the Community Infrastructure Levy is being progressed in line with the production of the Cambridge Local Plan 2014, which is detailed in Chapter 11 – Local Development Framework. Commencement of the CIL is expected to be in 2017/18.

Executive Summary

The council has drafted and consulted upon an updated version of its Planning Obligations Supplementary Planning Document (adopted in 2010). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD at the same time as the Local Plan 2014.

Development Monitoring Framework (Chapter 12)

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.

CONTENTS

List of Abbreviations	i
Executive Summary	iii
CONTENTS	vii
1. Introduction	1
Policy Context.....	2
Topic Chapters	2
The Housing Trajectory	4
2. Cambridge Today	5
3. Designing Cambridge	10
Use of Policies	10
Issues to Consider	11
Target Based Policies.....	11
Conclusion and Actions	12
4. Conserving Cambridge	13
Use of Policies	13
Issues to Consider	13
Public Open Spaces.....	14
Target Based Policies.....	15
Conclusion and Actions	18
5. Living in Cambridge	19
Use of Policies	19
Issues to Consider	20
Housing Supply.....	21
Cambridge Five-Year Land Supply	28
Greater Cambridge Housing Trajectory 2011-2031	29
Housing Density.....	32
Target Based Policies.....	33
Public Houses.....	39
Conclusion	40
6. Enjoying Cambridge	41
Use of Policies	41
Issues to Consider	41

Contents

Hotels	42
Other Indicators	43
Conclusion and Actions	44
7. Working and Studying in Cambridge.....	45
Use of Policies	45
Issues to Consider	45
Other Indicators	47
Conclusion and Actions	48
8. Connecting and Servicing Cambridge	49
Use of Policies	49
Issues to Consider	49
Target Based Policies.....	52
Other Indicators	53
Conclusion and Actions	55
9. Areas of Major Change	56
Cambridge East.....	56
Wing.....	56
Land at Coldham’s Lane (R41).....	57
Land north of Coldham’s Lane of Cherry Hinton (R47).....	57
Southern Fringe.....	58
Cambridge Biomedical Campus	58
Clay Farm.....	61
Trumpington Meadows.....	61
Bell School.....	62
Glebe Farm.....	62
Northern Fringe East.....	64
North West Cambridge Site (University development between Madingley Road and Huntingdon Road).....	64
NIAB (Land Between Huntingdon Road and Histon Road)	68
Station Area	68
Use of Policies	71
New Areas of Major Change – Identified in the Local Plan 2014: Proposed Submission..	71
Conclusion and Actions	72
10. Implementation	73
Use of Policies	73
Target Based Policies.....	73

Contents

Community Infrastructure Levy (CIL)	73
Planning Obligations Strategy SPD	76
Conclusion and Actions	77
Local Development Scheme.....	78
Government Changes	78
Written Ministerial Statements	78
Neighbourhood Planning	79
Devolution.....	80
Joint working and Duty to Co-operate.....	80
Local Development Scheme	83
Local Plan Review	83
Examination	85
The Production of Further Information.....	88
Inspectors Report	89
Evidence Base	89
Reference Documents Library	89
Planning Policy Documents	90
Joint Area Action Plan for Cambridge Northern Fringe East.....	92
Neighbourhood Development Orders and Neighbourhood Plans	92
Saving Local Plan Policies in the 2006 Local Plan	92
Conclusion and Actions	93
12. Development Monitoring Framework	95
Policy Usage	95
Policy Monitoring	95
Final Stage	96
Linkages with other Authorities.....	96
Conclusion and Actions	96
Appendix A – Contextual Indicators.....	97
Appendix B – Local Indicators.....	106
Appendix B – Local Indicators.....	107
Appendix C – Local Plan Policy Usage.....	112
Appendix D – Housing Trajectory	115
What is a Housing Trajectory?	115
What does it contain?	115
Method	116

Contents

Definitions	116
Small Print	117
The Future of the Housing Trajectory	117
Cambridge Housing Trajectory	118
Table C1: Actual and Completed Predictions.....	118
Table C2: Cambridge Urban Area – Existing Allocations	119
Table C3: Cambridge Urban Area –New Allocations	120
Table C4 & 5: Cambridge Fringe Sites – Existing and New Allocations	121
Table C6: Windfall	122
Summary of Sites	123
Greater Cambridge Housing Trajectory	158
Appendix E – Cambridge East Indicators (Taken from Cambridge East Area Action Plan)	160
Appendix F – North West Cambridge Indicators (Taken From North West Cambridge Area Action Plan)	161
Appendix G – Use Classes Order	163
Appendix H – Advice Note – Deleted Local Plan Policies	165
Appendix I - Housing Supply in Cambridge	169
Appendix J – Hotel Development	170
Appendix K – Greater Cambridge Rolling Five-Year Supply	172
Bibliography	173

1. 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. The Localism Act 2011 and Section 34 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 establish the statutory need for monitoring reports.
- 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 2008) was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011 (CLG, [online], 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.
- 1.3 To be a robust and useful document, an Annual Monitoring Report should:
- cover a period which is no longer than 12 months and cover a period which begins with the end of the period covered by the previous report;
 - contain the titles of and a review of the progress for each of the documents in the council's Local Development Scheme (LDS – the project plan for plan and programme-making in each council), noting reasons for any delays;
 - identify any policies from Development Plan Documents (DPDs) or any previous local plan policies that are still in place but are not being implemented and any measures that are being made to remedy this;
 - report on the net annual housing completions for the relevant monitoring period and the net annual completions since the adoption of a housing requirement policy;
 - include information on Neighbourhood Development Orders or Plans adopted by the authority, reasons for their creation or reasons for the revocation of such orders;
 - report information on the Community Infrastructure Levy specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended);
 - detail cooperation between the local authority and other duty to co-operate bodies which have been undertaken during the monitoring period.
 - make the AMR available on the council's website as soon as possible following completion.

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

Policy Context

- 1.4 The Cambridge Local Plan was adopted on 20 July 2006. The Secretary of State issued a formal Direction on 2 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 H for a list of deleted policies).
- 1.5 The Cambridge Local Plan 2006, two existing Area Action Plans and six existing Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the National Planning Policy Framework (NPPF). The analysis showed that there is significant overall compliance with the NPPF. This analysis was reported to the council's Environment Scrutiny Committee on 26 June 2012.
- 1.6 The Regional Strategy for the East of England (Revocation) Order 2012 came into force on 3 January 2013 (Great Britain, 2012a). As such, the Regional Spatial Strategy for the East of England (East of England Plan, 2008), the Regional Economic Strategy (2008) and the remaining policies of the Cambridgeshire and Peterborough Structure Plan (2003) have now been revoked and no longer form part of the Local Development Framework.
- 1.7 The council's review of the Local Plan 2006 is well underway. Between July and September 2013 the council produced and consulted upon the Local Plan 2014: Proposed Submission (which will replace the Local Plan 2006). The Plan and associated documentation was submitted to the Secretary of State on 28 March 2014.
- 1.8 Hearing sessions for the Local Plan examination commenced in November 2014 starting with joint matter for Cambridge and South Cambridgeshire. Between July 2015 and March 2016 the examination sessions were suspended while further work was undertaken on housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply. A public consultation was held between December 2015 and January 2016 on proposed modifications to the Plan following the further work. The proposed modifications and accompanying background documents were then submitted to the Planning Inspectors in February 2016.
- 1.9 Joint hearing sessions on the Local Plan recommenced in June 2016 and Cambridge only sessions were held between June to September 2016. It is currently anticipated that the Cambridge Local Plan 2014 will be adopted in 2017, although the estimated adoption date is dependent on the Inspectors' programming of further hearing sessions and requests for additional information. This process is referenced throughout this document as the local plan review. Further information on the progress and preparation of the Cambridge Local Plan 2014 can be found in Chapter 11.

Topic Chapters

- 1.8 The topic chapters of the AMR are structured in the same way as the Local Plan 2006. This makes it easier to select and review an area of interest. In addition, contextual

and local indicators can also be found in Appendices A and B respectively to enable quick access to these results.

1.9 Most chapters have 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.

1.9.1 The *Introduction* establishes the key issues and information for the city.

1.9.2 *Use of Policies* involves the straightforward recording of the key policies (from the 2006 Local Plan) used in planning decision-making. Previous AMRs have investigated reasons for policy usage when necessary. In many cases, under-usage of policies has occurred because there had not been any relevant applications or because policies have been used only in pre-application discussions by Development Management. As the Local Plan 2014 is currently being examined by the Planning Inspectorate, the commentary with regard to policy usage has been reduced. All comments on policy usage from previous AMRs have been used to assist in the development of the Local Plan 2014 policies. To view the Local Plan 2014: Proposed Submission visit <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>. Appendix C of this report lists all Local Plan policies and their associated usage over 2015/16 year. This year's policy usage figures are lower than the previous year by 7%. This is not an indication of the number of applications that have been processed, but merely a reflection of the types of planning applications submitted within the monitoring year. A full breakdown of policy usage can also be found in Appendix C.

1.9.3 *Issues to Consider* - Information such as the emergence of new policy documents, background evidence or schemes are included in this section.

1.9.4 *Target Based Policies and/or Other Indicators* - A number of policies in the Local Plan 2006 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.

1.9.5 *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.

- 1.10 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.

The Housing Trajectory

- 1.11 The council's housing trajectory (Appendix D) has been monitored using existing site allocations from the 2006 Local Plan; non-allocated sites with planning permission (windfall); and allocations identified in the Local Plan 2014: Proposed Submission. The council's objectively assessed housing need is identified through the Local Plan review as 14,000 (between 2011 and 2031). This year's housing trajectory is assessed against the council's objectively assessed housing need of 14,000. Additional information has been provided showing the joint housing trajectory position of Cambridge City Council and South Cambridgeshire District Council (The Greater Cambridge Housing Trajectory 2011-2031) including joint five-year land supply calculations. Further information on housing and the council's five-year land supply can be found in Chapter 5.

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).
- 2.2 Results from the 2011 census show a ‘usually resident’ population in Cambridge of 123,900. This indicates that the population of Cambridge has grown by 13.8% since the last Census figures in 2001² (ONS, [online], 2011). 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 from 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 notes that Cambridge has 3,300 short-term non-UK residents. The total figure for the whole of Cambridgeshire is 4,100.
- 2.5 The latest population estimates put the population of the city at 132,700 (Cambridgeshire Insight, [online], 2016a) for 2015. Cambridge is the main settlement within a rapidly growing sub-region.
- 2.6 The figures in Appendix A illustrate the student numbers (full-time, part-time and distance learning) for the University of Cambridge and Anglia Ruskin University. In the 2015/16 year, 19,320 people studied at the University of Cambridge in comparison to 19,200 in 2014/15. Anglia Ruskin University has also seen an increase in its student population, with just over 9,000 students in 2011/12 to more than 10,000 in 2015/16.
- 2.7 Usual resident population by age group shows that Cambridge has a high percentage of residents in their twenties (26%), whilst 22% of the population is 19 years old or under.

Table 1: Population by age

Age Range	Cambridge	Cambridge % of Total Population
All Ages	132,700	100.0%
0-4	7,300	5.5%
5-9	6,500	4.9%
10-14	5,200	3.9%
15-19	9,800	7.4%
20-24	20,800	15.7%
25-29	13,400	10.1%

² <http://www.cambridgeshire.gov.uk/business/research/populationresearch/Census+2011.htm>

Age Range	Cambridge	Cambridge % of Total Population
30-34	11,200	8.4%
35-39	9,500	7.2%
40-44	7,800	5.9%
45-49	7,400	5.6%
50-54	6,900	5.2%
55-59	5,800	4.4%
60-64	5,000	3.8%
65-69	4,600	3.5%
70-74	3,400	2.6%
75-79	2,800	2.1%
80-84	2,300	1.7%
85-89	1,700	1.3%
90+	1,100	0.8%

(Cambridgeshire Insight, [online], 2016a: 2015 Base Population Estimates)

- 2.8 The 2011 Census demonstrates that ethnic minorities constituted around 17.5% of the total population. People of Asian ethnicity were the largest group in the city (7.4%) next to those of white ethnicity, followed by Chinese (3.6%), those of mixed ethnicity (3.2%) and those of black ethnicity (1.7%). 19.1% of students were from ethnic minorities (ONS, [online], 2011).
- 2.9 Cambridge is an internationally celebrated historic city attracting over 4.1 million visitors a year (East of England Tourism, 2008). The city has a renowned landscape setting protected by a Green Belt with historic and cultural associated areas, such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 823 entries on the National Heritage List for England. 67 are listed as Grade I, 48 are Grade II* and 708 are Grade II (an increase of three on the previous year's figures). For the size of the city, Cambridge has a greater than average number of higher grade buildings. 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.
- 2.10 The city has 6 Scheduled Monuments and 12 Historic Parks and Gardens. There are 12 Conservation Areas designated in the city totaling 964.95 hectares. This represents 23.71% of the city's area.
- 2.11 452 buildings are designated as being of Local Interest; this is a decrease of 3 from the previous year's figures. This figure, like the number of entries on the National Heritage List for England, uses a single entry to cover more than one building. Some of these buildings have been removed from the list this year as they are now statutorily listed and some, such as The Sleeperz Hotel on Station Road, have been demolished as part of large scale developments. However, two new sites have also been added to the list: Croft Gardens and 27 Barton Road.

- 2.12 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 role 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 Insight, [online], 2006).
- 2.13 Unemployment levels in Cambridge are low as demonstrated by the Jobseekers Allowance Claimant Count. In April 2016, Cambridge had a claimant count rate of 0.80%, this was below the regional and national averages of 1.3% and 1.9% respectively (ONS: Claimant Count cited in Nomis, [online], 2016). The Jobseekers Allowance Claimant Count rate is the proportion of the resident population aged between 16 to 64 who claim Jobseekers Allowance. Jobseekers Allowance is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week.
- 2.14 The Department of Work and Pensions’ (DWP) statistical dataset shows that in May 2016 6.22% (5,925 individuals) of the working age population in Cambridge claim benefits. The total count is broken down by statistical groups. These categorise each person according to the main reason why they are claiming benefit. Each client is classified to a single group. The 6.2% is distributed across the following statistical categories: Jobseekers (0.6%); Employment Support Allowance and Incapacity Benefits (3.7%); Lone Parents (0.6%); Carers (0.6%); Others on Income Related Benefits (0.1%); Disabled (0.5%) and Bereaved (0.1%) (DWP Benefit Claimants – working age client group, cited in Nomis, [online], 2016). In comparison, 9.3% of the Eastern Region working age population claim these benefits and 11.5% across Great Britain.
- 2.15 4,820 residents are receiving out of work benefits. This figure includes the following benefits: Job Seekers Allowance, Employment Support Allowance, Incapacity Benefit, Lone Parent Benefit and other Income Related Benefits. Universal Credit is not yet included in this figure.
- 2.16 Cambridge and the surrounding rural district of South Cambridgeshire provide over 175,000 employee jobs (ONS: business register and employment survey 2014 cited in Nomis, [online], 2015), approximately 100,000 of which are based within the city boundary and distributed as 69,000 full-time and 31,000 part-time jobs. Employee jobs exclude self-employed, Government-supported trainees and HM Forces.
- 2.17 Cambridge’s labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.19 (ONS: Jobs Density 2014 cited in Nomis,

[online], 2016), this is an increase from 1.17 in 2013. In contrast, the jobs density in the Eastern Region is 0.80 and 0.82 across Great Britain.

- 2.18 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 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 drive of the international airports of Stansted and Luton and less than two hours from Gatwick, East Midlands and Birmingham Airports. Cambridge International Airport 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 beyond³. 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 King’s Lynn are only 40 miles away.
- 2.19 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. The 2011 Citizens Survey highlighted that residents ranked the reduction of traffic congestion and pollution as the second most important priority for the council (CCC, [online], 2011).
- 2.19.1 In November 2016, the Council published the results of its Resident’s Survey. Conducted amongst 1,124 residents online and via post, the survey demonstrated that almost nine in ten (89%) residents are satisfied with their local area as a place to live. Almost two-thirds (63%) of residents also indicated they ‘feel strongly’ that they belong to their local area. This compares to the 2008 Place Survey finding of 48% and shows a considerable positive increase this year. More information about the Council’s Resident’s Survey can be found in their press release at: <https://www.cambridge.gov.uk/news/2016/11/16/more-residents-satisfied-with-council-services>.
- 2.20 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.
- 2.21 Annual median pay (Gross) for full time workers was recorded as £31,007 in 2014⁴. Annual median pay for all workers was recorded as £25,508.

³ <http://www.cambridgeairport.com/>

⁴ ONS Annual Survey of Hours & Earnings (ASHE) 2014

- 2.22 Figures related to house prices and wage levels produced by Hometrack suggest that the ratio, or multiplier, of median wages to median house prices in the city, was 12.8% in March 2016. The ratio of lower quartile house price to lower quartile earnings was 18.8 in March 2016.
- 2.23 Average (mean) house prices are now around £499,584 (March 2016 – all properties), an increase of 15% from March 2015, this equates to £66,971 in monetary terms. Lower quartile house prices have risen from £282,000 in March 2015 to £314,000 in March 2016, an increase of 11% (CCC, [online], 2016).
- 2.24 The number of households presented as homeless and the number accepted as homeless and in priority need, was recorded as 418 and 172 respectively between April 2015 and March 2016 (CCC, [online], 2016). This information can also be found in Appendix A - Contextual Indicators.
- 2.25 Between April 2015 and March 2016, there were 673 recorded instances of rough sleeping in Cambridge.
- 2.26 More information on housing figures including figures on overcrowding, tenure, house prices, rent, the needs register and rough sleeping can be found by accessing the council's Strategic Housing Key Facts June 2016 (CCC, [online], 2016).

3. Designing Cambridge

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 environment has 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 1,314 times. Policy 3/7 Creating Successful Places was used 1,014 times and Policy 3/14 Extending Buildings, 837 times. These policies are essential 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 1,019 occasions and requires the submission of a sustainable development checklist with major developments.
- 3.3 The use of Policy 3/8 Open Space and Recreation Provision through New Development has dropped from 77 to 25 this year. This is reflected in the progress made on the major growth sites in Cambridge, whereby many sites such as Clay Farm, Glebe Farm, Trumpington Meadows and the Station Area have either fully obtained planning permission for the site, or adequately progressed meaning that the number of planning applications for new developments has reduced this year.
- 3.4 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.
- 3.5 Some policies were used on only a few occasions, Policy 3/2 Setting of the City (14 times), 3/9 Watercourses and other Bodies of Water (7) and 3/13 Tall Buildings and the Skyline (8). 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

- 3.6 The Local Plan 2014: Proposed Submission has taken account of analysis from previous AMRs to inform the development of new policies. More information on the progress of the Local Plan 2014 can be found in Chapter 11.
- 3.7 The council will be reviewing its Sustainable Design and Construction Supplementary Planning Document (adopted in 2007). The SPD will be used to support certain policies in the Local Plan 2014 (see below), and will include any changes or feedback received through the Local Plan examination on these policies, which is still ongoing. The SPD will be subject to public consultation. The SPD will be adopted following the adoption of the Local Plan 2014.
- Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use;
 - Policy 30: Energy-efficiency improvements in existing dwellings;
 - Policy 33: Contaminated land;
 - Policy 34: Light pollution;
 - Policy 35: Protection of human health and quality of life from noise and vibration;
 - Policy 36: Air quality, odour and dust; and
 - Policy 63: Works to a heritage asset to address climate change.
- 3.8 With regards to policies related to flood risk and sustainable drainage, further guidance on the implementation of these policies has been provided within the Cambridgeshire Flood and Water SPD. This document, which has been produced by Cambridgeshire County Council in conjunction with the Cambridgeshire local planning authorities, has already been subject to consultation between 4 September and 16 October 2015. The SPD will be adopted following the adoption of the Local Plan 2014.

Target Based Policies

- 3.9 No policies in this chapter were identified for target based monitoring.
- 3.10 932 completed dwellings (gross) on sites consisting of nine or above dwellings, were monitored in the 2015/16 year. The average density of these sites was 50.84 dph, 55% of these sites had a density of 50 dph or more. In 2014/15, the average density of these sites was 85 dph.
- 3.11 The significant decrease in density (from 2014/15 to 2015/16) in developments of nine or more dwellings is reflective of the types of developments that have been completed in the monitoring year. This year (2015/16) a significant number of Cambridge City Council housing schemes have been completed whereby demolition and redevelopment of existing sites have provided a higher standard of living and amenity for those in the wards of Cherry Hinton, King's Hedges and Abbey. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council, [online], 2016a).

Conclusion and Actions

- 3.12 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.
- 3.13 The council will be updating its Sustainable Design and Construction Supplementary Planning Document. It will be used to support a number of policies in the Local Plan 2014. The SPD will be adopted following the adoption of the Local Plan 2014.
- 3.14 The Cambridgeshire Flood and Water SPD has been produced by Cambridgeshire County Council in conjunction with the Cambridgeshire local planning authorities. It was subject to consultation between 4 September and 16 October 2015. The SPD will be adopted following the adoption of the Local Plan 2014.

4. Conserving Cambridge

- 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.
- 4.2 The city has a renowned landscape setting protected by a Green Belt with historic and cultural associated areas, such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 823 entries on the National Heritage List for England. 67 are listed as Grade I, 48 are Grade II* and 708 (an increase of 3 on the previous year's figures) are Grade II. For the size of the city, Cambridge has a greater than average number of higher grade buildings. 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 6 Scheduled Monuments and 12 Historic Parks and Gardens. There are 12 Conservation Areas designated in the city totalling 964.95 hectares. This represents 23.71% of the city's area.

Use of Policies

- 4.3 There are 13 policies in this chapter of the Local Plan 2006. Through monitoring the use of these policies, it was established that the most frequently used policies were: Policy 4/4 Trees which was used 146 times; Policy 4/10 Listed Buildings was used on 260 occasions; Policy 4/11 Conservation Areas 677 times; and Policy 4/13 Pollution and Amenity was used on 245 occasions.
- 4.4 Policy 4/8 Local Biodiversity Action Plans was only used once. 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.
- 4.5 There has been a decrease in the use of Policy 4/2 in comparison to the previous monitoring year from 51 (2014/15) to 25 (2015/16). Similar drops in usage have also occurred with Policy 4/14 Air Quality Management Areas (39 to 11) and 4/15 Lighting, which shows a decrease from 50 applications of the policy in planning decisions to 29. However, use of Policy 4/13 Pollution and Amenity has significantly increased from 198 applications to 245.

Issues to Consider

- 4.6 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.
- 4.7 This year the number of Conservation Areas has increased from 11 to 12. Barrow Road (off Trumpington Road) was designated as a conservation area on the 28 June

2016. The area encompasses 1 to 47 Barrow Road and 1 to 2 Barrow Close and is available to view on the Council's website⁵.

- 4.8 The Historic Core of the Central Conservation Area has been reviewed and the Appraisal will be finalised and published in the near future. Public consultation on the Conservation Area Appraisal took place between 8 February and 20 March 2016. The review of the Historic Core Conservation Area did not increase the size of the area, but text within the Appraisal will provide updated information on streets, detailing where new developments and projects have been undertaken since the original Appraisal was published in 2006.
- 4.9 A further programme of Conservation Area updates will be undertaken over the next few years starting with Storey's Way.
- 4.10 452 buildings are designated as being of Local Interest; this is a decrease of 3 from the previous year's figures. This figure, like the number of entries on the National Heritage List for England, uses a single entry to cover more than one building. Some of these buildings have been removed from the list this year as they are now statutorily listed and some, such as The Sleeperz Hotel on Station Road, have been demolished as part of large scale developments. However, two new sites have also been added to the list: Croft Gardens and 27 Barton Road.

Public Open Spaces

- 4.11 As part of the urban growth sites, a number of new areas of public open space have been delivered in particular on the Southern Fringe as part of Glebe Farm and Clay Farm developments. In Glebe Farm, three new areas of open space are now available to the general public. At Clay Farm, the new Country Park is now available to the public. The recently opened Trumpington Community College includes two tennis courts that are available for the public to use. The school also provides a new all-weather pitch with secured community access.
- 4.12 Both Cambridge City Council and South Cambridgeshire District Council have worked together with Sport England and the respective National Governing Bodies for sport to develop two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031⁶ to guide future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Greater Cambridge. In line with the National Planning Policy Framework, the strategies assess the quantity and quality of supply versus current and future demand for pitches and facilities to 2031.
- 4.13 These documents identify where there is a shortfall of sporting facilities for different sports and provide options for meeting this provision. The strategies include an action list of where new provision should be provided on-site and how off-site contributions should be used to support new and improved provision. In June 2016,

⁵ <https://www.cambridge.gov.uk/conservation-areas>

⁶ Both documents were endorsed by Cambridge City Council's Development Plan Scrutiny Sub Committee on 2 June 2016 and South Cambridgeshire District Council's Planning Portfolio Holder Meeting on 7 June 2016.

these strategies were approved by both Councils and are now used to support their respective Local Plans and the development management decision making process, where applicable.

- 4.14 Both strategies will normally be refreshed every five years, to provide an up to date evidence base. However, it is important that the action plans for each strategy are monitored on an annual basis to determine the progress made towards implementing each strategy. Monitoring will also help inform the process of refreshing each strategy. The monitoring of the two strategies will be published in one document.

Target Based Policies

- 4.15 No policies have been identified for target based monitoring at present.
- 4.16 Contextual indicator E1 (also found in Appendix B) highlights the number of planning permissions that have been granted in the Cambridge local authority area against the advice of the Environment Agency.

Table 2: Planning Permissions Granted Contrary to Environment Agency Advice

E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2015/16
i	0
ii	0

(Source: Environment Agency, [online] 2016)

- 4.17 No planning applications were objected to by the Environment Agency on the grounds of water quality.
- 4.18 In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, the Environment Agency objected to five applications within the monitoring year. Summaries of these applications can be found below. Of these applications, two were withdrawn. The remaining three applications were deemed acceptable by the Environment Agency after the submission of further evidence. Therefore, no planning applications have been granted by Cambridge City Council contrary to Environment Agency Advice.
- 4.19 Application 15/0606/FUL⁷ was objected to due to the absence of a Flood Risk Assessment, the application was subsequently withdrawn.
- 4.20 Planning application 15/0433/FUL⁸ did not provide an acceptable Flood Risk Assessment or comply with paragraph 9 of the Technical Guide to the National Planning Policy Framework. In particular, it did not include details of acceptable

⁷ For the erection of 14 flats and associated bin and cycle stores at Hayling House, Fen Road.

⁸ For the erection of a replacement dwelling following the demolition of the existing dwelling and garage, and associated works at 30 Newton Road.

‘floodplain compensation’ for the portion of development within the Flood Zone 2 area (medium risk of flooding). The application was subsequently revised to withdraw the element of development sited within Flood Zone 2 and deemed suitable by the Environment Agency. The application was approved in June 2015.

- 4.21 Application 16/0176/OUT⁹ was objected to by the Environment Agency for failing to address all elements of flood risk on the site over its lifetime. A further Flood Risk Addendum was submitted, which the Environment Agency deemed acceptable. As part of its assessment of the application, the Environment Agency also made recommendations to maintain a current drainage ditch on-site and to include informatives within the decision notice to advise the applicant on issues such as pollution, prevention, foul water and surface water drainage. Resolution to grant the planning application was agreed at the Council’s Planning Committee on 3 August 2016 subject to the completion of a Section 106 agreement by 26 October 2016.
- 4.22 The Environment Agency raised objections to planning application 16/0165/FUL¹⁰ on flood risk grounds and confirmed that until the applicant was able to demonstrate that the site was not within Flood Zone 3 (high probability of flooding), it would not be possible to support the proposal. Additional information was subsequently submitted by the applicant that confirmed that the site would not be within Flood Zone 3 and that the risk of flooding was considered low and therefore not contrary to the National Planning Policy Framework. The Environment Agency requested that four conditions on: surface water drainage, foul drainage, potential ground contamination and pollution prevention be attached to an approval and that an informative was included in the decision notice which recommends that the landowner considers a formal flood map challenge¹¹ to demonstrate that the site is not within Flood Zone 3. Resolution to grant the planning application was agreed at the Council’s Planning Committee on 3 August 2016 subject to the completion of a Section 106 agreement by 26 October 2016.
- 4.23 Planning application 16/0275/FUL¹² was objected to by the Environment Agency as the Flood Risk Assessment did not comply with the requirements set out in the National Planning Policy Framework. It therefore did not provide a suitable basis for assessment. In particular, the Flood Risk Assessment failed to demonstrate that the proposed development would not increase flood risk elsewhere due to the loss of a floodplain and/or restrict to flood water flows. The application has been withdrawn.

⁹ For the development of up to Development of up to 75,000 sqm of floorspace of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities within use class B1; ancillary uses in addition (A1, A3, A4, A5, D1 and/or D2) at Land South of Dame Archer Way.

¹⁰ For the erection of a building for Biotech and Biomedical research and development and production together with associated supporting Headquarters and Logistics function along with associated infrastructure , external ancillary structures, car and cycle parking and hard and soft landscaping at Land South of Dame Archer Way.

¹¹ A flood map challenge is a detailed review of the current flood map details within a specific area. The process includes information such as historical data research, flood modelling, river level data and breach assessments. This review is then assessed and verified by the Environment Agency.

¹² For the demolition and replacement of a boat house at the City of Cambridge Boathouse, Kimberley Road.

- 4.24 Contextual Indicator E2 (found in Appendix B) shows the change in areas of biodiversity importance from information supplied by the Cambridgeshire and Peterborough Records Centre.

Table 3: Change in Areas of Biodiversity Importance

E2	Change in areas of biodiversity importance 2015/16																																								
	<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. There has been no change in the status of these SSSIs from the previous year (2014/15).</p> <p>36.1% of SSSI land area in the city remains in favourable condition, 57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. This has remained unchanged from the previous year’s results in 2014/15.</p> <p>Cambridge has 12 Local Nature Reserves (LNR) totalling 77.06 hectares; this figure has also remained unchanged from the previous year.</p> <table border="1" data-bbox="368 902 1334 1473"> <thead> <tr> <th data-bbox="368 902 807 981">LNR Name</th> <th data-bbox="807 902 1023 981">Total area (ha)</th> <th data-bbox="1023 902 1334 981">Area in authority (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 981 807 1025">Barnwell East</td> <td data-bbox="807 981 1023 1025">3.26</td> <td data-bbox="1023 981 1334 1025">3.26</td> </tr> <tr> <td data-bbox="368 1025 807 1070">Barnwell West</td> <td data-bbox="807 1025 1023 1070">4.02</td> <td data-bbox="1023 1025 1334 1070">4.02</td> </tr> <tr> <td data-bbox="368 1070 807 1115">Bramblefields</td> <td data-bbox="807 1070 1023 1115">2.06</td> <td data-bbox="1023 1070 1334 1115">2.06</td> </tr> <tr> <td data-bbox="368 1115 807 1160">Byron’s Pool</td> <td data-bbox="807 1115 1023 1160">4.36</td> <td data-bbox="1023 1115 1334 1160">2.82</td> </tr> <tr> <td data-bbox="368 1160 807 1205">Coldham’s Common</td> <td data-bbox="807 1160 1023 1205">10.37</td> <td data-bbox="1023 1160 1334 1205">10.37</td> </tr> <tr> <td data-bbox="368 1205 807 1249">East Pit</td> <td data-bbox="807 1205 1023 1249">8.11</td> <td data-bbox="1023 1205 1334 1249">8.11</td> </tr> <tr> <td data-bbox="368 1249 807 1294">Limekiln Close</td> <td data-bbox="807 1249 1023 1294">2.86</td> <td data-bbox="1023 1249 1334 1294">2.86</td> </tr> <tr> <td data-bbox="368 1294 807 1339">Logan’s Meadow</td> <td data-bbox="807 1294 1023 1339">2.13</td> <td data-bbox="1023 1294 1334 1339">2.13</td> </tr> <tr> <td data-bbox="368 1339 807 1384">Paradise</td> <td data-bbox="807 1339 1023 1384">2.17</td> <td data-bbox="1023 1339 1334 1384">2.17</td> </tr> <tr> <td data-bbox="368 1384 807 1429">Sheep’s Green and Coe Fen</td> <td data-bbox="807 1384 1023 1429">16.85</td> <td data-bbox="1023 1384 1334 1429">16.85</td> </tr> <tr> <td data-bbox="368 1429 807 1473">Stourbridge Common</td> <td data-bbox="807 1429 1023 1473">19.38</td> <td data-bbox="1023 1429 1334 1473">19.38</td> </tr> <tr> <td data-bbox="368 1473 807 1480">West Pit</td> <td data-bbox="807 1473 1023 1480">3.03</td> <td data-bbox="1023 1473 1334 1480">3.03</td> </tr> </tbody> </table>		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	Byron’s Pool	4.36	2.82	Coldham’s Common	10.37	10.37	East Pit	8.11	8.11	Limekiln Close	2.86	2.86	Logan’s Meadow	2.13	2.13	Paradise	2.17	2.17	Sheep’s Green and Coe Fen	16.85	16.85	Stourbridge Common	19.38	19.38	West Pit	3.03	3.03
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	<p>Cambridge has 0.59 hectares of Local Nature Reserve per 1,000 people as of 2015/16. This is a decrease of 0.01 from 2014/15 which is due to the increase in population; there has been no change in the area of land designated as a LNR.</p> <p>There is no change in the number of County Wildlife Sites in Cambridge. There are 15 County Wildlife sites in Cambridge, which comprise 95.31 hectares. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership).</p> <p>City Wildlife Sites are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. There are 50 sites. The 50 sites total 164.74 hectares of land, which are all within the Cambridge local</p>																																								

E2	Change in areas of biodiversity importance 2015/16
	<p>authority boundary.</p> <p>The proportion of local sites where positive conservation management has been or is being implemented during the last five years shows that 45 out of 66 sites (68.2%) demonstrate positive conservation management. This represents a 5.7% decrease on last year's figures. The decrease in positive conservation management has been attributed to the lack of management of a privately owned sites, previously deemed well managed and not directly related to development impacts.</p> <p>Cambridge has one Local Geological Site, East Pit (8.08 ha). This was selected in 2015/16. Local Geological Sites (formerly known as Regionally Important Geodiversity Sites) in Cambridgeshire and Peterborough are now designated at the County Wildlife Sites Panel meeting in line with the procedures for County Wildlife Sites. The site is a chalk quarry in Cherry Hinton and was designated to highlight its geological importance. It is considered worthy of protection.</p> <p style="text-align: right;">Source: CPERC 2016</p>

- 4.25 Contextual indicator E2 found in Table 3 (and Appendix B) 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

- 4.26 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.
- 4.27 The Historic Core of the Central Conservation Area has been reviewed and the Appraisal will be finalised and published in the near future. Public consultation on the Conservation Area Appraisal took place between 8 February and 20 March 2016.
- 4.28 Both Cambridge City Council and South Cambridgeshire District Council have worked together with Sport England and the respective National Governing Bodies for sport to develop two sports strategies: a Playing Pitch Strategy 2015-2031 and an Indoor Sports Facility Strategy 2015. Both strategies will normally be refreshed every five years, to provide an up to date evidence base. Action plans for each strategy will be monitored on an annual basis to determine the progress made towards implementing each strategy and inform the process of refreshing each strategy.
- 4.29 No planning permissions were granted contrary to Environment Agency advice on the grounds of flooding or water quality in the 2015/16 monitoring year.

5. Living in Cambridge

- 5.1 Cambridge is a key employment destination and an attractive place to live. This is reflected in the development of key housing sites within and around the City such as, Trumpington Meadows, Clay Farm, Glebe Farm, Bell School, North West Cambridge and the Station Area. As a result, 14,000 dwellings are to be provided between April 2011 and the end of March 2031. This target is based on the objectively assessed housing need calculated in the Cambridgeshire Strategic Housing Market Assessment (SHMA) and further evidenced through the Cambridge and South Cambridgeshire Objectively Assessed Housing Need: Further Evidence in November 2015¹³.
- 5.2 The high cost of housing in Cambridge is recognised as 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 afield for housing and then commute in, which in turn has implications for sustainability issues and congestion on the city's roads.
- 5.3 Policies such as Policy 5/5 Meeting Housing Needs in the Local Plan 2006 looks to secure new affordable housing to meet local needs in housing developments. This 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.
- 5.4 This chapter also provides information relating to the five-year land supply, housing trajectory/supply for Cambridge, dwelling mix and housing completions and commitments.

Use of Policies

- 5.5 Development Management have used 13 out of 14 policies in this chapter, the most used policy was 5/1 Housing Provision, used 146 times. Development Management indicated that many of the policies in this chapter are also used at the pre-application stage.
- 5.6 Policy 5/8 Travellers was not used this year, and has in fact not been used since the 2007/08 monitoring year. However, this policy is still important in order to deal with any planning applications for temporary stopping places that may arise. The Local Plan 2014 has reviewed this policy and has produced Policy 49: Provision for Gypsies and Travellers. This policy states the need for regular assessment in partnership with neighbouring Local Authorities to understand the need for and provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople.

¹³ The Local Plan 2014 is currently at examination and the council's housing target and evidence has been a matter of discussion.

Issues to Consider

- 5.7 In a letter to the Planning Inspectors dated 30 June 2015¹⁴, Cambridge City Council and South Cambridgeshire District Council noted that authorities within the housing market area wished to update the Gypsy and Travellers Need Assessment Study 2011. This work was completed in October 2016 and made available to the Planning Inspectors¹⁵. Hearing sessions for these issues have not yet been scheduled.
- 5.8 The current Local Plan Policy 5/5 Meeting Housing Needs requires that sites of 0.5 hectares or more, or 15 or more dwellings will only be permitted if they provide 40% or more affordable housing on site. The Local Plan 2014 sets out the required affordable housing thresholds as follows in its Policy 45: Affordable housing and dwelling mix:

Table 4: Affordable Housing Thresholds from Policy 45: Affordable housing and dwelling mix of the Local Plan 2014: Proposed Submission

Number of Dwellings	Minimum percentage of affordable housing required	On-site or off-site provision
2-9 units	10%	Off-site*
10-14 units	25%	On-site
15 or more units	40%	On-site

* On sites capable of delivering between 2 and 9 dwellings, financial contributions towards the provision of affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.

- 5.9 In 2014, the council revised its Affordable Housing Supplementary Planning Document in order to support Policy 45: Affordable housing and dwelling mix in the Cambridge Local Plan 2014. The draft Affordable Housing SPD was publicly consulted upon between 2 June 2014 and 14 July 2014. 169 comments were received during the consultation. The draft Affordable Housing SPD was included as part of the evidence base for the Local Plan 2014: Proposed Submission to the Secretary of State for examination. The council will formally adopt the Affordable Housing SPD at the same time as the Cambridge Local Plan 2014.
- 5.10 The Council recognises that the draft Affordable Housing SPD will need to be updated prior to adoption to reflect the changing national picture. Policy 45 has not been examined by the Planning Inspectors. If changes to the policy are required as part of the Local Plan examination process, this will have to be reflected within the SPD before its adoption.

¹⁴ <https://www.cambridge.gov.uk/local-plan-review-postsubmission-correspondence-with-the-inspector>

¹⁵ The document is referenced as RD/Strat/221 in the Councils' Reference Documents Library: <https://www.cambridge.gov.uk/local-plan-core-documents-library>

Housing Supply

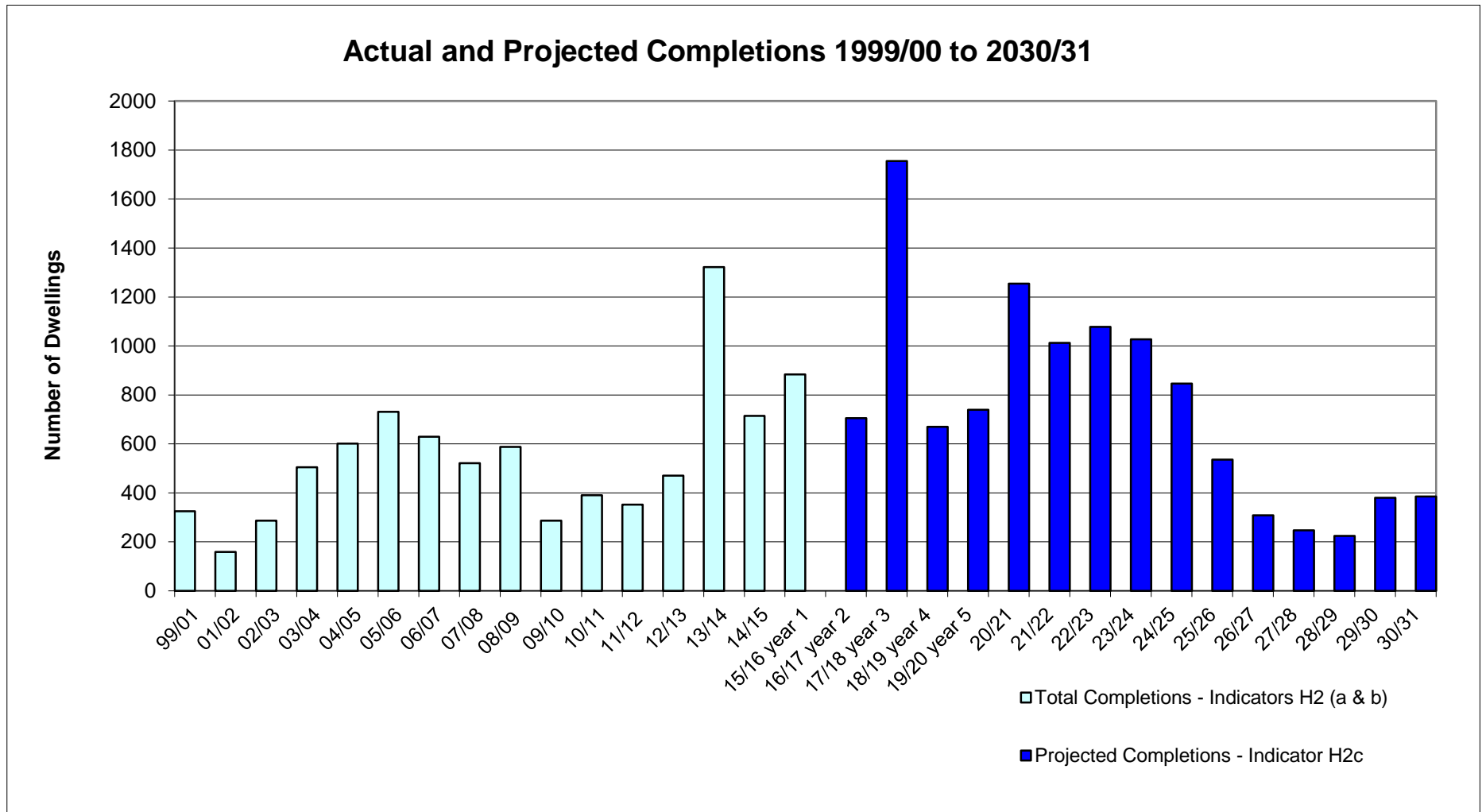
Table 5: Housing Supply Indicators

H1	Plan period and housing targets
	<ul style="list-style-type: none"> Local Plan 2014: Proposed Submission 2011 to 2031: 14,000 dwellings. Local Plan 2006 Target 1999 to 2016: 12,500. <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	Net additional dwellings in previous years
	See Appendix I
H2 (b)	Net additional dwellings 2015-2016
	884 dwellings
H2(c)	Net additional dwellings in future years
	See Appendix D
H2 (d)	Managed delivery target
	See Appendix D
H3	New and converted dwellings – on previously developed land (Gross) 2015-2016
	614
H4	Net additional pitches (Gypsy and Travellers) 2015-2016
	0
H5 (a)	Gross affordable housing completions 2015-2016
	320 (out of 967 gross housing completions).
H5 (b)	Net affordable housing completions 2015-2016
	297

(Cambridgeshire County Council, [online], 2016a)

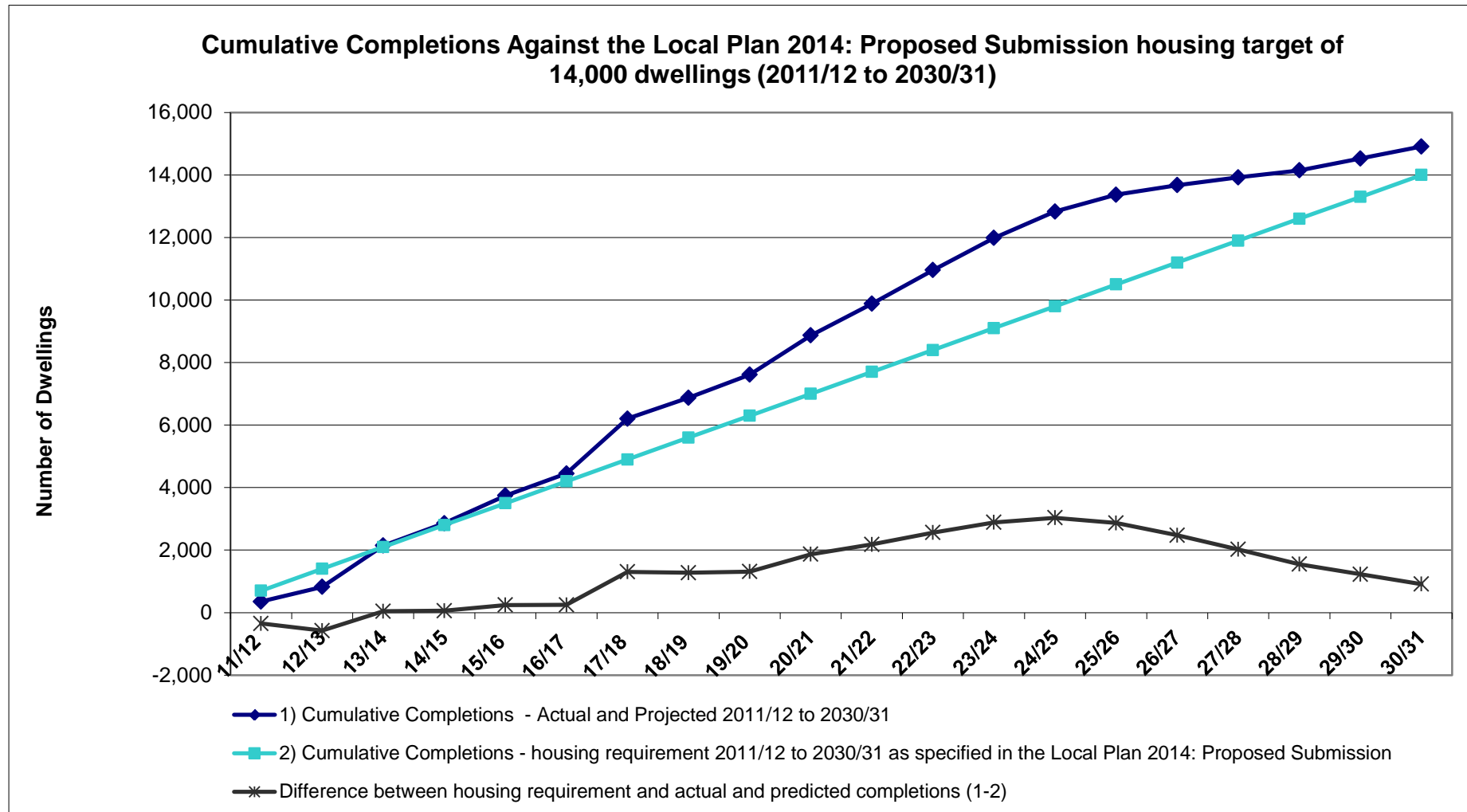
- 5.11 Figure 3 (used to monitor Policy 5/1 Housing Provision in paragraphs 5.33 to 5.55) shows the actual dwelling completion figures for the years 1999/00 to 2015/16 and the projected completions from 2016/17 to 2030/31. To date, 8,767 dwellings (net) have been completed between 1999/00 and 2015/16. 884 dwellings (net) were completed in the last monitoring year (2015/16). This is above the Local Plan annual requirement of 700 dwellings per annum.
- 5.12 Figures 1 and 2 illustrate the housing completions and projected completions from 1 April 1999 to 31 March 2031 and cumulative completions against the Local Plan 2014 housing target of 14,000 dwellings respectively.

Figure 1: Housing Completions and Projected Completions 1 April 1999 to 31 March 2031.



(Cambridgeshire County Council [online] 2016a & Appendix D)

Figure 2: Cumulative Completions Against the Local Plan 2014 Target of 14,000 Dwellings



(Cambridgeshire County Council [online] 2016b & Appendix D)

- 5.13 Figure 1, shows that there is an adequate housing supply in relation to the proposed Local Plan 2014 housing target for the period to 2030/31¹⁶. Of note, is delivery in 2017/18. This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City. After returning to a delivery rate around the Council's annual requirement of 700, housing completions are expected to remain in the thousands between 2020/21 and 2023/24. The majority of this delivery is expected to originate from further phases of North West Cambridge, NIAB (allocation R43) and Cambridge East – Land North of Cherry Hinton (R47). After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. Many of these sites are subject to the approval of planning permissions, section 106 agreements and market and economic factors, which may fluctuate year on year.
- 5.14 A more detailed breakdown (site by site) of the housing trajectory can be found in Appendix D.
- 5.15 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 five years as required in Section 6 of the National Planning Policy Framework. The trajectory must cover at least 15 years after the adoption of a local plan 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 have not provided a response.
- 5.16 For more site-by-site details, see the main housing trajectory in Appendix D. In summary, the economic downturn inevitably had an effect on housing delivery over the past few years. Previous information from developers suggested that, generally speaking, they expected developments to start one or two years later than planned. Developers' reasons for possible delays in housing developments generally include: market conditions, site preparation costs, infrastructure costs, and time taken to agree planning obligations and Section 106 agreements. All these cost factors have the potential to affect delivery of housing on site, financially and temporally. Development in Cambridge is now picking up, with the majority of the urban extensions now underway. The council considers that its record of delivery has been consistent, with no under delivery for circumstances within the council's control.
- 5.17 Preparation of the housing trajectory is not an exact science and relies upon data concerning predicted build rates from developers, their agents or house builders.

¹⁶ Figures taken from the Council's housing trajectory (see Appendix D).

- 5.18 The capacity and availability of some allocated sites has also been raised by landowners, the following allocations have been reviewed as part of the preparation of the Local Plan 2014: Proposed Submission and through the SHLAA. These sites are considered unlikely to provide further significant residential development in the future. These sites are not included in the Local Plan 2014: Proposed Submission housing allocations:
- The Territorial Army Centre on Cherry Hinton Road (site 5.08);
 - Caravan Park – Fen Road (site 5.11);
 - Milton Infant and Junior School (site 5.13);
 - Coldham’s Lane/Newmarket Road (Site 7.03);
 - Mitcham's Corner (Site 7.04);
 - West Cambridge, Madingley Road (site 7.06)¹⁷;
 - Leckhampton House Grounds (Site 7.07);
 - Grange Farm off Wilberforce Road (Site 7.09)¹⁸;
 - 66-64 Peverel Road (Site 9.14).
- 5.19 The housing trajectory identifies non-allocated sites with planning permission (windfall); Local Plan 2006 allocated sites and urban extensions and allocations identified in the Local Plan 2014: Proposed Submission to demonstrate how the council will meet the objectively assessed housing need of 14,000 dwellings between 2011/12 to 2030/31 (as identified in the Local Plan 2014). This is consistent with the development strategy in the emerging Local Plan.
- 5.20 14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions¹⁹ to date of 352 in 2011/12; 471 in 2012/13; 1,322 in 2013/14; 715 in 2014/15 and 884 in 2015/16 (totalling 3,744 dwellings) demonstrate that Cambridge is currently meeting its housing requirement and demonstrates a surplus of 244 dwellings. Over the next five years (2016/17 to 2020/21) 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 5,124.
- 5.21 Current dwelling commitments with planning permission (Table 6) are based around the city’s growth areas and focussed on the University’s North West Cambridge site, NIAB (R43), Clay Farm (R42a) and Trumpington Meadows (R42b). Future allocations will see development in the East of the City through Land North of Cherry Hinton (R47).

¹⁷ This site is carried forward in the Local Plan 2014: Proposed Submission as site M13 for University and research uses.

¹⁸ This site is carried forward in the Local Plan 2014: Proposed Submission as site U3 for student accommodation.

¹⁹ Completion figures for 2012/13 and 2013/14 have been revised due to new information received.

- 5.22 Currently, monitoring data from Cambridgeshire County Council for the 2015/16 monitoring year shows that Cambridge has dwelling commitments of 9,702²⁰ residential units. Of these 9,702 units, 1,341 are currently under construction and 6,430 have outline, full, or reserved matters planning permission (Cambridgeshire County Council, [online], 2016a and Table 6). These figures are a snapshot in time taken from 1 April 2016, as part of Cambridgeshire County Council's housing monitoring surveys. For a full breakdown of estimated housing commitments to 2030/31 please see Appendix D.

²⁰ This includes Local Plan housing allocations.

Table 6: Dwelling Commitments in Cambridge by Ward by Number of Residential Units

	Number of Units with Outline Planning Permission	Number of Units Under Construction	Number of Units with Planning Permission that have not started.	Total Number of Units with Planning Permission	Number of Units that are Allocated, with No Planning Permission	Number of Units Allocated in the 2014 Local Plan	Total Outstanding Commitments by Number of Units
Abbey	0	91	22	113	790	570	1,473
Arbury	424	40	33	497	96	0	593
Castle	2,212	424	423	3,059	0	50	3,109
Cherry Hinton	57	8	22	87	0	0	87
Coleridge	0	142	28	170	123	110	403
East Chesterton	0	23	11	34	0	0	34
King Hedges	0	1	4	5	95	0	100
Market	0	31	19	50	161	0	211
Newnham	0	1	4	5	0	0	5
Petersfield	25	22	86	133	0	167	300
Queen Edith's	0	146	134	280	0	430	710
Romsey	0	11	38	49	78	355	482
Trumpington	143	330	1264	1,737	76	100	1,913
West Chesterton	0	71	140	211	71	0	282
Total	2,861	1,341	2,228	6,430	1,490	1,782	9,702

(Cambridgeshire County Council [online] 2016b & Appendix D)

Cambridge Five-Year Land Supply

- 5.23 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% 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% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”
- 5.24 Currently, there are two methods that local authorities are using to calculate their five-year land supply: the Liverpool Method and the Sedgefield Method. The Liverpool Method requires that, after completions are deducted from the overall supply total (14,000), any under or over supply is then added or subtracted from remaining total and averaged out over the remaining years of the plan period. In contrast, the Sedgefield Method requires that this under or over supply be added or subtracted from the five-year supply total (3,500).
- 5.25 In addition to the chosen method of calculation, a 5% or 20% buffer must be added to the five-year land supply requirement in line with Paragraph 47 of the NPPF.
- 5.26 Table 10 illustrates the council’s position with regard to all methods of calculation, demonstrating that current and predicted housing allocations identified within the plan period adequately meet the council’s required five-year land supply.

Table 7: Five Year Land Supply Summary Table

	Financial Year					Total
	16/17	17/18	18/19	19/20	19/20	
Housing trajectory – predicted completions	705	1,755	670	739	1,255	5,124
Local Plan 2014: Proposed Submission annual housing target	700	700	700	700	700	3,500
Under/over supply in relation to Local Plan 2014						1,624
Five Year Supply Calculation Methods: including taking into account a surplus of 244 dwellings completed between 2011/12 and 2015/16						
	Five-year supply as a percentage		Five-year supply represented in years			
Liverpool Method with 5% buffer	143%		7.14 years			
Liverpool Method with 20% buffer	125%		6.25 years			
Sedgefield method with 5% buffer	150%		7.49 years			
Sedgefield method with 20% buffer	131%		6.56 years			

Greater Cambridge Housing Trajectory 2011-2031

- 5.27 In response to a number of changes in circumstance since the Local Plan 2014 was submitted in March 2014, the council agreed (on 9 September 2014 at the Council's Development Plan Scrutiny Sub Committee and the Joint Strategic Spatial Planning Group) to a Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory with South Cambridgeshire District Council. This memorandum confirms the agreement between the two councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and calculating 5-year housing land supply for plan-making and decision-taking. The councils set out proposed modifications to the Local Plan to give effect to the Memorandum in their written statement for the Local Plans examinations hearing for Matter 1: Legal Requirements. The merits of the Memorandum of Understanding were considered at the Local Plans Examination in November 2014. This joint trajectory can be found at the end of Appendix D.
- 5.28 In view of the various ways that five year supply could be calculated, and pending the outcome of consideration at the Local Plans examinations, the five year land supply from 2016/17 to 2020/21 for the Greater Cambridge area has been summarised in Table 8 and Table 9. These calculations use the housing requirement based on the objectively assessed needs identified in the SHMA. The calculations reflect that Cambridge City Council is demonstrably delivering housing

within the urban areas and urban fringe sites in the early and middle parts of the plan period. South Cambridgeshire District Council is committed to delivery of housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of village housing allocations to provide some early delivery.

- 5.29 The phasing of development outlined in the submitted plans follows the development sequence and carries forward the strategy from the adopted plans. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are logically building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area, consistent with the development strategy contained in both submitted Local Plans.

Table 8: Greater Cambridge Five Year Housing Land Supply (expressed as percentages).

	Liverpool Method	Sedgefield Method
Joint five year supply (with 5% buffer). Represented in years.	117%	107%
Joint five year supply (with 20% buffer). Represented in years.	103%	94%

Table 9: Greater Cambridge Five Year Housing Land Supply (expressed as years).

'Liverpool' Methodology	Cambridge	South Cambs	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	7.1	5.1	5.9
Five year supply (with 20%)	6.3	4.4	5.1

'Sedgefield' Methodology	Cambridge	South Cambs	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	7.5	4.3	5.4
Five year supply (with 20%)	6.6	3.7	4.7

- 5.30 In Cambridge, completions in 2015-2016 were above the Cambridge Local Plan 2014 annual requirement of 700 per year. Cambridge maintains a good five year supply against its own requirements, although the position has reduced slightly since 2014-2015. This is primarily due to a reduction in supply anticipated at a number of sites over the next five years, particularly some urban extension sites on the edge of Cambridge.
- 5.31 In South Cambridgeshire, completions in 2015-2016 were higher than anticipated in the housing trajectory included in the South Cambridgeshire Annual Monitoring Report 2014-2015, although below the annualised figure. The anticipated supply in South Cambridgeshire for the next five years is higher than the previous five year period. However, due to the increase in the shortfall against cumulative annual requirements for the plan period to date, the five year supply situation against South Cambridgeshire's own requirements has marginally reduced.
- 5.32 Considering Greater Cambridge as a whole, the combined result is that, for the five year period 2016-2021, the Councils cannot currently demonstrate a five year supply under the most stringent method of calculating supply (Sedgefield methodology with 20% buffer). It is important to note that there is nothing in policy that prevents faster delivery than anticipated in the trajectory and if the development industry is capable of delivering sites faster, there would be an increase in housing supply. In addition, it is important to note that the Councils have taken a cautious approach to the estimated number of completions as part of reviewing and verifying information provided by developers. The Councils consider that these robust, realistic and somewhat cautious expectations are appropriate.
- 5.33 This position on the five year supply for Greater Cambridge is anticipated to be a very short term issue for a number of reasons:
- the Edge of Cambridge sites will be delivering larger numbers in the coming years as more sites begin to deliver, including in South Cambridgeshire;
 - delivery of housing at Northstowe is underway and development rates are increasing ;
 - sites consented due to the lack of five year supply in South Cambridgeshire will be delivering increasing numbers of completions; and
 - new settlements at Waterbeach, Bourn Airfield and Cambourne West are expected to begin to add to the five year supply.
- 5.34 Looking at the rolling five year supply, starting on 1 April 2017, it is anticipated that the Councils will be able to demonstrate a five year supply for Greater Cambridge once again on all calculation methods. In future years the five year supply is predicted to grow substantially for both areas separately and jointly. This is

illustrated for the next five years on basis of Sedgefield and 20% in the tables below. The rolling supply for the rest of the plan period is shown in Appendix K.

Table 10: Five Year Supply based on Sedgefield with 20% buffer

	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025
Cambridge	6.6	7.0	9.0	9.6	9.9
South Cambs	3.7	4.1	4.5	5.0	5.5
Greater Cambridge (Cambridge & South Cambridgeshire)	4.7	5.0	5.6	6.1	6.7

- 5.35 There will also be on-going monitoring of any windfall development above that included in the trajectory, particularly with regard to any further planning permissions in South Cambridgeshire as a result of the current lack of five year land supply. In addition, the outcome of the work Cambridge City Council is carrying out regarding student accommodation, and how it relates to housing land supply, will be considered.

Housing Density

Table 11: Density of new development on sites greater than 9 dwellings in 2015/16

Density	Percentage
<30 DPH	1.3%
30 – 50 DPH	43.7%
>50 DPH	55%

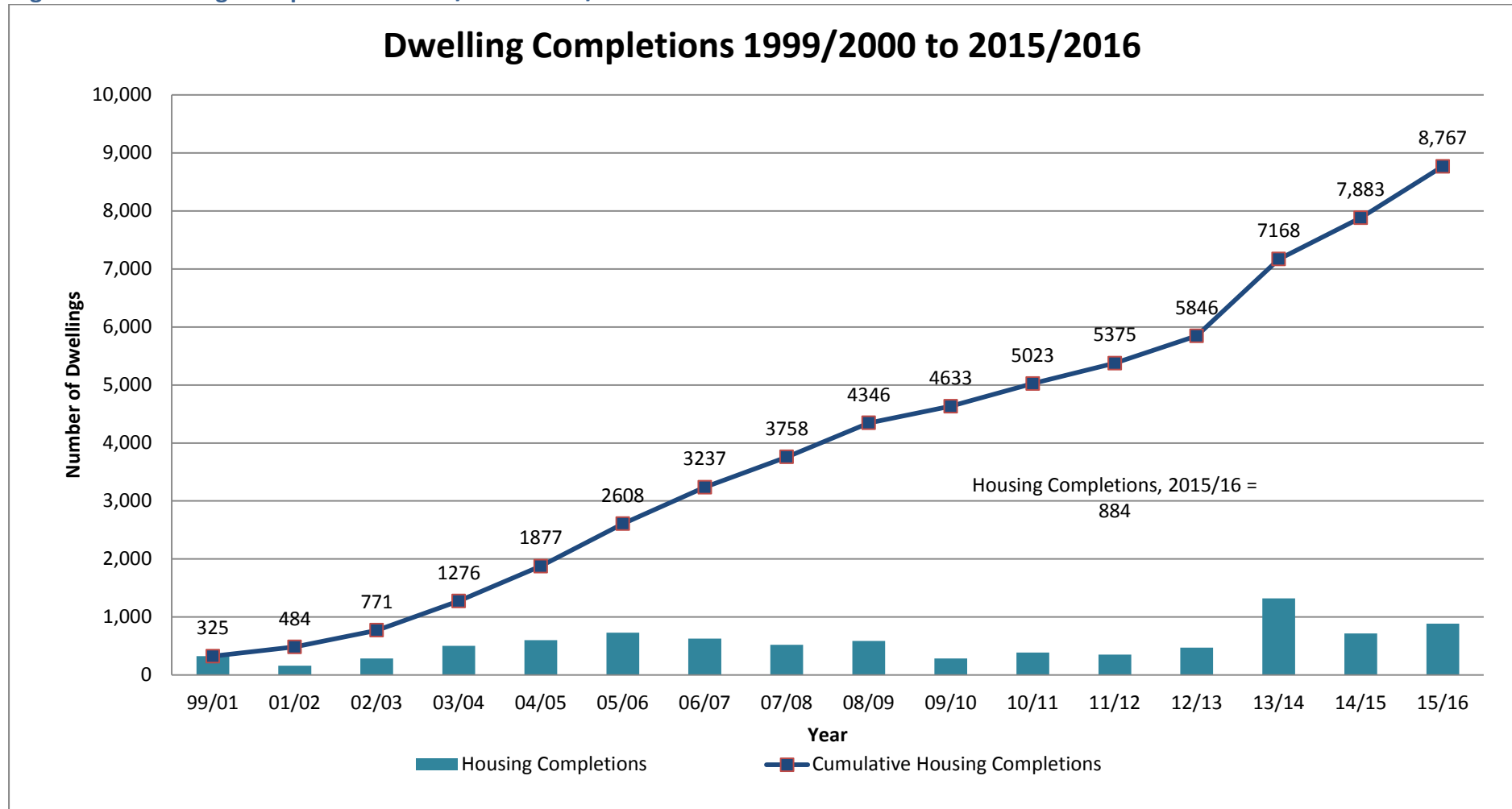
(Cambridgeshire County Council, [online], 2016a)

- 5.36 932 completed dwellings (gross) on sites consisting of nine or above dwellings, were monitored in the 2015/16 year. The average density of these sites was 50.84 dph, 55% of these sites had a density of 50 dph or more. In 2014/15 the average density of these sites was 85 dph (Cambridgeshire County Council, [online], 2016a).
- 5.37 The significant decrease in density (from 2014/15 to 2015/16) in developments of nine or more dwellings is reflective of the types of developments that have been completed in the monitoring year. This year (2015/16) a significant number of Cambridge City Council housing schemes have been completed where demolition and redevelopment of existing sites have provided a higher standard of living and amenity for those in the wards of Cherry Hinton, King's Hedges and Abbey. This indicates that Cambridge continues to make the best use of land for development and meets the Council's policy requirements of responding to context (Policy 3/4) and meeting requirements on density, mix and type (Policy 5/5 and 5/10).

Target Based Policies

- 5.38 Three policies in this chapter 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); 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.
- 5.39 **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. This provides a target of approximately 735 units per annum between 1999 and 2016; further information on this target is available in Appendix I.
- 5.40 Dwelling completions from 1999/01 to 2015/16 show that 8,767 dwellings were completed, leaving a deficit of 3,733 dwellings to meet the target identified in Policy 5/1 Housing Provision. Housing delivery during the Local Plan 2006 period was heavily affected by the recession. The 2008-2009 recession resulted in a delay to the implementation of major developments, such as Clay Farm, Trumpington Meadows, North West Cambridge and Glebe Farm. These developments are now under construction and delivering significant housing, as demonstrated in 2013/14 whereby 1,322 completions were documented.

Figure 3: Dwelling Completions 1999/00 – 2015/16



(Cambridgeshire County Council, [online], 2016b)

- 5.41 **Policy 5/5 Meeting Housing Needs** - The housing needs policy requires that sites of 0.5 hectares or more or 15 or more dwellings will only be permitted if they provide 40% or more affordable housing. Five planning applications were submitted relating to Policy 5/5 this year. The sites and their assessments are tabled below:

Table 12: Policy 5/5 Meeting Housing Needs

Site	Application	Assessment
14/1792/FUL Glebe Farm Phase 3, Addenbrooke's Road, Trumpington	Residential development of 30 new mixed tenure dwellings with associated open space, landscaping, car parking and infrastructure.	This application shows the provision of 40% affordable housing. 30 residential units are to be build, of which 12 will be affordable.
15/1956/FUL Wolfson Brain Imaging, Addenbrooke's, Hills Road	Extension to the existing external timber fenced service compound to provide space for additional services (chiller units) related to an upgrade to two of the WBIC scanners.	Not applicable.
15/0234/FUL 88 Greville Road.	Single storey extension to rear. Change of use from shop to flat	Not applicable.
15/1550/FUL 71A Garden Walk.	Convert and renovate commercial workshop into a single storey dwelling, with part-basement.	Not applicable.
15/1002/REM Clay Farm, Parcels 9a and 9b.	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 251 mixed tenure dwellings including 40% affordable housing, 967 sqm of retail floorspace, public open space, drainage and associated infrastructure on Parcels 8A and 8B of the Clay Farm development site.	The overall percentage of affordable housing is 40%. Although there is a split with 51% affordable housing on parcel 8a and 27% on 8b, this is acceptable.

- 5.42 These results show that the policy is working in relation to meeting housing needs, with relevant applications providing 40% affordable housing. 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.

- 5.43 The usage of this policy seems relatively low in comparison to previous years. In 2014/15 the policy was used 30 times. This reduction is a result of the types of applications that have been processed in the monitoring year. The 2015/16 monitoring year saw a large number of applications for house extensions. In addition, the submission of applications for large growth sites such as, Clay Farm, Trumpington Meadows, Glebe Farm and the Station Area are reducing, as construction is now underway and delivering significant housing. Finally, most planning applications for new developments have not met the criteria of the policy as they were under 0.5 hectares and 15 units.
- 5.44 **Policy 5/10 Dwelling Mix** - This policy sets out that 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 (2008) 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).
- 5.45 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.
- 5.46 There were six sites that related to Policy 5/10: The sites that have been assessed are listed below:

Table 13: Policy 5/10 Dwelling Mix

Site	Application	Assessment
14/1792/FUL Glebe Farm Phase 3, Addenbrooke's Road, Trumpington	Residential development of 30 new mixed tenure dwellings with associated open space, landscaping, car parking and infrastructure.	This application proposed a mix of 2x 1-bed flats, 16 x 2-bed flats, 4x 3-bed houses and 8x 4 bed houses. The housing mix is close to the required mix. The assessment of the housing mix for this application would have been assessed holistically across the whole Glebe Farm site (of which the application was a small part) to ensure an even mix

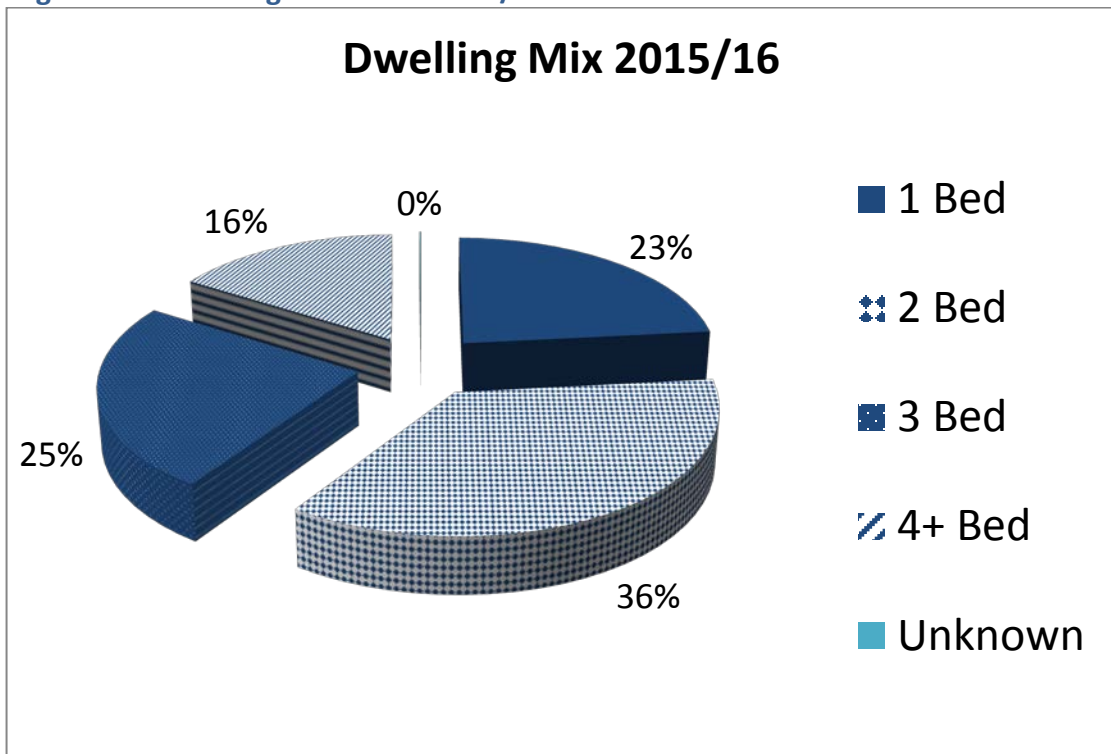
Site	Application	Assessment
		across the whole development. The council was satisfied that the mix was adequately reflected within this application.
15/1035/S73 Parcel 16, Clay Farm Development Site, Long Road	Section 73 application to vary condition 8 (dropped kerbs) of 12/0754/REM for: reserved matters for 102 dwellings and associated works pursuant to outline application 07/0620/OUT	Not applicable, the dwelling mix for the site was previously assessed through application 12/0754/REM.
15/2221/FUL 104 Wulfstan Way.	1 No two bedroom dwelling to rear to 104 Wulfstan Way	Not applicable.
14/2109/REM Trumpington Meadows Development Site, Hauxton Road	Reserved matters for phase 8 providing 36 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. (25 dwellings fall within South Cambridge District Council and 11 dwellings fall within Cambridge City Council).	<p>Strategic Housing agreed that the mix of dwellings, tenure (split of 75% rented and 25% intermediate) and distribution of the affordable housing were acceptable.</p> <p>The application provided 5x 2-bed houses, 12x 3-bed houses and 19x 4-bed houses.</p> <p>The mix of larger dwellings for this application was considered acceptable. Given the scheme is within the Village Quarter a higher proportion of flats will come forward on future phases to reflect the different, higher density character areas of the Urban and Riverside character areas.</p> <p>The average provision of affordable units across all phases totals 40.12%.</p>
15/1002/REM Clay Farm, Parcels 9a and 9b.	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the	The development will consist of 7 x studio flats, 62 x 1-bed flats, 125 x 2-bed flats, 15 x 3-bed flats, 20 x 3-bed houses and 22 x 4-bed houses.

Site	Application	Assessment
	development of 251 mixed tenure dwellings including 40% affordable housing, 967 sqm of retail floorspace, public open space, drainage and associated infrastructure on Parcels 8A and 8B of the Clay Farm development site.	<p>The housing mix does not meet the criteria set out in Annex 2 of the Affordable Housing SPD.</p> <p>The assessment of the housing mix for this application would have been assessed holistically across the whole Clay Farm site (of which the application was a small part) to ensure an even mix across the whole development. After assessment, the Council was satisfied that the mix was adequately reflected within this application.</p>

- 5.47 These results show that the policy is working in relation to providing for a range of sizes of residential accommodation. In 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. Some applications are part of a larger development whereby dwelling mix and typologies need to be considered holistically across the whole area instead of on a piecemeal basis.
- 5.48 The usage of this policy seems relatively low in comparison to previous years. In 2014/15 the policy was used 17 times. This reduction is a result of the types of applications that have been processed in the monitoring year. The 2015/16 monitoring year saw a large number of applications for house extensions. In addition, the submission of applications for large growth sites such as, Clay Farm, Trumpington Meadows, Glebe Farm and the Station Area are reducing as construction is now underway and delivering significant housing. Finally, most planning applications for new developments have not met the criteria of the policy as they were under 0.5 hectares and 15 units.

- 5.49 Figure 4 shows the dwelling mix of completed new dwellings in 2015/16. The total figure used is 967 and represents the gross number of new dwelling completions in the 2015/16 financial year as opposed to the net number of housing completions for this year (884), which has been used in Appendix D for the Housing Trajectory.

Figure 4: Dwelling Size Mix 2015/16



(Cambridgeshire County Council [online], 2016a)

Public Houses

- 5.50 The number of safeguarded public house sites remains constant at 102, in 2016 however the number of vacant sites has increased since last year from three to six. The Tivoli site on Chesterton Road - closed due to fire - has yet to submit any formal planning application to reinstate the A4 use. Both the Zahza Grill on the former Volunteers site in Trumpington, and Great Northern Kitchen & Bar on Station Road are currently closed. The Five Bells and the former Old Orleans remain closed. The former Seven Stars, while not occupied, is currently under offer and should hopefully re-open in 2017. A new public house is scheduled to open at CB1 as part of the station area's redevelopment.
- 5.51 In early 2016, the Hopbine on Fair Street and the Castle Inn on Castle Street were unsuccessful with their nomination as an asset of community value. The Panel considered both pubs furthered the social well-being or social interests of the local community however this was ancillary to the main use. There was insufficient evidence provided of use by the community to demonstrate otherwise.

Conclusion

- 5.52 A total of 884 dwellings (net) have been completed in the last monitoring year (2015/16).
- 5.53 There is an adequate housing supply in relation to the proposed Local Plan 2014 housing target for the period to 2030/31. Of note, is delivery in 2017/18. This increase in delivery is due to anticipated completions on the University's North West Cambridge. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City. After returning to a delivery rate around the Council's annual requirement of 700, housing completions are expected to remain in the thousands between 2020/21 and 2023/24. The majority of this delivery is expected to originate from further phases of North West Cambridge, NIAB (allocation R43) and Cambridge East – Land North of Cherry Hinton (R47). After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. Many of these sites are subject to the approval of planning permissions, section 106 agreements and market and economic factors, which may fluctuate year on year.
- 5.54 Currently, monitoring data for the 2015/16 monitoring year shows that Cambridge has dwelling commitments of 9,702²¹ residential units. Of these 9,702 units, 1,341 are currently under construction and 6,430 have outline, full, or reserved matters planning permission (Cambridgeshire County Council, [online], 2016a and Table 6). These figures are a snapshot in time taken from 1 April 2016, as part of Cambridgeshire County Councils housing monitoring surveys. For a full breakdown of estimated housing commitments to 2030/31 please see Appendix D.
- 5.55 Current and predicted housing allocations identified within the plan period (and through the housing trajectory in Appendix D) show that the Council can adequately meet the required five-year land supply. The council has 7.14 years of supply for the period 2016/17 and 2020/21 using the Liverpool method and a five percent buffer.
- 5.56 The draft Affordable Housing SPD was included as part of the evidence base for the Local Plan 2014: Proposed Submission to the Secretary of State for examination. The council will formally adopt the Affordable Housing SPD at the same time as the Cambridge Local Plan 2014. The Council recognises that the draft Affordable Housing SPD will need to be updated prior to adoption to reflect the changing national picture. Policy 45 has not been examined by the Planning Inspectors. If changes to the policy are required as part of the Local Plan examination process, this will have to be reflected within the SPD before its adoption.

²¹ This includes Local Plan housing allocations.

6. Enjoying Cambridge

- 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 in the last decade with the construction and opening of Christ's Lane and the Grand Arcade.
- 6.3 The city is 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 and Summer in the City are hosted on the open spaces throughout the city.

Use of Policies

- 6.4 Policy 6/10 Food and Drink Outlets, was the most used policy (13 times). This policy ensures that new developments for food and drink uses do not cause unacceptable environmental problems or nuisance. Policy 6/7 Shopping Development and Change of Use in District and Local Centres was also used 13 times.

Issues to Consider

- 6.5 The Local Plan 2014 Proposed Submission has included new policies on the City Centre and areas of major change and opportunity areas. Designed to protect and enhance specific retail areas in Cambridge. Hearing sessions on these policies took place in July 2016²². A brief summary of the policies is listed below:
- Policy 6: Hierarchy of centres and retail capacity – This policy directs retail and other town centre uses to the retail centres based on a predetermined hierarchy. Any retail development proposed outside the retail centres must be subject to a retail impact assessment.
 - Policy 9: The City Centre – This policy guides development in the City Centre.
 - Policy 10: Development in the City Centre Primary Shopping Area - In the primary shopping area (in the City Centre) proposals for new retail use (A1) will be supported. Proposals for other centre uses (as defined through a table in this policy) will be supported according to definitions provided within the policy.
 - Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change - the primary focus for providing additional comparison retail in the City Centre, along with other mixed uses.
 - Policy 21: Mitcham's Corner Opportunity Area - Development proposals within the Mitcham's Corner opportunity area will be supported if they

²² For more information on the progress of the Local Plan 2014 see Chapter 11.

promote and coordinate the use of sustainable transport modes, contribute to the creation of a sense of place, and deliver local shops and services.

- Policy 23: Mill Road Opportunity Area - Development proposals within the Eastern Gate Opportunity Area will be supported if they enhance the character of the area, improve connectivity and increase activity.

6.6 Other policies in the Local Plan 2014, which include elements of retail development and guidance are:

- Policies 14 to 20 which address the areas of major change such as the Southern Fringe and NIAB 1;
- Policy 22: Eastern Gate Opportunity Area;
- Policy 24: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area;
- Policy 25: Old Press/Mill Lane Opportunity Area.

These policies have also been dealt with through the Local Plan Examination process between April 2015 and July 2016 with the exception of Policy 25, where the Planning Inspectors requested no further information.

Hotels

6.7 The Local Plan 2006, Policy 6/3 Tourist Accommodation supports development which maintains a range of short-stay accommodation. In 2012, the Council commissioned Hotel Solutions to produce ‘Cambridge Hotel Futures: Headline Findings Issues & Options’ to help guide development management decisions and support the proposed policies in the Local Plan 2014.

6.8 In recent years, many of the proposed hotel developments have been in areas where significant mixed use urban development has been expected. In September 2016, the Ibis hotel opened providing 231 rooms. 571 hotel rooms are currently under construction and are expected to be completed by the end of 2017, a further 117 rooms have planning consent and there is a prospect of an additional 75 rooms at Mill Lane and 130 at North West Cambridge.

6.9 Close by in South Cambridgeshire the Radisson Blue at the Cambridge Science Park and an aparthotel at Orchard Park are planned for development and comprise 378 hotel rooms.

6.10 Of the 571 rooms currently under construction in Cambridge, 133 apart-hotel units are to be provided on the site of the former Milton Road County Primary School. This development (application 14/0052/FUL) was refused planning permission but allowed on appeal. The Cambridge Hotel Futures Study anticipated a small growth in serviced apartments with a new generation of serviced accommodation that combines different elements of self-catering with a range of hotel-style services. Consequently, these types of visitor accommodation are blurring the boundaries between uses in planning terms.

6.11 Further details regarding hotel development can be found in Appendix J.

Other Indicators

Table 14: Contextual Indicator BD4 Amount of completed floorspace (sqm) 2015/16 in Cambridge

BD4	Amount of completed floorspace (sqm) 2015/16 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	63	0	5,057	457
	Losses	-1,490	0	-4,092	0
	Net	-1,427	0	965	457
Local Authority Area	Gains	3,094	422	17,410	2,607
	Losses	-3,447	-387	-15,909	-1,012
	Net	-353	35	1,501	1,595

(Cambridgeshire County Council [online], 2016b)

- 6.12 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 uses in the Town Centre (See Appendix G for a Use Classes Order summary).
- 6.13 A1 uses (retail) have seen some churn, resulting in a small net loss of retail uses. The largest single gain was at Staples, on Chesterton Road, which resulted in a gain of 1,407 sq m, just under half the total gross gain in floorspace. The largest single loss was at 145 Hills Road, which resulted in the loss of 899 sq m of retail space. Overall the loss of A1 floorspace is spread out over a greater number of units than where there are gains in A1 floorspace.
- 6.14 A2 uses (financial and professional services) have seen a handful of developments, resulting in the floorspace losses almost cancelling out the gains.
- 6.15 B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw the loss of 4,600, 3,995 and 2,875 sq m of office space.
- 6.16 D2 uses have seen an increase in the 2015/16 monitoring year due to a number of new buildings and redevelopments. In the town centre the erection of a community centre and synagogue on Auckland Road (following demolition of the Yasume Club Building) provided 457 sqm of D2 space. In the Local Authority area three College boat houses have been redeveloped (1,407 sqm); the remainder of D2 development has derived from an extension to the Cambridge United Football Club hospitality Suite, a sports pavilion at Chesterton College Academy, a resident's only gymnasium on Hills Road and a personal training studio at Mercers Road.

- 6.17 Total retail space in the City Centre (defined as the Historic Core, Fitzroy and Burleigh Street and The Grafton) is identified in the Cambridge Retail and Leisure Update 2013 as having 216,916 sqm (gross) floorspace and is split as follows:

Table 15: Cambridge City Centre Composition

Type	Number of Units	Floorspace in sqm
Convenience	43	5,844
Comparison	353	134,887
Retail Service	82	7,739
Leisure Service	187	43,623
Financial Service	62	9,978
Vacant	67	14,846
Total	794	216,916

(GVA [online] 2013)

Conclusion and Actions

- 6.18 Evidence produced to inform the creation of the Local Plan 2014: Proposed Submission and issues identified with policies highlighted in previous AMRs were used to refine and create new retail policies. More information on the progress of the local plan can be found in Chapter 11.
- 6.19 New policies in the Local Plan 2014 Proposed Submission on the City Centre and areas of major change and opportunity areas have been examined as part of the Local Plan hearing sessions.
- 6.20 In recent years, many of the proposed hotel developments have been in areas where significant mixed use urban development has been expected. In September 2016, the Ibis hotel opened providing 231 rooms. 571 hotel rooms are currently under construction and are expected to be completed by the end of 2017, a further 117 rooms have planning consent and there is a prospect of an additional 75 rooms at Mill Lane and 130 at North West Cambridge.
- 6.21 A1 uses (retail) have seen some churn, resulting in a small net loss of retail uses. The largest single gain was at Staples, on Chesterton Road, which resulted in a gain of 1,407 sq m, just under half the total gross gain in floorspace. The largest single loss was at 145 Hills Road, which resulted in the loss of 899 sq m of retail space. Overall the loss of A1 floorspace is spread out over a greater number of units than where there are gains in A1 floorspace.
- 6.22 B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw the loss of 4,600, 3,995 and 2,875 sq m of office space.

7. Working and Studying in Cambridge

- 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 economy.
- 7.2 The city is home to the University of Cambridge, Anglia Ruskin University and hosts a branch of the Open University. In the 2015/16 year, 19,320 people studied at the University of Cambridge in comparison to 19,200 in 2014/15. Anglia Ruskin University has also seen an increase in its student population, with just over 9,000 students in 2011/12 to more than 10,000 in 2015/16. (see also 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, 2011).

Use of Policies

- 7.4 There are 11 policies in this chapter of the Local Plan 2006. Policy 7/2 Selective Management of the Economy, Policy 7/5 Faculty Development in the Central Area, University of Cambridge and Policy 7/7 College and University of Cambridge Staff and Student Housing were all used on 9 occasions; Policy 7/1 Employment Protection was used 11 times.
- 7.5 The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year. This year ten out of 11 policies within the chapter have been used.

Issues to Consider

- 7.6 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the Local Plan 2014 looks at protecting all business employment space through Policy 41: Protection of Business Space. Evidence suggests that as employment land is under pressure from redevelopment to other uses e.g. residential use, there is a need to protect employment land.
- 7.7 In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policy 7/2 was used to protect land for the expansion of the research and development sectors (R&D), evidence now suggests that there is now an adequate supply of R&D land and therefore, the scope of this policy has been changed to deal with a wider variety of business uses.
- 7.8 Policies 40 and 41 were examined at the Local Plan Examination hearing sessions in September 2016.

- 7.9 In relation to the provision of student accommodation, Cambridge has seen significant provision of new student accommodation since 1 April 2011. 747 student units were completed in the 2015/16 monitoring year. At 1 April 2016, there were a further 331 student units with planning permission but not yet built and 950 student units under construction. Developments currently under construction include: 1-8 St Clements Gardens, 1 Milton Road, units at North West Cambridge and Castle Court in Castle Park. Between 1 April 2011 and 31 March 2016, 2,511 student units were completed.
- 7.10 Significant developments in 2015/16 include:
- Churchill College, Storeys Way: 68 units;
 - Parkers House, Regent Street: 77 units;
 - The Corner of Huntingdon and Histon Road (old service station site): 78 units;
 - Purbeck Road: 132 units;
 - Elizabeth House, 1 High Street Chesterton: 261 units; and
 - Homerton College, Hills Road: 120 units.
- 7.11 The council recognises that the NPPG states “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market.” The council has begun to gather data on how to meet this requirement of the NPPG, but has not yet concluded on this work. To date, this matter has not been the subject of examinations hearing sessions and is likely to be considered as an issue in 2017.
- 7.12 The Council has recently commissioned a Student Accommodation Study, which will inform any amendments to Policy 46: Development of student housing of the Local Plan 2016. The study, its findings and any modifications to the policy as a result will be reported to Development Plan Scrutiny Sub Committee in January 2017 and Full Council in February 2017 for approval before being submitted to the Planning Inspectors. It is expected that this policy will be examined by the Inspectors in 2017.
- 7.13 No policies have been identified for target based monitoring at present. The Local Plan 2014: Proposed Submission forecasts a growth of 22,100 net additional jobs in Cambridge to 2031, including a net gain of some 8,800 jobs in the B use classes (offices and industry). The B-use elements of this job growth (8,800 jobs) would generate a net demand for around 70,200 sqm of additional floorspace or 7.4 hectares of land (net).

Other Indicators

Table 16: Business Completions 2015/16

Business Completions 2015/16						
	Gains		Losses		BD2	% on PDL
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)		
B1 (unspecified)	487	0.24	-62	-0.08	487	100%
B1a	17,410	1.13	-15,909	-1.99	17,410	100%
B1b	6,768	3.15	-81	-0.25	6,768	100%
B1c	3,144	0.03	-1,316	-1.02	3,144	100%
B2	261	0.08	0	0.00	261	100%
B8	4,511	0.17	-4,577	-0.89	4,511	100%
Total	32,581	5.07	-21,944	-4.23	32,581	100%

Employment land lost to residential B1-B8 (ha)	9.09
Land lost in Employment/Regeneration areas B1-B8 (ha)	1.44

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not 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)
Data spans 01/04/2015 to 31/03/2016

(Cambridgeshire County Council [online], 2016b)

- 7.14 Overall there have been gains in employment floorspace of 32,581 sqm this year (2015/16) and losses of 21,944 sqm. All development has taken place on previously developed land. 9.09 hectares were lost to residential development. Currently there is 22,687 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started; 159,513 sqm of B1 to B8 employment land is under construction; and 152,756 sqm of B1 to B8 development has outline planning permission. These figures are all net.
- 7.15 B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw reductions of 4,600, 3,995 and 2,875 sq m of office space.

- 7.16 B1b uses (research and development) have seen a net gain of 6,687 sq m of floorspace. The majority of this is taken up by the development at the Physics of Medicine building on West Cambridge.
- 7.17 B1c, B2 and B8 uses (light industrial, industrial and storage uses) have seen a net gain of 2,023 sqm of floorspace. The two largest gains were for a self-storage facility on Henley Road (4,250 sq m) and development on West Cambridge (2,667 sq m). The largest loss was on Ditton Walk, which saw the loss of 2,053 sq m of floorspace to make way for a renal dialysis unit.

Conclusion and Actions

- 7.18 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the Local Plan 2014 looks at protecting all business employment space through Policy 41: Protection of Business Space. In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policies 40 and 41 were examined at the Local Plan Examination hearing sessions in September 2016.
- 7.19 Overall there have been gains in employment floorspace of 32,581 sqm this year (2015/16) and losses of 21,944 sqm. All development has taken place on previously developed land. 9.09 hectares were lost to residential development. Currently there is 22,687 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started; 159,513 sqm of B1 to B8 employment land is under construction; and 152,756 sqm of B1 to B8 development has outline planning permission. These figures are all net.

8. Connecting and Servicing Cambridge

8.1 This section encompasses a number of topic areas including: transport; telecommunications; energy resources; water; sewerage; drainage infrastructure and waste. These issues are essential in making development in the city more sustainable.

Use of Policies

8.2 Three policies are identified by Development Management as being key policies: Policy 8/2 Transport Impact (298 uses), Policy 8/6 Cycle Parking (261 uses) and Policy 8/10 Off Street Parking (262 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.

8.3 Policy 8/15 Mullard Radio Astronomy Observatory was not used this year. The policy addresses the potential effect of new development proposals on the Mullard Radio Astronomy Observatory. The Observatory is susceptible to many forms of interference; specifically electrical interference, microwave interference from telecommunications masts and equipment, light pollution and mechanical vibration from domestic, industrial plant and other sources such as the movement of vehicles, including aircraft. No development applications have come forward that could potentially affect the Observatory and therefore the policy has not been used.

8.4 Policy 8/12 Cambridge Airport was not used during the monitoring year, whilst Policy 8/13 Cambridge Airport Public Safety Zone was used once. 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.

Issues to Consider

8.5 The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals include a major new bypass to the south of Huntingdon, widening part of the existing A14 between Swavesey and Girton, widening part of the A14 Cambridge Northern Bypass, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The Development Consent Order application was party to an examination period, between 13 May 2015 and 13 November 2015. The Development Consent Order was approved by the Secretary of State on 11 May 2016.

8.6 The scheme is scheduled to start in March 2017 and preparatory work is already underway. Work includes: archaeological surveys, the building of construction compounds, installing access points and strengthening crossing points. Highways

England are working to deliver the new scheme by 2020, although some finishing works will still carry through into 2020 once the road is open, for example removal of the Huntingdon A14 viaduct.

- 8.7 Further information on the progress of this scheme can be found at: <http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/>.
- 8.8 Network Rail's planning application to build a new railway station at Cambridge Northern Fringe East was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The 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 station is due to open in May 2017. Network Rail will be delivering the station and infrastructure in the station area (including car parks, cycle parking and bus stops). The County Council is providing the transport links to the station, including the new busway from Milton Road and pedestrian and cycle links.
- 8.9 Further information on the progress of this scheme can be found at: http://www.cambridgeshire.gov.uk/info/20051/transport_projects/469/cambridge_city_projects/5
- 8.10 Work to connect the Guided Busway to the Science Park Station started in July 2014. The existing junction with the Busway on Milton Road has been altered to enable buses to cross straight over Milton Road. The Department for Transport granted £6 million to be spent on building new transport links and improving existing transport links to the station. The station itself will be funded separately from this by a grant from the Department of Transport to Network Rail.

Figure 5: Aerial view of Cambridge North Railway Station.



(http://www.cambridgeshire.gov.uk/info/20051/transport_projects/62/cambridge_science_park_station)

- 8.11 Work to create a new cycleway on the city-bound side was completed this year. 2.3m raised cycleways along both sides of Hills Road and floating bus stops were created. This new stops allow the cycle lane to run behind the bus stop and cyclists to continue their journey even when buses are stationary. A new zebra crossing was also installed between Oxford and Richmond Road.
- 8.12 Phase two of the Huntingdon Road project is looking at improving the cycle way from Richmond Road to Histon Road towards the city centre. A consultation took place on proposed options in early 2016, which received a 67% support from respondents. The preferred option was presented to the County Council's Economy and Environment Committee on 10 November 2016²³.
- 8.13 Progress is being made on the schemes identified in last year's AMR. Work to create wider and safer cycle lanes on Trumpington Road is due to start in late 2016. A new outbound foot and cycleway will be built between Bateman Street and Brooklands Avenue during phase 1. During phase 2 the inbound cycle lane between Brooklands Avenue and the Leys School will be improved²⁴.
- 8.14 Improvements in Arbury and King's Hedges around St Laurence Catholic Primary School have been progressed through the award of monies from the Greater

²³ http://www.cambridgeshire.gov.uk/info/20051/transport_projects/469/cambridge_city_projects/2

²⁴ http://www.cambridgeshire.gov.uk/info/20051/transport_projects/128/cycling_and_pedestrian_improvements/2

Cambridge City Deal Cross City Cycling Scheme. Following public consultation in early 2016, the City Deal Board approved construction of the Arbury Road scheme in June 2016²⁵. Other Greater Cambridge City Deal Cross City Cycling projects can be found at:

http://www.gccitydeal.co.uk/citydeal/info/2/transport/1/transport_projects_and_consultations/4.

8.15 The Greater Cambridge City Deal was signed by Central Government, Council leaders, businesses and the University of Cambridge and aims to secure hundreds of millions of pounds for the areas of Cambridge and South Cambridgeshire. The Greater Cambridge City Deal aims to ensure that the success of the area continues by investing in the transport infrastructure, housing and skills needed to see future economic growth. The first £100m of funding was made available for transport improvements in the five years from April 2015. The projects include:

- Cambourne to Cambridge - better bus journeys;
- The Chisholm Trail;
- Cross City Cycling;
- Milton Road Bus Priority Scheme;
- Histon Road Bus Priority Scheme;
- Cambridge Access Study;
- Western Orbital;
- A1307, Three Campuses to Cambridge;
- A10 Royston to Cambridge foot & cycleway

8.16 Public engagement and consultation was held between July and October 2016 regarding the Greater Cambridge City Deal's proposals for peak time congestion. Progress on this consultation can be found at: <http://www.gccitydeal.co.uk/congestion>.

8.17 The Greater Cambridge City Deal Board approved construction of the first phase of the Chisholm Trail on 10 November 2016 (subject to planning permission). A planning application for phase one was submitted to Cambridgeshire County Council in July 2016. Phase one will see construction the trail from the River Cam to Coldhams Lane.

Target Based Policies

8.18 Policy 8/16 Renewable Energy in New Developments sets out 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, measured in terms of reduction in carbon emissions. The policy was used 19 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 are difficulties in monitoring the actual performance of installed renewable energy technologies post completion of sites.

²⁵ http://www.gccitydeal.co.uk/citydeal/info/2/transport/1/transport_projects_and_consultations/4

As a result, 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.

- 8.19 The Local Plan 2014: Proposed Submission has not carried forward the percentage renewable approach as in the 2006 Local Plan, favouring instead a carbon reduction method. This method allows for a hierarchical approach to reducing carbon emissions, and is contained in Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use. However, recent changes to national policy in light of the Housing Standards Review have removed the ability of local planning authorities to set requirements related to energy efficiency as part of their local plans. A proposed modification to the policy has been put forward to the Inspector, which seeks to retain the carbon reduction approach for new housing until such time as the changes to regulation required to implement the outcomes of the Housing Standards Review have taken place.

Other Indicators

Table 17: Renewable Energy Generation

Environmental Quality		
E3	Renewable energy generation ²⁶	
	Installed Capacity (MW) 2015/16	Potential Sites - Installed capacity (MW) at 31/03/2016
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0774	0.0230
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group, 2016)

- 8.20 The table above provides monitoring information related to the installation of renewable energy technologies in Cambridge provided by Cambridgeshire County Council. This monitoring information looks at non domestic installations.
- 8.21 Renewable energy generation data from Cambridgeshire County Council for 2015/2016 shows that between April 2015 and March 2016, the total installed capacity of photovoltaic panels rose by 0.9774 MW, with further potential for 6MW of biomass (the Energy Innovation Centre at Addenbrooke's Hospital) and a further 0.0230 MW from photovoltaic panels to be installed. While this monitoring is helpful in tracking renewable installations in Cambridge, it still does not capture all information about the installed renewable energy capacity of the city. For example, it is not clear whether this captures information regarding the renewable

²⁶ The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research and Monitoring Team data and Feed in Tariff data from OFGEM. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.

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. In addition, some technologies are not included in the monitoring such as ground source heat pumps, which means that installed capacity of renewables is likely to be higher than suggested. By way of example, the AstraZeneca scheme on the Cambridge Biomedical Campus includes one of the largest ground source heat pump arrays in the Europe.

- 8.22 The table below shows the amount of new residential development within 30 minutes public transport and/or walking distance of key services. These are figures for the 2015/16 monitoring year. The information gathered is based on real time travel data between 7am and 9am (9am to 12am for doctors and hospital appointments) and assumes a 4.8 km/hr walking pace if it is considered quicker to walk than use public transport. This scenario is more likely when travelling to primary schools and local retail centres.

Table 18: Accessibility of Services 2015/16

Accessibility of Services 2015/16	
Amount of completed new residential development (within the 2015/16 year) within 30 minutes public transport and/or walking 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 or walking time of Key services
GP Surgery	100%
Hospital with A & E	88.3%
Hospital with Outpatients	88.3%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%

(Source: Cambridgeshire County Council Research Group)

- 8.23 Only a very small proportion of the dwellings completed are situated more than thirty minutes away from key services by public transport and/or walking, these results are unsurprising due to the compact nature of the city. As the growth areas in the city are developed, access to such facilities will need to be reassessed to determine what facilities may be needed in the future.
- 8.24 88.3% of the new developments in Cambridge are within thirty minutes of a Hospital with an accident and emergency (A&E) or an outpatients facility. Most of the developments that were not within 30 minutes journey time were small infill developments or redevelopments of small sites, predominantly in the North of the City. This result is understandable given the fact that Addenbrooke's and by

consequence, the outpatients facility, is situated in the South of the City. 23.1% of the new developments could still access A&E and outpatients facilities when the journey time was reduced to 15 minutes. These developments were understandably in the South of the City, around Trumpington and Cherry Hinton.

Conclusion and Actions

- 8.25 Network Rail's planning application to build a new railway station at Cambridge Northern Fringe East was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The 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 is due to open in May 2017.
- 8.26 The Greater Cambridge City Deal was signed by Central Government, Council leaders, businesses and the University of Cambridge and aims to secure hundreds of millions of pounds for the areas of Cambridge and South Cambridgeshire. The Greater Cambridge City Deal aims to ensure that the success of the area continues by investing in the transport infrastructure, housing and skills needed to see future economic growth. The first £100m of funding was made available for transport improvements in the five years from April 2015.
- 8.27 The Greater Cambridge City Deal Board approved construction of the first phase of the Chisholm Trail on 10 November 2016 (subject to planning permission). A planning application for phase one was submitted to Cambridgeshire County Council in July 2016. Phase one will see construction the trail from the River Cam to Coldhams Lane.
- 8.28 The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals include a major new bypass to the south of Huntingdon, widening part of the existing A14 between Swavesey and Girton, widening part of the A14 Cambridge Northern Bypass, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The scheme is scheduled to start in March 2017 and preparatory work is already underway.
- 8.29 Recent changes to national policy in light of the Housing Standards Review have removed the ability of local planning authorities to set requirements related to energy efficiency as part of their local plans. A proposed modification to Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use has been put forward to the Inspector, which seeks to retain the carbon reduction approach for new housing until such time as the changes to regulation required to implement the outcomes of the Housing Standards Review have taken place.

9. Areas of Major Change

- 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 in the Cambridge Local Plan 2006:
- 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. Two of these areas, Cambridge East and North West Cambridge are currently addressed by joint Area Action Plans produced by Cambridge City Council and South Cambridgeshire District Council.

- 9.4 The majority of these sites straddle the Cambridge/South Cambridgeshire district boundaries. This chapter deals with the parts of development which are in the Cambridge City Council local authority area. Development in South Cambridgeshire is monitored through their Annual Monitoring Report. The cross-boundary nature of these urban extensions has given rise to a significant level of ongoing joint working between Cambridge City Council and South Cambridgeshire District Council. Once built out, the urban extensions will remain split between the two local authority areas.

Cambridge East

Wing

- 9.5 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. Most of this site will not now come forward for development before 2031. The Local Plan 2014: Proposed Submission safeguarded this land for development after 2031 through Policy 12: Cambridge East. South Cambridgeshire District Council has a similar policy in its submitted plan (Policy SS/3). It should be noted that these two policies in the respective draft local plans only replace two policies in the Cambridge East Area Action Plan (CE/3 and CE/35). The remainder of the policies in the

Cambridge East Area Action Plan would remain extant following the adoption of the new local plans.

- 9.6 In December 2013, Marshall submitted an outline planning permission for their Wing development (land north of Newmarket Road, S/2682/13), which consists of up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure in the district of South Cambridgeshire. The landowner has indicated that, subject to securing outline planning permission, construction is anticipated to start on site in 2018, with the first housing completions in 2019. It is anticipated that the development will be completed in 2029.

Land at Coldham's Lane (R41)

- 9.7 Land at Coldham's Lane has been allocated in the Local Plan 2014: Proposed Submission with a potential capacity of 57 dwellings. On 19 November 2014, a planning application for 57 residential units was approved at Joint Development Control Committee subject to the signing of a section 106 agreement. The section 106 agreement was completed on 2 April 2015. Application 16/0756/REM has also now been submitted and is pending consideration. A further application (16/1181/FUL) has been submitted in tandem to the aforementioned application for 57 residential units and is also currently pending determination. The site is currently being marketed by Weston Homes as the Eastfields development. This site is identified as Cambridge East – Land at Coldham's Lane and can be found in Table C4 of the housing trajectory (Appendix D).

Land north of Coldham's Lane of Cherry Hinton (R47)

- 9.8 The Inspectors wrote to the councils on 20 May 2015 in relation to three main issues and invited them to undertake additional work to address those issues before the examinations progress further. The councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016.
- 9.9 An updated paper on Housing Needs and Development Strategy, was also prepared. This included an update on the situation in relation to Land North of Cherry Hinton (Cambridge East) where discussions with the two promoters of the site demonstrated that a larger part of the land allocated in the adopted Cambridge East Area Action Plan could come forward for development with the Airport remaining.
- 9.10 The Local Plans submitted in 2014 included a provision across both districts for 460 Homes at Cambridge East. New evidence demonstrated that 1,200 homes could be safely provided, with 780 in Cambridge and 420 in South Cambridgeshire, together with provision of a primary school, a local centre and a spine road between Cherry Hinton Road and Coldham's Lane.
- 9.11 A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton, will require the early provision of the secondary school.
- 9.12 Residential development on land north of Coldham's Lane, Church End and Teversham Drift (R47) should not come forward before there is an agreed approach

to the delivery of sufficient secondary school capacity in the area. This site is identified as Cambridge East – Land North of Cherry Hinton and can be found in Table C4 of the housing trajectory (Appendix D). Work to prepare a Supplementary Planning Document is underway.

9.13 Appendix E shows indicators that will be monitored once development is underway.

Southern Fringe

9.14 The Southern Fringe is split into the following areas and illustrated in Figure 7:

- **Cambridge Biomedical Campus (including Addenbrooke's Hospital):** Clinical and biomedical /research and development set to create 9,000 jobs;
- **Clay Farm:** Up to 2,300 dwellings new secondary and primary schools, community, sport and recreation facilities, local shops, public open space, roads, footpaths, cycleways and crossings of Hobson's Brook (07/0620/OUT);
- **Trumpington Meadows (Monsanto):** Approximately 1,200 dwellings, with 40% affordable housing, a primary school with community facilities, local shops, children's play areas and multi-use games area, allotments, footpaths and cycleways and a 60 ha country park (split between Cambridge and South Cambridgeshire District Council);
- **Bell School:** 270 dwellings and 100 bed student accommodation, public open space, allotments footpaths and cycleways; and
- **Glebe Farm:** 286 dwellings including 40% affordable housing, open space, allotment provision and landscaping.

9.15 In summary, progress on the Southern Fringe is well underway with a large number of planning applications approved or in the pipeline.

9.16 The Cambridge Local Plan 2014: Proposed Submission includes a policy on the Southern Fringe to support and guide development – Policy 17: Southern Fringe Areas of Major Change.

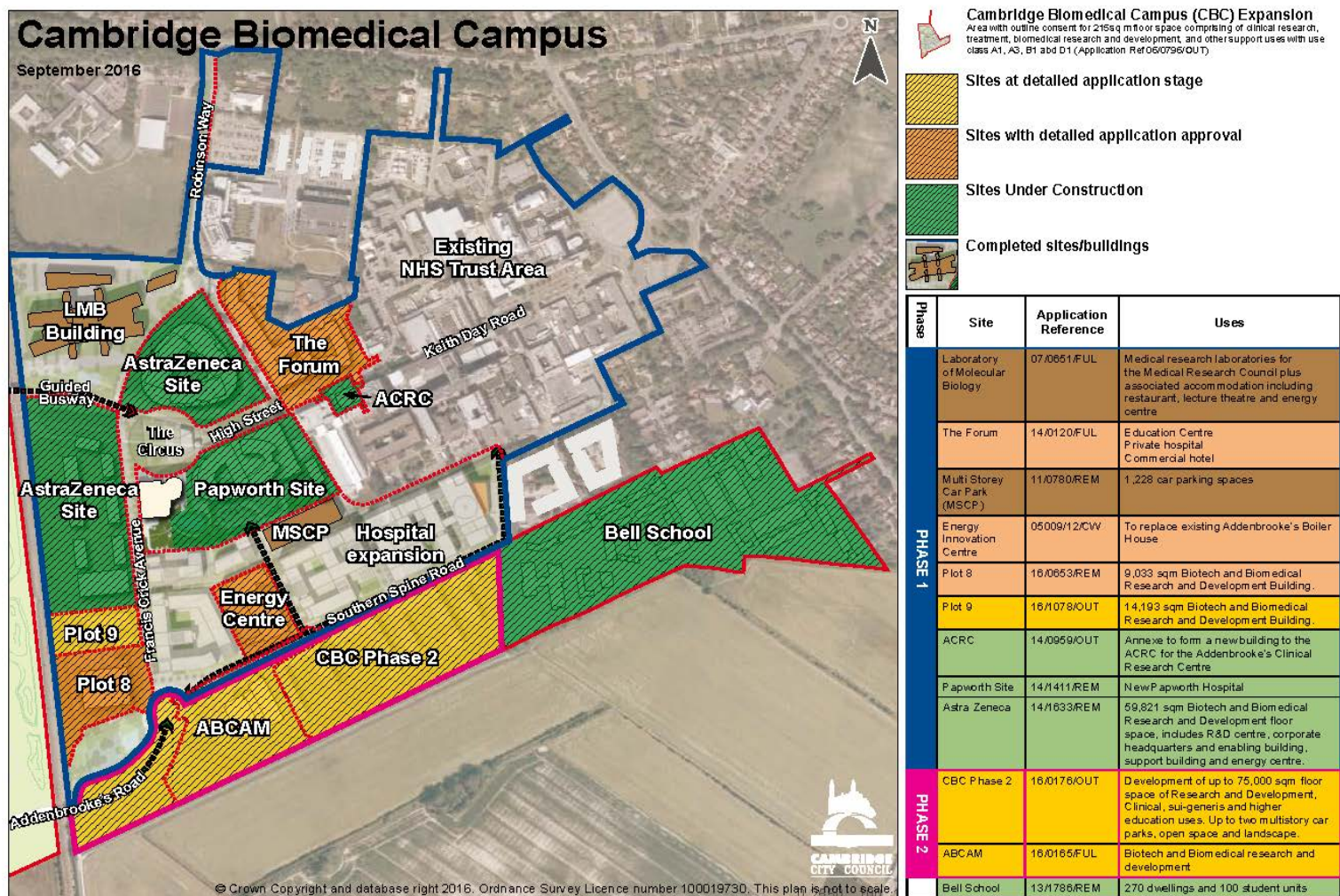
Cambridge Biomedical Campus

9.17 Cambridge Biomedical Campus is an international centre of excellence for patient care, biomedical research and healthcare education. It plays a local, regional and national role in providing medical facilities, research and employment opportunities. Significant development is planned at this location and is supported by Policy 16: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change, in the Local Plan 2014.

9.18 On 4 February 2015 a reserved matters application (14/1633/REM) was approved at planning committee on behalf of AstraZeneca. The application will provide, a total of 59,821 sqm of biotech and biomedical research and development floorspace, and includes: a research and development centre and corporate headquarters, a research and development enabling building, support building and energy centre, associated parking, hard and soft landscaping, internal roads, supporting facilities and ancillary infrastructure.

- 9.19 A Reserved Matters application for the relocation of Papworth Hospital was approved at Planning Committee on 3 December 2014 under 14/1411/REM.
- 9.20 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 16: Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change.
- 9.21 Progress on planning applications at Cambridge Biomedical Campus is as follows:
- Cambridge Biomedical Campus (06/0796/OUT);
 - Multi-storey Car Park (11/0780/REM): completed June 2014;
 - The Forum development – private hospital, hotel, conference centre, learning centre, retail (14/0120/FUL);
 - LMB Building (07/0651/FUL): completed and occupied;
 - Helipad (10/0094/FUL): Implemented for temporary period. To be relocated to Emergency Centre in the Long-term;
 - Southern Spine Road (12/1304/REM): completed;
 - Energy Innovation centre (C/05009/12/CW): approved;
 - Papworth Hospital (14/1411/REM): Under construction;
 - Astra Zeneca (14/1633/REM): Under Construction
 - Plot 8 (16/0653/REM) 9,033 sqm Biotech and Biomedical Research and Development Building: Approved August 2016
 - Plot 9 (16/1078/OUT) 14,193 sqm Biotech and Biomedical Research and Development Building. Approved subject to a Section 106 agreement.
 - ABCAM (16/0165/FUL): Application for the erection of a building for Biotech and Biomedical research and development and production together with associated supporting Headquarters and Logistics function along with associated infrastructure. This was approved in August 2016 subject to agreement of a Section 106.
 - Cambridge Biomedical Campus Phase 2 (16/0176/OUT) Development of up to 75,000 sqm floor space of Research and Development, Clinical, sui-generis and higher education uses. Up to two multi-storey car parks, open space and landscape. Approved in August 2016 subject to agreement of a Section 106.

Figure 6: Cambridge Biomedical Campus



27

²⁷ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since its last publication.

Clay Farm

9.22 All applications for residential accommodation at Clay Farm have now been approved. 2,165 residential units will be built on the site and 680 have already been completed. First occupations at Clay Farm were in May 2013. More information can be found in table C4 of the housing trajectory and the summary of sites in Appendix D.

9.23 Approved planning applications at Clay Farm are as follows:

- 09/0272/FUL for spine road and balancing ponds
- 10/1296/REM for 306 dwellings;
- 11/0698/REM for 128 dwellings;
- 12/0754/REM for 102 dwellings;
- 12/0794/REM for 229 dwellings;
- 12/0867/REM for 274 dwellings;
- 13/0751/REM for 295 dwellings;
- 13/0105/REM for secondary school;
- 13/0705/REM for 2 dwellings;
- 14/0520/REM for 136 dwellings;
- 14/0093/REM for community centre and 20 dwellings;
- 13/0912/REM for a public square;
- 14/1736/REM for 165 dwellings;
- 14/1201/REM for 208 dwellings;
- C/05005/13/CC for primary school;
- 15/0844/REM for 251 dwellings
- 15/1002/REM for 49 dwellings;
- 15/1829/REM for a neighbourhood equipped area of play (NEAP) including a skate park, trim trail, kick about area, landscaping and open space.

Trumpington Meadows

9.24 420 residential units have been completed at Trumpington Meadows. First occupations of residential units at Trumpington Meadows were in August 2012, further progress on the number of completed residential units can be found in the housing trajectory in Appendix D (table C4). The following applications have been approved:

- 11/0073/REM: 164 dwellings that are wholly within the Cambridge City Council boundary. Completed;
- 11/0075/REM: 189 dwellings, 160 of which are within Cambridge City Council boundary and 29 of which are within South Cambridgeshire District Council boundary. Completed;;
- 14/0348/REM: 39 new dwellings, associated internal roads, car parking, landscaping, amenity and public open space. Completed;
- 14/0624/REM: 86 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. Construction is substantially complete;
- 14/2109/REM: 11 new dwellings. Construction is underway;

Chapter 9 – Areas of Major Change

- 14/1817/FUL: Allotments, Wildlife Trust office and maintenance accommodation.

9.25 Application 16/1769/REM was submitted in October and is currently pending consideration. The application covers Cambridge and South Cambridgeshire local authority areas and is for 393 dwellings including 40% affordable housing.

9.26 Trumpington Meadows Primary School (County Council application S/00506/CC) opened in September 2013. The secondary school, Trumpington Community College on the Clay Farm site opened in September 2016. An extension for Fawcett Primary School adjacent to Clay Farm (county council application C/05/0005/13/CC) was also completed in 2015.

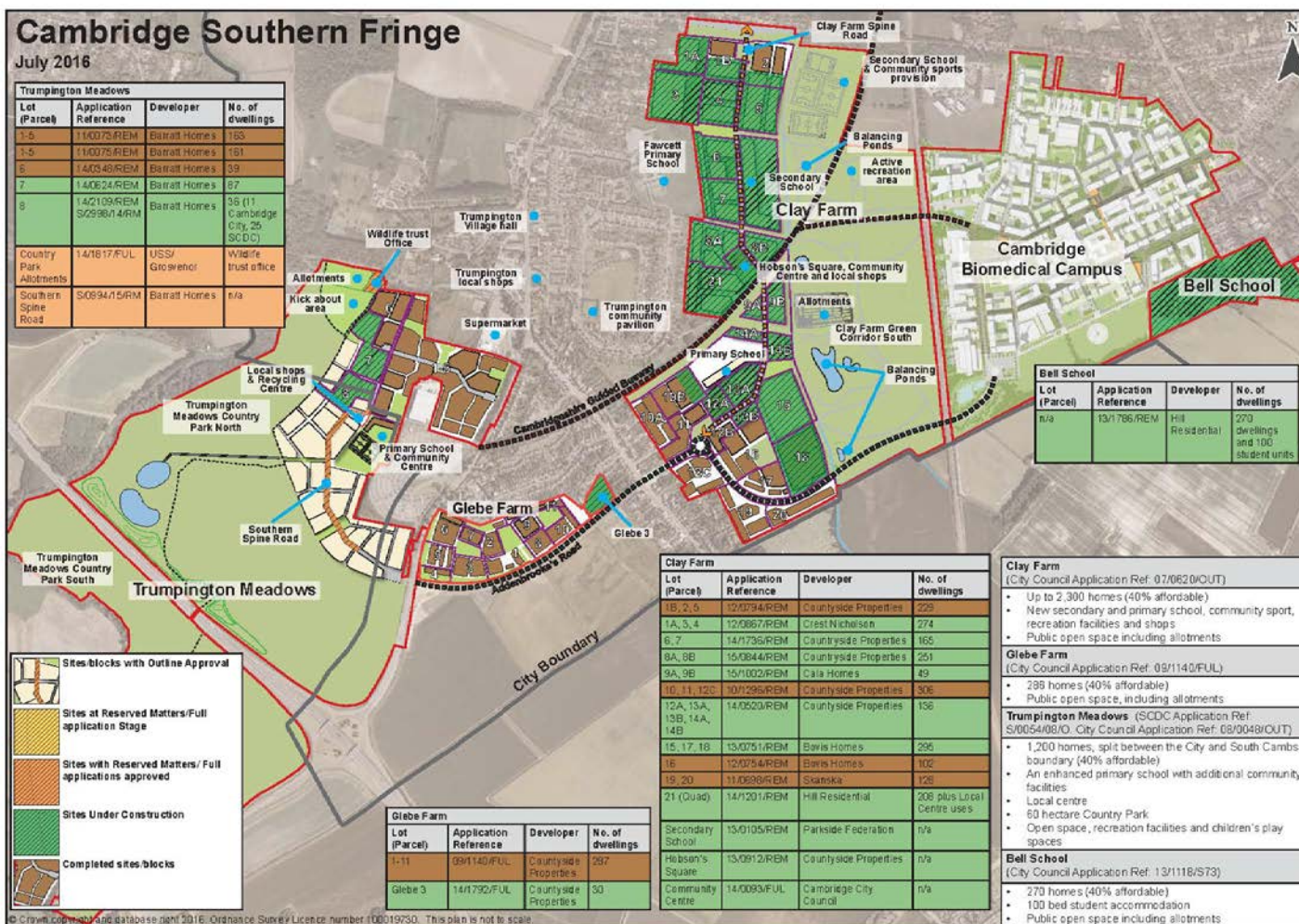
Bell School

9.27 Application 13/1786/REM was approved on 16 April 2014 for 270 dwellings and 100 bed student accommodation at the Bell School site. Construction is currently underway and 21 units were completed in the 2015/16 monitoring year.

Glebe Farm

9.28 Construction at Glebe Farm is nearing completion, with only 30 units remain to be built at the site known as Glebe 3 (see table C5 of the Cambridge Housing Trajectory in Appendix D).

Figure 7: Cambridge Southern Fringe



28

Page 374

²⁸ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since its last publication.

Northern Fringe East

- 9.29 An application was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The 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 station is due to open in May 2017. The 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. Construction of the Busway link to the railway station started in July 2014. More information can be found in Chapter 8 – Connecting and Servicing Cambridge.
- 9.30 The Local Plan 2014: Proposed Submission has allocated the site for mainly employment-led development through Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change. An Area Action Plan is being developed jointly with South Cambridgeshire District Council. More information on the progress towards the development of the AAP can be found in Chapter 11.

North West Cambridge Site (University development between Madingley Road and Huntingdon Road)

- 9.31 The North West Cambridge Area Action Plan (adopted in 2009) identifies land to be released from the Cambridge Green Belt to contribute towards meeting the development needs of the University of Cambridge. It establishes an overall vision and objectives to achieve this. It also sets out policies and proposals to guide the development as a whole.
- 9.32 The outline application (11/1114/OUT) (and sister application for the area in South Cambridgeshire: S/1886/11) was approved by the Joint Development Control Committee in August 2012, subject to the completion of a Section 106 agreement which was signed in February 2013. Strategic conditions have been discharged. The applications include 1,500 private market homes, 1,500 key worker homes, 2,000 student bedspaces, 100,000 sqm of employment floorspace, 5,300 sqm gross retail floorspace, 6,500 sqm for a residential institution e.g. a care home; a Community Centre, Police Office, Primary Health Care; Primary School, Nurseries, Indoor Sports Provision and Open Space and a 130 room hotel.
- 9.33 The following applications have also been approved and construction is currently underway:
- 13/1748/REM: Reserved matters application for a foodstore (2000 sqm net, use class A1) and retail space (use class A1-A4), 117 residential units, comprising 41 one-bedroom key worker units and 76 two-bedroom key

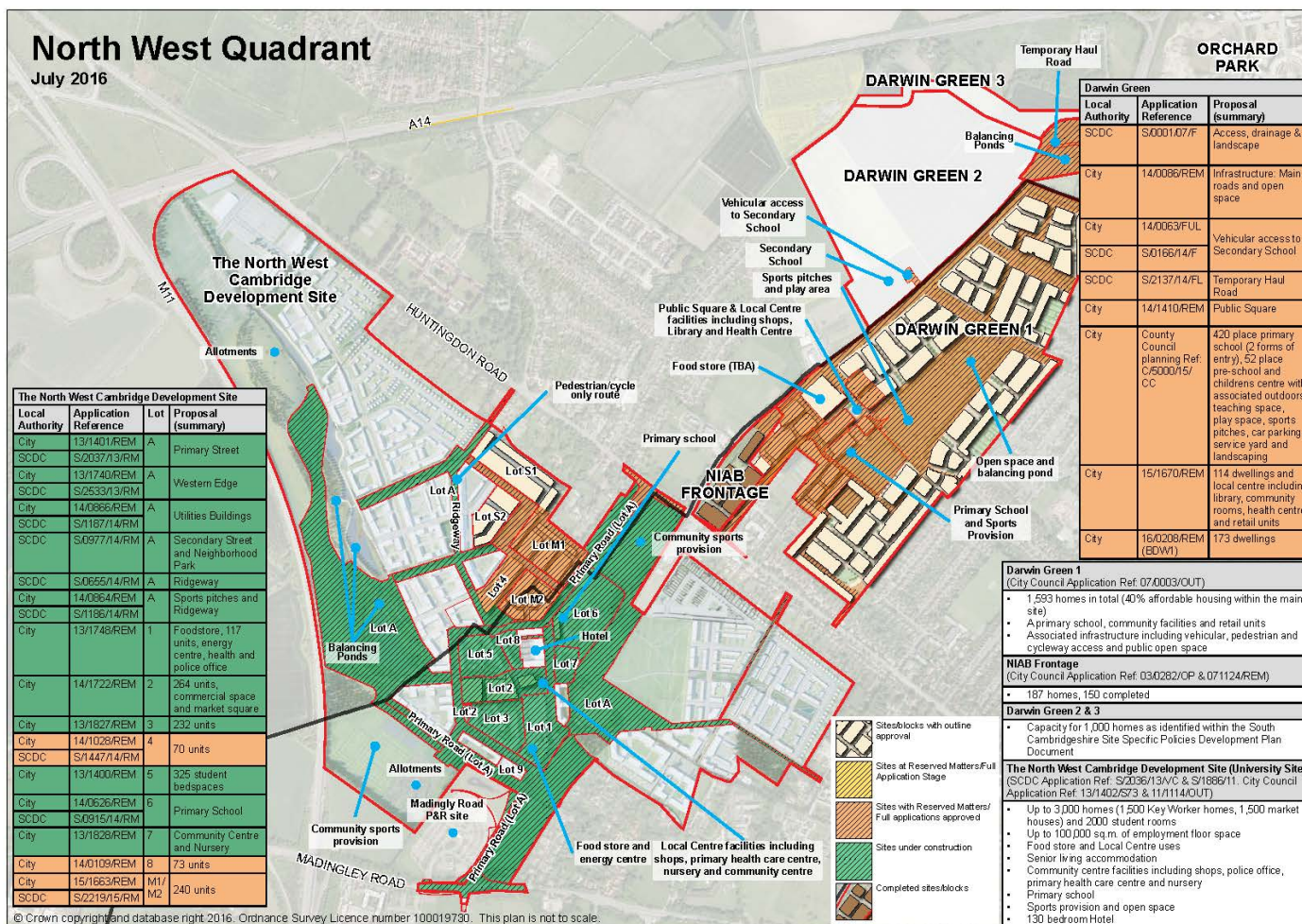
worker units, a primary health care centre (use class D1), a police office (use class B1), a district heating energy centre, access roads, including a bollard controlled street running through the local centre (with cycle and pedestrian routes), cycle parking, car parking, landscaping, public realm, utilities and associated ancillary structures;

- 13/1827/REM: Reserved Matters Application (access, appearance, landscaping, layout and scale) pursuant to 11/1402/S73 for 232 residential units, including 87 one-bedroom key worker units and 140 two-bedroom key worker units and 5 four-bedroom shared key worker units, including a semi-basement car park and cycle parking, a flexible community space, residential car parking courts for wider local centre uses and the adjacent access lane from the primary street to the residential courts, landscaping, utilities and associated ancillary structures;
- 14/0109/REM: 73 residential units, including 20 one-bedroom key worker units and 53 two-bedroom key worker units, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structure pursuant to 13/1402/S73;
- 14/1722/REM: 264 key worker residential units, 1,983 sqm of commercial uses (A1, A3 and A4), flexible social space and ancillary estate office, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structures, pursuant to outline approval 13/1402/S73;
- 13/1400/REM: Post Graduate Accommodation comprising 325 student bed spaces, associated porters lodge, cycle parking, hard and soft landscaping, strategic drainage works, associated ancillary structures, part of strategic green corridor and part of strategic cycle and pedestrian route;
- 14/0626/REM: 3 form entry primary school, which incorporates early years provision, and a centre of research and teacher training, along with car and cycle parking, access, hard and soft landscaping, and associated ancillary structures;
- 13/1828/REM: Community centre and nursery , alongside a pedestrianised Community Square, with cycle parking, landscaping, utilities and associated ancillary structures;
- 13/1740/REM: the formation of part of Green Corridor 01 from Primary Street to the Western Edge to include formation of swales, planting and associated infrastructure including disabled parking spaces and cycle parking, along with approval for a children's adventure play area and associated equipment and planting;
- 14/0864/REM: sports and cricket pitches, part of central open space;
- 14/0109/REM: Lot 8 - 73 residential units alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structure;
- 15/1663/REM: Site M1/M2 - 240 market residential units (121 in Cambridge) including cycle parking, car parking, landscaping, utilities and associated ancillary structures.

9.34 The University of Cambridge Primary School opened on 7 September 2015 with access provided off Huntingdon Road and construction of the Storey's Field Community Centre is underway.

- 9.35 Anticipated delivery of residential units at North West Cambridge shows an unusually large estimated completions figure in 2017/18 (see Appendix D, Table C4). This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City.
- 9.36 Appendix F shows indicators that will be monitored once development is underway.

Figure 8: Composite Plan of the University’s North West Cambridge Development and NIAB



29

²⁹ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since it's last publication.

NIAB (Land Between Huntingdon Road and Histon Road)

- 9.37 The outline application for *Land between Huntingdon Road & Histon Road* (NIAB 1, also known as Darwin Green) 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, which was signed on 18 December 2013.
- 9.38 The first reserved matters application (14/0086/REM) was approved in June 2014. The work proposed under the planning application includes site infrastructure, access roads, pedestrian and cycle paths, services across the site, allotment and public open spaces. A reserved matters application (14/1410/REM) for the public square within the proposed local centre was also approved in December 2014.
- 9.39 An application by the County Council has been made for the primary school (C/5000/15/CC) which was approved in February 2016. A reserved matters application has been submitted for the local centre, including 121 residential units and is under consideration. Applications for the first phases of residential development and the supermarket will follow.
- 9.40 A reserved matters application was approved for the site known as *NIAB Frontage* by the Joint Development Control Committee in May 2008 for 187 dwellings. Construction on the frontage site commenced in 2010 and 153 homes have been completed and are now occupied, 30 homes remain to be built, see Appendix D (Table C4) of the housing trajectory for completion figures.
- 9.41 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 19: Land between Huntingdon Road and Histon Road Area of Major Change.

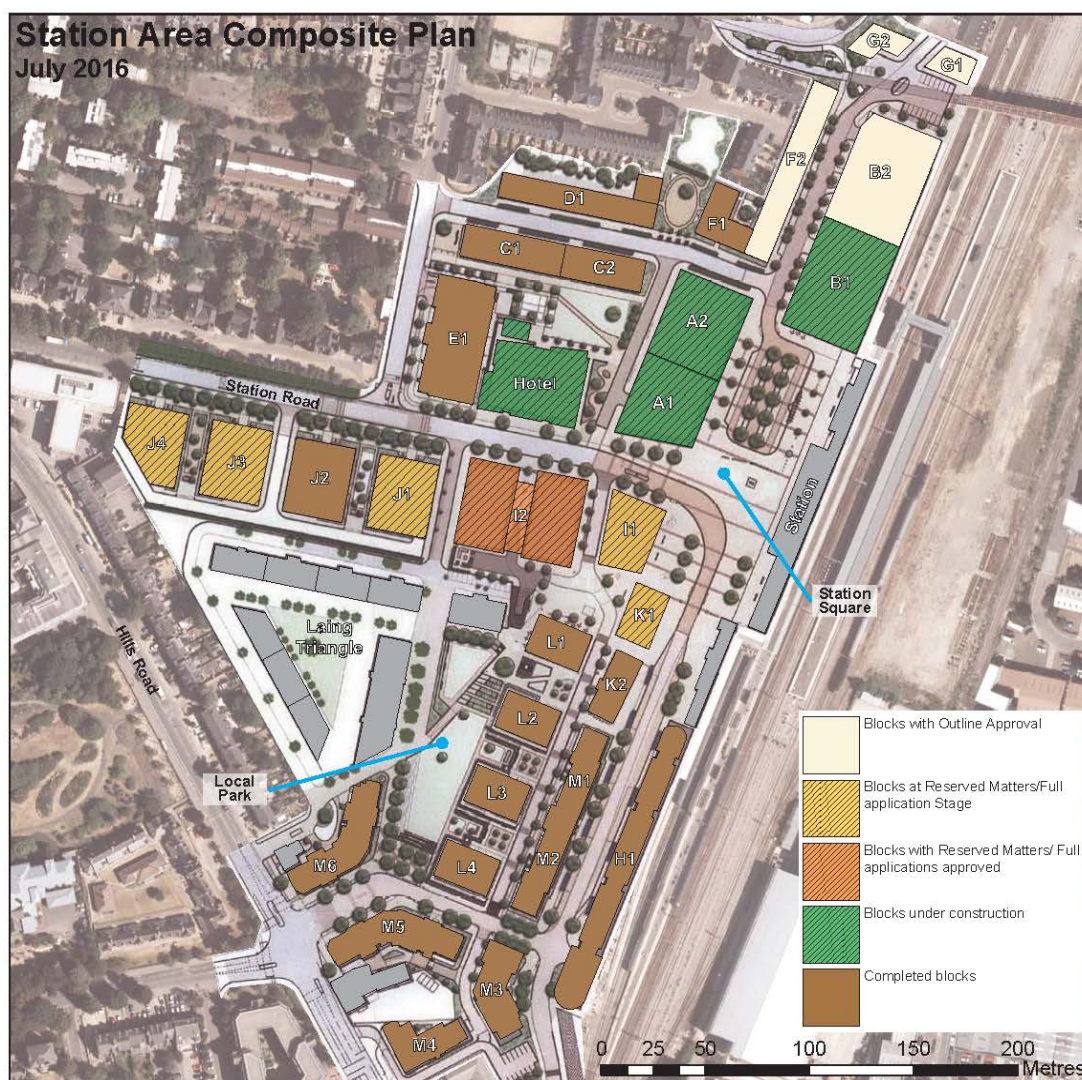
Station Area

- 9.42 The major redevelopment of Cambridge's station area, reported to be worth £850 million, received outline approval in April 2010 (application 08/0266/OUT).
- 9.43 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 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 and is now completed.
- 9.44 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 10/0797/REM sought to agree the appearance, landscaping, layout and scale of

buildings and spaces to provide an office building (9808 sqm), a pocket park and a garden. The office building (The Microsoft Building) is now occupied.

- 9.45 A reserved matters application (11/0633/REM) was also approved for four blocks. 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 was proposed, including 169 flats of which 63 will be affordable homes, , which are now occupied. 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 September 2011. Blocks L1 to L4 are now occupied and works are nearing completion on the Fosters Mill conversion.
- 9.46 Further progress on the site this year has seen the completion of a new cycle park with capacity for 3000 cycles and 231 bed Ibis hotel (application 12/1622/FUL), which opened in September 2016. A new office building facing the railway station to be known as *One The Square* is currently under construction (12/1608/FUL). Works to provide a new Station Square have also been completed in accordance with the approval of reserved matters (13/0806/REM).
- 9.47 Some of the second phase of residential development (the pink phase) was completed in the 2015/16 monitoring year by Hill Residential (13/1034/FUL). 137 residential units were completed. Appendix D highlights the anticipated completion dates for the next phase of this development. The work includes the provision of the Northern Access Road to access the Station Square. An application for blocks I1 and K1 proposing 89 residential units was refused at Planning Committee in November 2016. However a further application will be expected later in the year. Pre-application discussions have also commenced with regard to blocks F2, G2, B2 which could deliver 151 residential units. Completion of the Pink phase is currently expected in 2020/21.
- 9.48 The new offices at Twenty Two Station Road now occupied by engineers Mott MacDonald, law firm Birketts and other Cambridge based companies. This will facilitate the redevelopment of the Murdoch House site (Block I1) and allow the delivery of the second/final phase of Station Square.
- 9.49 More information regarding progress on this site can be found at: <http://www.cb1cambridge.eu/>
- 9.50 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 20: Station Areas West and Clifton Road Area of Major Change.

Figure 9: Station Area Composite Plan



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Block/Site	Application Reference	Description	Station Area (Application Ref: 08/0266/OUT)
Station Square	13/0860/REM	Layout of new station square	<ul style="list-style-type: none"> 331 residential units (40% affordable homes) 1,250 student units 53,560m² Class B1a (office) floor space 5,255m² Class A1/A3/A4 and/or A5 (retail) floor space 6,658m² poly clinic 86m² D1 (art workshop) floor space 1,753m² D1 and/or D2 floor space - gym, nursery, student/community facilities 7,466m² hotel A new transport interchange and station square Highway works (incl. improvements to the Hills Road / Brooklands Avenue and Hills Road / Station Road junctions) and new/improved private and public spaces.
Block A1 / A2	12/1808/FUL	Office building plus retail/café & restaurant floor space (One, The Square)	
Block B1	12/1622/FUL	Hotel and multi-storey cycle park	
Block B2	-	No details yet	
Blocks C1 / C2, D1 / F1	13/1034/REM	137 residential units	
Block E1	10/0797/REM	Office building (Microsoft)	
Block F2	-	No details yet	
Block G1 / G2	-	No details yet	
Block H1	12/1445/REM	Student accommodation (354 units) plus retail floor space	
Block I1 / K1	15/1759/FUL	Office floor space, retail, café/restaurant floor space and 89 residential units	
Block I2	15/0906/FUL	Office and retail/café floor space	
Hotel	13/1461/FUL	169-room hotel	
Block J1	15/1522/FUL	Office building	
Block J2	12/1237/REM	Office building	
Block J3	15/0864/FUL	Office building	
Block J4	15/2271/FUL	Office building	
Blocks L1 / L2 / L3 / L4 / K2	11/0633/REM	169 residential units plus retail space and a community room	
Blocks M1 / M2, M5 / M6	10/0810/REM	Student accommodation (511 units), student recreational facilities and retail space	
Blocks M3 / M4	11/1537/REM	Student accommodation (232 units) plus associated facilities	
Local park	13/0058/FUL	Site clearing and landscaping	

³⁰ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since its last publication.

Use of Policies

- 9.51 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 9/5 Southern Fringe was used 18 times, this reflects progress made in these areas.
- 9.52 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 respectively. 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.

New Areas of Major Change – Identified in the Local Plan 2014: Proposed Submission

- 9.53 Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change. This policy supports the redevelopment and/or expansion of the area, for retail and leisure use, alongside residential and student accommodation. Preparation of a Supplementary Planning Document to support the Policy will begin in 2017.
- 9.54 Policy 15: South of Coldham's Lane, identified in the Local Plan 2014: Proposed Submission seeks the wider regeneration of the area with appropriate redevelopment and the creation of an urban country park to serve the east of the city. A masterplan and transport assessment will need to be developed and submitted before any planning application is submitted.
- 9.55 Policy 20: Station Areas West and Clifton Road Area of Major Change supports the regeneration of this area including the development of a multi-modal transport interchange, residential and employment uses and the inclusion of open space, community facilities and hotel uses.
- 9.56 Policy 26: Site Specific development opportunities in the Cambridge Local Plan 2014: Proposed Submission seeks to release the following land for development:
- sites GB1 and GB2 (Land north and south of Worts' Causeway), are to be released from the Cambridge Green Belt for residential development of up to 430 dwellings;
 - sites GB3 and GB4 (Fulbourn Road West 1 and 2), to support the development of employment uses.
- 9.57 All of these policies have been the subject of hearing sessions as part of the Cambridge Local Plan 2014 examination. Further information on this and the progress of the Local Development Scheme can be found in Chapter 11.

Conclusion and Actions

- 9.58 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.
- 9.59 Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, with first residential occupations on all sites. 30 residential units remain to be built at Clay Farm. A significant amount of development is likely to come forward on the Cambridge Biomedical Campus in 2016/17.
- 9.60 Anticipated delivery of residential units at North West Cambridge shows an unusually large estimated completions figure in 2017/18 (see Appendix D, Table C4). This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City.
- 9.61 The Local Plan 2014: Proposed Submission has allocated the Northern Fringe East for mainly employment-led development. Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change requires an Area Action Plan to be developed jointly with South Cambridgeshire District Council to support this policy. See Chapter 11 for more information.

10. Implementation

- 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 (CIL).

Use of Policies

- 10.4 Policy usage research (see Appendix C for full listing) found that Policy 10/1 Infrastructure Improvements was used 41 times in deciding planning applications. Development Management Officers have, through discussions, noted that it is essential throughout the progress of a development proposal from pre-application 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, 2012, 2013, 2014, 2015, and 2016). 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 March 2011, that the council's CIL approach would be prepared and taken forward in parallel with the local plan review. It is anticipated that the CIL will be adopted in 2017.
- 10.8 In order to mitigate the impact of new development, the council currently collects contributions towards infrastructure provision from new developments in the form of planning obligations, sometimes referred to as Section 106 (S106) 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 and site-specific on-site infrastructure. 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 Since 6 April 2015, new regulations³¹ came into effect which require S106 contributions to be focussed on specific projects, with no more than five new contributions agreed for any one project.
- 10.10 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).
- 10.11 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.
- 10.12 The CIL Regulations are clear that in setting rates, the charging authority must aim to strike an appropriate balance between:
- a. The desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
 - b. The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.
- 10.13 The Charging Schedule has to be informed by an appropriate evidence base. In order to adopt a sound Charging Schedule the council must, or is recommended to:
- Have an up to date local plan for the area - In Cambridge, the CIL Charging Schedule has been worked up and tested alongside the emerging Cambridge Local Plan 2014;
 - Identify a local infrastructure funding gap – Evidence of this is provided in the Cambridge and South Cambridgeshire Infrastructure Delivery Study 2012 and subsequent update in 2013;
 - Demonstrate the proposed CIL rates will not unduly affect the viability of planned development across the city - Viability of planned development across the city has been taken into account in a suite of viability documents produced on behalf of the council. These are the Cambridge City Council Local Plan – Community Infrastructure Levy Viability Assessment; the Cambridge City

³¹ The Community Infrastructure Levy (Amendment) Regulations 2014

Council Local Plan - SHLAA and Potential Site Allocations High Level Viability Assessment; the Cambridge City Council Local Plan – Student Housing Affordable Housing Study; and the Cambridge City Council Local Plan – Small Sites Affordable Housing Viability Study. These documents are available alongside and should be read in conjunction with the Draft CIL Charging Schedule: Submission Version. These can be found at the following link: <https://www.cambridge.gov.uk/community-infrastructure-levy>.

- 10.14 The first formal round of consultation, the Preliminary Draft Charging Schedule (PDCS), took place between 18 March and 29 April 2013. A total of 73 representations were received from 23 respondents. A complete list of respondents, the full consultation responses and a detailed assessment of the responses can be found in the background documents in the CIL pages of the council's website: <https://www.cambridge.gov.uk/community-infrastructure-levy>. These representations have provided the basis for the development of the council's Draft Charging Schedule, which was subject to a second formal round of consultation between 28 October and 9 December 2013.
- 10.15 The Draft Cambridge CIL Charging Schedule is proposing to levy CIL in respect of development for the following rates:

Table 19: Draft CIL Charging Schedule

Use	Charge £/sqm
Residential (C3; C4 including sheltered accommodation)	£125
Retail (A1–A5 and sui generis uses akin to retail*)	£75
Student Accommodation	£125
All other development including B, C1, C2 and D class uses	£0

* sui generis akin to retail includes petrol filling stations; shops selling and/or displaying motor vehicles; retail warehouse clubs.

- 10.16 Table 20 outlines the key stages and timetable for the adoption of CIL, as the examination of the CIL cannot commence until after the adoption of the Cambridge Local Plan 2014, some dates have recently been changed to reflect the progress of the Cambridge Local Plan Examination. More information on the progress of this can be found in Chapter 11:

Table 20: CIL Timetable

Stage	Date
CIL Preliminary Draft Charging Schedule Consultation	18 March 2013 – 29 April 2013
CIL Draft Charging Schedule Consultation	28 October 2013 to 9 December 2013
Submission of Draft Charging Schedule to Planning Inspectorate for Examination in Public	28 March 2014 (same time as local plan)
CIL Examination	To follow the examination of the Local Plan in 2016
Inspector's Report	2016/17
Adoption (subject to Inspector's Report)	2017
Commencement of CIL	2017/18

10.17 Government regulation requires that the council report certain monitoring information on the Community Infrastructure Levy as specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended). This monitoring is to commence once the Community Infrastructure Levy has been adopted by the council. To date, as illustrated in Table 20 above, this is not expected to occur until 2017/18.

Planning Obligations Strategy SPD

10.18 The council has consulted upon a new Planning Obligations Strategy Supplementary Planning Document (SPD). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD after the Local Plan 2014 has been adopted.

10.19 Planning Obligations are not a tariff-based system like the Community Infrastructure Levy. Planning obligations are legally binding agreements entered into between a Local Authority and a developer under section 106 of the Town and Country Planning Act 1990. They are private agreements negotiated between planning authorities and persons with an interest in a piece of land. They are intended to make development acceptable that would otherwise be unacceptable. They provide the mechanism by which measures are secured to mitigate the impact of development on facilities and infrastructure that are geographically or functionally related to it.

10.20 Planning obligations do this through:

- Prescribing the nature of a development e.g. by requiring affordable housing;
- Securing a contribution from a developer to compensate or re-provide for loss or damage created by a development e.g. through the transfer of land, requiring of a commuted payment to be made, requiring new habitats to be created etc.; and
- Mitigating a development's impact on the locality e.g. through the securing of environmental improvements and the provision of both on and off-site infrastructure and facilities to serve the development such as new roads and junction improvements which, without the proposed development taking place would not be required.

Conclusion and Actions

10.21 The implementation of the Community Infrastructure Levy is being progressed in line with the production of the Cambridge Local Plan 2014, which is detailed in Chapter 11 – Local Development Framework. Commencement of the CIL is expected to be in 2017/18.

10.22 The council has drafted and consulted upon an updated version of its Planning Obligations Supplementary Planning Document (adopted in 2010). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD at the same time as the Local Plan 2014.

Local Development Scheme

11.1 This chapter is split into nine parts and predominantly focuses on the progress of the Local Plan (development of the Cambridge Local Plan 2014), and other development plan documents and supplementary planning documents. This chapter elaborates on the following topic areas:

- Government Changes;
- Joint Working and Duty to Cooperate;
- Local Development Scheme;
- Local Plan Review;
- Evidence Base;
- Reference Documents Library;
- Planning Policy Documents;
- Neighbourhood Development Orders and Neighbourhood Plans;
- Saved Local Plan Policies in the 2006 Local Plan.

Government Changes

Written Ministerial Statements

11.2 Between November 2014 and March 2015 and since the submission of the Cambridge and South Cambridgeshire Local Plans (in March 2014), the Government has published a number of Written Ministerial Statements, which had the potential to affect the policies contained within the Cambridge and South Cambridgeshire Local Plans.

11.3 The relevant Written Ministerial Statements and other announcements are as follows:

- 28 November 2014: Written Ministerial Statement from the Minister of State for Housing and Planning³². Topics covered of relevance to local plan policies include provision of affordable housing on small sites (less than 10 dwellings);
- 18 December 2014: Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)³³ – Sustainable Drainage Systems, which cover the new planning regime for the use of sustainable drainage systems in new development;
- 2 March 2015: Written Ministerial Statement by Brandon Lewis MP DCLG³⁴, this changes planning policy to enable starter homes for first time buyers;
- 25 March 2015: Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)³⁵, topics covered of relevance to local plan policies include solar energy, car parking, residential

³² <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

³³ <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2014-12-18/HCWS161/>

³⁴ <https://www.gov.uk/government/speeches/starter-homes>

³⁵ <https://www.gov.uk/government/speeches/planning-update-march-2015>

space standards, zero carbon standards, water efficiency, and accessibility standards. Further amendments were contained in *HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015)*³⁶, specifically postponement of national zero carbon policy and the abolition of the Allowable Solutions element of zero carbon policy.

- 18 June 2015: Written Statement made by the Secretary of State for Communities and Local Government (Greg Clark) – Local planning³⁷, this covers planning issues related to onshore wind turbines.

11.4 Two further announcements in March and August 2015 also confirmed:

- 26 March 2015: A revision to the National Planning Practice Guidance – Housing and economic development needs assessment section (paragraph 21) was implemented. This reflected the Government’s ambition to enable more people to build their own home. This will require Local Planning Authorities to identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes. This relates to the Self-build and Custom Housebuilding Act 2015³⁸, which requires local planning authorities to compile a register of persons seeking to acquire land. The Act also requires local authorities to have regard to the demand on their local register when exercising their planning and other relevant functions.
- 31 August 2015: The document Planning Policy for Traveller Sites³⁹ was published, which redefines 'traveller' in planning policy to exclude those who no longer travel permanently.

11.5 As a result of the above Written Ministerial Statements and as part of the further work undertaken by the councils to address the Inspectors’ concerns, the councils undertook an audit of the changes required to policies in the Local Plans and proposed modifications to the Plans. The consultation on these proposed modifications was held between 2 December 2015 and 25 January 2016. Further information on the Proposed Modifications Consultation can be found in paragraphs 11.38 to 11.40.

Neighbourhood Planning

11.6 The Government has recently introduced changes to Neighbourhood Planning Regulations to make it easier for residents and businesses to produce a neighbourhood plan. As a result of these changes councils must designate the neighbourhood area within the prescribed periods. In the City, this period is 13 weeks. Councils must also decide upon an application to designate a neighbourhood forum (a group set up to lead neighbourhood planning in areas where no parish councils are present) within 13 weeks.

³⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Productivity_Plan_web.pdf

³⁷ <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-06-18/HCWS42>

³⁸ <http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>

³⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

- 11.7 In addition, if the majority of those who vote in a referendum on a neighbourhood plan are in favour of the draft neighbourhood plan then it must be made (brought into legal force) by the local planning authority within 8 weeks of the referendum.

Devolution

- 11.8 The Council has been working with its partner local authorities in Cambridgeshire and Peterborough to progress the Cambridgeshire and Peterborough Devolution process. Formal consultation took place in Summer 2016 on the proposal to establish a combined authority across Cambridgeshire and Peterborough. During November 2016, the Councils have taken reports through relevant committees to consider whether to consent to the Secretary of State to make an Order to create a Cambridgeshire and Peterborough combined authority with an elected Mayor. This Order would then need to be laid before Parliament.
- 11.9 The Devolution proposals would deliver a range of funding and powers, including a new £20 million annual fund for Cambridgeshire and Peterborough for the next 30 years (£600 million), to support economic growth, development of local infrastructure and jobs, £100 million for the next five years for non-Housing Revenue Account (HRA) affordable, rent and shared ownership across Cambridgeshire and
- 11.10 Peterborough including Community Land Trusts, and an additional £70 million fund the next five years for specifically for affordable housing in Cambridge which will be used in its entirety to build new council homes.
- 11.11 Once the draft Order is approved by all Councils in Cambridgeshire and Peterborough, it will enter the Parliamentary scrutiny process. The current timetable for progressing Devolution indicates that the Order would be approved by January 2017, with the combined authority established in February 2017, and the election of a Mayor for the combined authority in May 2017.

Joint working and Duty to Co-operate

- 11.12 In line with Section 33A of the Planning and Compulsory Purchase Act 2004, the NPPF states that public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. Cambridge City Council and South Cambridgeshire District Council have engaged constructively, actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and with other Duty to Co-operate bodies to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. Both councils consider that the Local Plans have been prepared in accordance with the Duty to Co-operate set out in Section 33A of the Planning and Compulsory Purchase Act 2004 and are also consistent with the NPPG.
- 11.13 The councils have submitted statements of compliance with the Duty to Co-operate. These documents set out the councils' extensive engagement with the

prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. Additionally, a statement of co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities sets out how the organisations will continue to co-operate. South Cambridgeshire District Council, Anglian Water and the Environment Agency have also produced and submitted a Joint Position Statement on foul water and environmental capacity in relation to proposed development within South Cambridgeshire.

- 11.14 In accordance with the Duty to Co-operate, the councils have worked together to prepare joint evidence base documents, topic papers, hearing statements, statements of common ground and their respective and complementary local plans on similar timescales to set out a clear development strategy for the Greater Cambridge area. At member/councillor level, the Cambridgeshire and Peterborough Joint Strategic Planning and Transport Member Group and the Cambridge and South Cambridgeshire Joint Strategic Transport and Spatial Planning Group have met specifically to address issues affecting the long-term planning of Cambridgeshire. Regular officer-level meetings have also taken place throughout the plan-making stages and continue to take place.
- 11.15 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on progressing work from the Issues and Options stages of the local plans and Transport Strategy through to the local plans' submission and the Transport Strategy's adoption and beyond. A key part of developing and delivering a sustainable development strategy has involved the Transport Strategy's preparation, which takes into account planned growth. Given the close linkages between planning for growth and development and for transport and accessibility, the Plans and the Transport Strategy must ensure that growth can be accommodated in the most sustainable way, ensuring that people can access the services and facilities they need in an efficient and affordable way. An important aspect of identifying the preferred development strategy involved the testing of transport implications through modelling to assess likely implications of development in terms of impact on network, journey time, commuting patterns and impacts on accessibility. This testing also considered what measures and enhancements might be put in place to help mitigate impacts of development and enhance accessibility. During the preparation of the Transport Strategy, Cambridgeshire County Council also engaged with adjoining highways authorities.
- 11.16 Local authorities are responsible for setting the level of housing and employment provision for their areas, based on a clear understanding of the relevant housing market area and functional economic market area. The authorities forming the Cambridge Sub Region Housing Market area prepared a joint Strategic Housing Market Assessment (SHMA) as part of fulfilling the Duty to Co-operate. The Cambridgeshire authorities, together with Peterborough City Council, then agreed a Memorandum of Co-operation which was published in May 2013. Building on the local authorities' strong legacy of joint working, the Memorandum demonstrates that the full objectively assessed needs of the Cambridge Sub-Region housing

market area identified in the SHMA will be met. It also sets out the vision and objectives for the long-term development of the area, an overview of the evidence for future levels of growth, and the broad spatial approach that will help realise the vision and the area's growth needs.

- 11.17 This Memorandum of Co-operation has already been subject to scrutiny through the examinations of Fenland Local Plan – Core Strategy (adopted May 2014) and the East Cambridgeshire Local Plan (adopted April 2015). Fenland's Inspector's Report and East Cambridgeshire's Inspector's Interim Conclusions both conclude that the Memorandum of Co-operation provides clear evidence that co-operation has taken place constructively, actively and on an on-going basis.
- 11.18 The plans together provide a coherent development strategy for the Greater Cambridge area. Both Councils have committed to meeting their objectively assessed housing development needs in full in their respective areas. The phasing of development outlined in the submitted Plans follows the development sequence. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area.
- 11.19 In September 2014, the Councils also agreed a further Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory. The Memorandum of Understanding supplements the Memorandum of Cooperation of May 2013, under which the Councils have committed to meeting in full their objectively assessed needs within their respective areas, as required by the NPPF.
- 11.20 This Memorandum responds to a number of changes in circumstances since the Local Plans were submitted. A Main modification proposed as a result of the Memorandum of Understanding was set out in the Council's joint hearing statement for Matter 1: Legal Process and Requirements⁴⁰. The merits of the Memorandum of Understanding were considered at the Local Plans Examination in November 2014. The Councils' consulted upon the principles of a joint housing trajectory as part of the Proposed Modification Consultation between December 2015 and January 2016. This joint trajectory can be found at the end of Appendix D.

⁴⁰ <https://www.cambridge.gov.uk/matter-1-legal-process-and-requirements>

Local Development Scheme

11.21 The council 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. The most recent LDS was adopted in November 2015 and covers the period to 2018. A timetable for the Cambridge Northern Fringe AAP and the Local Development Scheme was approved by Development Plan Scrutiny Sub Committee on 17 November 2015. More information on this can be found in Table 21 and Table 24.

11.22 The main documents in the current Development Plan for Cambridge are:

- Cambridgeshire County Council’s Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and the Site Specific Proposals Plan (February 2012) Development Plan Documents;
- the Cambridge Local Plan 2006;
- the Cambridge East Area Action Plan (2008); and
- the North West Cambridge Action Area Plan (October 2009).

11.23 The above Development Plan Documents are currently being used by applicants and Development Management to inform and make decisions on planning applications in the Cambridge area. In particular, the North West Cambridge Area Action Plan is used to inform development on the North West Cambridge area of Major Change (see Chapter 9, North West Cambridge Site). The Cambridge East Area Action Plan is currently being utilised to inform the development of the Wing site, which is predominantly in South Cambridgeshire; Land North of Coldham’s Lane and Land North of Cherry Hinton (see Chapter 9, Cambridge East).

11.24 On completion of the review of the current local plan, the development plan for Cambridge will comprise the following documents:

- The Cambridge Local Plan 2014 and policies map;
- Cambridgeshire County Council’s Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and the Site Specific Proposals Plan (February 2012) Development Plan Documents
- The North West Cambridge Area Action Plan (2009);
- The Cambridge East Area Action Plan (2008); and
- Cambridge Northern Fringe East Area Action Plan (once adopted in 2017).

Local Plan Review

11.25 The Council agreed to prepare a new Local Plan in 2011. 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;
- *Consultation on Site Options (Issues and Options 2)*: 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;
- *Proposed Submission Consultation*: Consultation on the draft Plan;
- *Submission*: submission of the Local Plan 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 adoption of the Local Plan by the council.

11.26 The main schedule for these stages are as follows:

Table 21: Local Development Scheme Timetable

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 June – 27 July 2012
Sites Options Consultation	7 January – 18 February 2013
Draft Submission Plan Consultation	19 July – 30 September 2013
Submission	28 March 2014
Examination	Hearing sessions commenced on 4 November 2014.
Adoption	2017 ⁴¹

11.27 The Issues and Options stage has been completed and a consultation on the Issues and Options Report ran for six weeks between 15 June and 27 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 local libraries for people to view. A series of exhibitions were also held across the city and over 11,000 comments were received from 858 respondents.

11.28 The next stage was the Issues and Options 2 consultation (site options) which ran from 7 January to 18 February 2013. The document was split into two parts. Part 1 of this second stage of Issues and Options consultation was a joint consultation (with South Cambridgeshire District Council) on options for the development

⁴¹ The estimated adoption date is dependent on the Inspectors’ programming of further hearing sessions and requests for additional information.

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 included options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It built on the Issues and Options consultation that took place in summer 2012 and provided 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 consulted on site options for the urban area of Cambridge, including a range of uses for possible site allocations, and picked up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document also included designations of land for a range of purposes, e.g. protected open space. This stage of consultation received over 6,400 representations.

- 11.29 The Cambridge Local Plan 2014: Proposed Submission was then drafted taking into account representations from both of the previous consultations. A public consultation was held between 19 July and 30 September 2013. The consultation ran parallel to the South Cambridgeshire Local Plan: Proposed Submission consultation and the Cambridgeshire County Council Transport Strategy for Cambridge and South Cambridgeshire. Approximately 3,000 representations were received.
- 11.30 In total, nearly 21,000 representations were received for all three stages of public and stakeholder consultation, with 2,634 individuals submitting these representations.

Examination

- 11.31 The Local Plan 2014 was agreed at Full Council in early 2014 before it was submitted to the Secretary of State.
- 11.32 Following the analysis of all the representations made to the Local Plan 2014: Proposed Submission, a number of minor modifications to the Plan were approved as part of the final draft Local Plan 2014. These modifications can be found in the councils' reference document library⁴² in document *RD/Sub/C/050 - Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation*. These documents were submitted to the Secretary of State for examination on 28 March 2014.
- 11.33 The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will report on her findings, including advising if changes are needed to make the Local Plan

⁴² <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>

- sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS.
- 11.34 The Inspectors hold a series of hearing sessions on issues they consider require further investigation. People who have requested to appear at examination, may then be invited to attend the relevant hearing session to provide further information.
- 11.35 As part of the local plan examination, written statements can be submitted by the councils and objectors in response to the Inspector's *Matters and Issues* and may include Statements of Common Ground, these can be found on the council's *Written Statements* webpage: <https://www.cambridge.gov.uk/local-plan-review-written-statements>
- 11.36 The examination of the Cambridge and South Cambridgeshire Local Plans commenced at the point of submission of the Local Plans on 28 March 2014. Block One of the hearing sessions commenced on 4 November 2014 and included joint matters common to Cambridge and South Cambridgeshire such as legal process and requirements; overall spatial vision; housing need; employment and retail; and infrastructure, monitoring and viability.
- 11.37 Block Two of the hearing sessions commenced on 10 February 2015 and covered Green Belt and transport. This was followed by Block Three, which commenced on 17 March 2015 and dealt with housing land supply and delivery, infrastructure, monitoring and viability. The fifth block of hearing sessions (Block Four) commenced on 28 April 2015 and addressed areas of major change and major development areas on the edge of Cambridge.
- 11.38 The Inspectors wrote to the councils on 20 May 2015 in relation to three main issues and invited them to undertake additional work to address those issues before the examinations progress further. The councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016. Further work was undertaken on the following subject areas: objectively assessed need for housing, the inner green belt, transport, infrastructure delivery, viability and an update to the councils' Sustainability Appraisals. Council meetings were scheduled in November 2015⁴³ to consider the outcome of further work and any proposed modifications. Following this, public consultation was held between 2 December 2015 to 25 January 2016: <https://www.cambridge.gov.uk/proposed-modifications-consultation>.

⁴³ [16 November: Joint Strategic Transport & Spatial Planning Group \(2pm\)](#), [17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting \(2pm\)](#), [17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee \(5.30pm\)](#), [30 November: South Cambridgeshire District Council Full Council Meeting \(6pm\)](#), [30 November: Cambridge City Council Full Council Meeting \(6pm\)](#)

- 11.39 The Councils considered the results of the public consultation, these were approved by their respective committees in March 2016:
- Joint Strategic Transport and Spatial Planning Group meetings: 14 March 2016 9.30am
 - Cambridge City Council Development Plan Scrutiny Sub Committee: 14 March 2016, 5.30pm
 - South Cambridgeshire District Council Planning Portfolio Holder's Meeting: 14 March 2016 2 pm
 - Cambridge City Council: Full Council Extraordinary Meeting: 23 March 2016, 6pm
 - South Cambridgeshire District Council: Full Council Local Plan Meeting: 23 March 2016, 2pm
- 11.40 On 31 March 2016 the Councils submitted the consultation responses, evidence base documents and associated proposed modifications to the Inspectors for consideration. Main changes to the Cambridge Local Plan were as follows:
- Additional text relating to the Development Strategy and the further work undertaken;
 - A new modification to include Newbury Farm (0.9ha) within the GB2 (Land South of Worts' Causeway) allocation. This extended the line of the eastern boundary down to Babraham Road and is consistent with the findings of the Cambridge Inner Green Belt boundary study (2015);
 - A correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6,828 not 6,282;
 - Additional text relating to listed buildings and the application of Policy 27 (Sustainable Design and Construction) in order to ensure no harm to heritage assets;
 - Additional text relating to vehicular access and masterplanning of land North of Cherry Hinton.
- 11.41 Hearing sessions resumed in June 2016 covering the joint proposed modifications issues of: housing; objectively assessed housing need; five year housing land supply and proposed joint housing trajectory and Green Belt.
- 11.42 The Inspectors followed the joint hearing sessions on proposed modifications with Cambridge only matters and issues between 14 June 2016 and 7 September 2016. The following topics were discussed
- Heritage policies protecting and enhancing the character of Cambridge;
 - City centre and areas of major change;
 - Climate change;
 - Supporting the Cambridge economy;
 - Services and local facilities.

Chapter 11 – Local Development Scheme

- 11.43 Hearing sessions for South Cambridgeshire District Council only matters commenced on 1 November 2016 and are currently scheduled to run until March 2017.
- 11.44 There are a number of South Cambridgeshire issues which are due to be scheduled for examination in public in the new year, these sessions will include strategic sites and the strategy for the rural area.
- 11.45 Following this, examination sessions will focus on the remaining joint issues of transport, Gypsies and Travellers, omission sites and the Cambridge only matters concerning housing policies and site R17: Mount Pleasant House and student accommodation. Some of these sessions require the councils to produce further information for the Inspectors before hearing sessions can be scheduled.

The Production of Further Information

- 11.46 In a letter, the councils sought the Inspectors' advice in relation to further work on the Gypsy and Travellers Accommodation Needs Assessment. The Inspectors agreed that a review of the Gypsy and Travellers Accommodation Needs Assessment would be beneficial and that given the work would need to be undertaken with other partner authorities, a longer timetable would be required. This work was completed in October 2016 and made available to the Planning Inspectors⁴⁴. Hearing sessions for these issues have not yet been scheduled.
- 11.47 On 16 September 2016, the Council updated the Inspectors on progress the further work that is. A list of key dates can be found in the table below alongside a link to the original correspondence. Once this further information has been considered by the Inspectors further hearing sessions can be scheduled for these topics.

Table 22: Schedule of works

Further Work	Committee Dates Cambridge	Submission to Inspectors
Preparation of Statement of Common Ground regarding Matter 7: Transport		End of March 2017
Student Accommodation Study	DPSSC: 25 January 2017	February 2017
Accessible and Lifetime Homes Research	And	
Monitoring Framework Update	Full Council: 23 February 2017	

⁴⁴ The document is referenced as RD/Strat/221 in the Councils' Reference Documents Library: <https://www.cambridge.gov.uk/local-plan-core-documents-library>

11.48 The Inspectors also considered whether it would be possible to progress the Community Infrastructure Levy (CIL) examinations whilst the Local Plans examinations are suspended and asked the councils for their views on this possibility. On 18 August 2015 they issued a further response noting that the work that the councils are undertaking during the suspension may result in significant alterations to the overall strategies in the Plans and subsequently, the evidence base upon which the charging schedules are to be examined could materially change. Therefore, it would be inappropriate to proceed with the CIL examinations at this stage.

Inspectors Report

11.49 Following completion of the Local Plans examinations hearing sessions the Inspectors will write a final report on the outcome of the examination. Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2017. However, this is dependent on progress made during the inspection.

Evidence Base

11.50 The council began to prepare the evidence base that underpins each component of the Cambridge Local Plan 2014 in spring 2011. The evidence base consists of information on existing social, environmental and economic conditions within the city and draws upon existing and new survey data. It was used to identify issues and options for future development and led to the creation of spatial objectives and a vision for the future development of the city. Feedback from public consultations and findings from the sustainability appraisals also fed into continued development of the evidence base.

11.51 To view the evidence base, visit: <https://www.cambridge.gov.uk/background-documents-0>

Reference Documents Library

11.52 The reference documents library is a list of all the documents that have been used to inform the preparation of the Cambridge Local Plan 2014, this list includes evidence base documents. The difference between the evidence base and core documents is that the evidence base documents were specifically commissioned or created to inform the local plan. The reference documents library includes a wider range of documents, including national guidance and legislation, documents created by other authorities and organisations, existing plan documents etc. It can be found at: <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>.

11.53 The library includes up to date Sustainability Appraisals and Habitats Regulations Assessments. These reports have been prepared in support of the Local Plan 2014.

- 11.54 Further additions to the reference documents library will occur as part of the Local Plans examinations process and an updated version of the library will be posted online as and when required.

Planning Policy Documents

- 11.55 As part of the Local Plan review process, updates and reviews of certain SPDs and DPDs will be required. For example, as illustrated below, an Area Action Plan will be created jointly with South Cambridgeshire District Council to support *Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change* in the Cambridge Local Plan 2014. A list of proposed documents and timescales (if available) are also listed in the table below.

Table 23: Planning Policy Documents

Completed Development Plan Documents	
Document Title	Adoption Date
Local Plan 2006	Adopted 2006
Cambridge East Area Action Plan	February 2008
North West Cambridge Area Action Plan	October 2009
Completed Supplementary Planning Documents	
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 SPD	March 2010
Eastern Gate Development Framework SPD	October 2011
Completed Guidance Documents	
Informal Planning Policy Guidance (IPPG) on Foodstore Provision in North West Cambridge	March 2011
Guidance for the application of Policy 3/13 [Tall Buildings and the Skyline] of the Cambridge Local Plan [2006]	March 2012
Interim Planning Policy Guidance (IPPG) on the Protection of Public Houses in the City of Cambridge	October 2012
New Development Plan Documents	
Cambridge Northern Fringe East Area Action Plan	Expected December 2017

New Supplementary Planning Documents	
<p>The emerging Local Plan is still being examined. The Council is unable to adopt these SPDs until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPDs, these documents provide context and guidance as material consideration in the planning process.</p> <p>Below is the stage at which the documents have reached.</p>	
Document Title	Current Stage
Affordable Housing SPD (see chapter 5)	Consultation on draft SPDs ran from 2 June 2014 to 14 July 2014. These documents will require further work prior to taking forward a final version for adoption.
Planning Obligations SPD (see chapter 10)	
New Museums Site Development Framework SPD	Consultation on draft SPD ran from 13 July 2015 to 7 September 2015. The final document was approved at DPSSC on 16 June 2016.
Ridgeons Site, Cromwell Road: Planning and Development Brief SPD	Consultation on draft SPD ran from 18 January to 7 March 2016. The final document was approved at DPSSC on 21 July 2016.
Cambridgeshire Flooding and Water SPD	Public consultation ran from 4 September to 16 October 2015. The document will be submitted to DPSSC for approval in December 2016.
Mill Road Depot: Planning and Development Brief SPD	Consultation on draft document ran from 3 June to 22 July 2016. The draft document will be submitted to DPSSC for approval in January 2016.
Mitcham's Corner Development Framework SPD	Consultation on the draft document ran from 5 September to 17 October 2016. The draft document will be submitted to DPSSC for approval in January 2016.
Land North of Cherry Hinton SPD	Draft Development Framework to be agreed for consultation at DPSSC in January 2017, subject to the resolution of issues.

- 11.56 The council has also agreed to prepare an SPD for the Grafton area, preparation for this will begin in 2017. The Local Plan commits the Council to the preparation on the Sustainable Design and Construction SPD to replace the current SPD. The Local Plan also commits the Council to the preparation of an SPD for the Clifton Road area as well as the preparation of a City Centre Public Realm Strategy. Timing and resources for these documents are to be scoped out.
- 11.57 The council has also produced a Statement of Community Involvement that was adopted in December 2013.

Joint Area Action Plan for Cambridge Northern Fringe East

- 11.58 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East ran from 8 December 2014 to 2 February 2015. The comments received from this consultation have now been assessed and were presented alongside recommendations for further detailed work at the end of 2015
- 11.59 The estimated timescales for the preparation of the Cambridge Northern Fringe East Area Action Plan are as follows:

Table 24: Cambridge Northern Fringe East AAP Timetable

Stage	Timescales
Issues & Options Consultation	8 December 2014 – 2 February 2015
Members consider Submission Draft AAP prior to public consultation	November 2016
Publication of Submission Draft AAP and Public Consultation	January 2017 to March 2017
Submission	June 2017
Examination	From June 2017
Adoption	December 2017

Neighbourhood Development Orders and Neighbourhood Plans

- 11.60 The introduction of neighbourhood planning through the 2011 Localism Act has, to date, not resulted in any community groups in the City coming forward to prepare a neighbourhood plan. However, the City Council is putting in place the internal decision making processes and, in accordance with Schedule 4B of the 1990 Town and Country Planning Act, identifying the support that can be provided to any community groups formed with the purpose of preparing a neighbourhood plan. This is likely to include a webpage for neighbourhood planning and the preparation of a service level agreement that neighbourhood forums will be invited to sign up to.

Saving Local Plan Policies in the 2006 Local Plan

- 11.61 The Secretary of State issued a formal direction on 2 July 2009 saving the majority of policies in the Local Plan 2006. Eight policies were deleted from the plan. Further details can be found in Appendix H.
- 11.62 These policies will remain in place until superseded by the adoption of the Cambridge Local Plan 2014.
- 11.63 The Cambridge Local Plan 2006 is still the current Local Plan for Cambridge. However, the Local Plan 2014 and its policies will gain more weight in the determination of planning applications as it progress through to adoption.

Conclusion and Actions

- 11.64 The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. Four blocks of hearing sessions took place between November 2014 and April 2015 and dealt with joint matters affecting Cambridge City Council and South Cambridgeshire District Council.
- 11.65 The Proposed Modifications consultation was held between 2 December 2015 to 25 January 2016. On 31 March 2016 the Councils submitted the consultation responses, evidence base documents and associated proposed modifications to the Inspectors for consideration. Hearing sessions resumed in June 2016 covering the Joint proposed modifications issues of: housing; objectively assessed housing need; five year housing land supply and proposed joint housing trajectory and Green Belt.
- 11.66 The Inspectors followed the joint hearing sessions on proposed modifications with Cambridge only matters and issues between 14 June 2016 and 7 September 2016. Hearing sessions for South Cambridgeshire District Council only matters commenced on 1 November 2016 and are currently scheduled to run until March 2017.
- 11.67 There are a number of South Cambridgeshire issues which are due to be scheduled for examination in public in the new year, these sessions will include strategic sites and the strategy for the rural area.
- 11.68 Following this, examination sessions will focus on the remaining joint issues of transport, Gypsies and Travellers, omission sites and the Cambridge only matters concerning housing policies and site R17: Mount Pleasant House and student accommodation. Some of these sessions require the councils to produce further information for the Inspectors before hearing sessions can be scheduled.
- 11.69 Following completion of the Local Plans examinations hearing sessions the Inspectors will write a final report on the outcome of the examination. Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2017. However, this is dependent on progress made during the inspection.
- 11.70 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East ran from 8 December 2014 to 2 February 2015. The comments received from this consultation have now been assessed and were presented alongside recommendations for further detailed work at the end of 2015
- 11.71 Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted following the Local Plan. In 2016 two draft SPDs were consulted upon, have been agreed at the council's Development Plan Scrutiny Sub Committee and are currently awaiting the adoption of the Local Plan 2014. These documents were: Ridgeons Site, Cromwell Road:

Planning and Development Brief SPD and the New Museums Site Development Framework SPD.

- 11.72 Mill Road Depot: Planning and Development Brief SPD and Mitcham's Corner Development Framework SPD have been subject to consultation and are due to go to DPSSC for approval in January 2017.
- 11.73 Land North of Cherry Hinton SPD is due to be agreed at committee for public consultation in January 2017, subject to the resolution of issues.
- 11.74 The emerging Local Plan is still being examined. The Council is unable to adopt these SPDs until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPDs, these documents provide context and guidance as material consideration in the planning process.

12. Development Monitoring Framework

- 12.1 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 2014, 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 has helped to inform the creation of new policies in the Cambridge Local Plan 2014: Proposed Submission. Information on Policy usage can be found in Appendix C.
- 12.6 Policy usage monitoring for the Cambridge Local Plan 2014: Proposed Submission will also be monitored to analyse the effectiveness of the new policies once the document is adopted.

Policy Monitoring

- 12.7 Policy targets linked to output indicators, delivery mechanisms and partnership working have been identified in Appendix M of the Cambridge Local Plan 2014: Proposed Submission. These targets reflect developments that can be directly influenced by the development plan, for example housing completions and provision of open space.
- 12.8 Once the Local Plan 2014 is adopted, these targets will be reported back through the council's AMR.

Final Stage

12.9 The final stage in integrating the monitoring and review process with the development of the Cambridge Local Plan 2014 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

12.10 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.

12.11 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 (Appendix E) and North West Cambridge (Appendix F), 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 A and B).

Conclusion and Actions

12.12 New indicators have been developed to monitor the effectiveness of planning policies in the Local Plan 2014, and once the plan is adopted, these indicators will be reported in subsequent AMRs.

12.13 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
Population Characteristics					
Population	Total Population	132,700	Count	Mid -2015	(Cambridgeshire Insight [online] 2016a).
	Annual Change	+2,100	Count	2014-2015	
	Total Population (rounded)	123,800	Count	2011	Census 2011 (ONS [online], 2011).
	Average Change Since 2001	13.8%	Count	2001-2011	
Students	University of Cambridge	19,320 (18,310 Full Time and 1,010 Part Time)	Count	2015/16	University of Cambridge.
	Anglia Ruskin University	More than 10,000 ⁴⁵	Count	2015/16	Anglia Ruskin University.
Ethnicity	White	82.5	%	2011	Census 2011 (ONS [online], 2011).
	Mixed	3.2	%		
	Asian or Asian British	7.4	%		
	Black or Black British	1.7	%		
	Chinese	3.6	%		
	Other Ethnic Group	1.7	%		
	Based on a total population of	123,867	Count		
Household Characteristics					
	Total Households	46,700	Count	2011	Census 2011 (ONS [online],
	Average Household Size	2.3	Count		

⁴⁵ Full Time, Part-time and Distance Learning

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Communal Establishment Residents	16,500	Count		2011).
	Short-term Non-UK Residents	3,300	Count		
	Working Age Population	92,700 (74.8%)	Count (% of Total Population)		
	Single Adult Households Non Pensioner	22.8	%	2011	Census 2001 (ONS [online], 2011).
	Single Adult Households Pensioner	11.2	%		
	Couple Households No Children	17.5	%		
	Couple Households With Dependant Children	17.4	%		
	Lone Parents With Dependant Children	4.2	%		
	Other Households	26.9	%		
Dwelling Stock	Local Authority – Social Housing (general housing, sheltered housing, supported housing, temporary housing, miscellaneous leases)	7,040	Count	1 April 2016	Key Statistics June 2015 – Strategic Housing (CCC [online], 2016).
	Local Authority - Social Housing (Shared ownership housing)	78	Count	1 April 2016	Key Statistics June 2015 – Strategic Housing (CCC [online], 2016).
	Local Authority - Social Housing (Leasehold)	1,144	Count	1 April 2016	Key Statistics June 2015 – Strategic Housing (CCC [online], 2016).
	Total Dwellings in Cambridge	51,240	Count	2015	(Cambridgeshire Insight [online])

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
					2015).
Tenure	Owner Occupied and Private Sector Rented	39,360	Count	2015	Department for Communities and Local Government 2015.
	Local Authority Rented	6,910	Count		
	Housing Association/RSL Rented	4,740	Count		
	Other	100	Count		
Average House Price	1 bed flat	222,304	Price £	March 2015	Source: Hometrack Automated Valuation Model. From sales and valuations. Reported in Cambridge sub-regional Housing Market bulletins: http://www.cambridgeshireinsight.org.uk/housingmarketbulletinData .
	2 bed flat	318,283	Price £		
	2 bed house	374,384	Price £		
	3 bed house	445,239	Price £		
	4 bed	707,864	Price £		
	Average ⁴⁶	499,584	Price £		
	Lower quartile ⁴⁷	314,000	Price £	2015/16	(Cambridgeshire Insight [online],
Homelessness	Number of households presenting as homeless in priority need.	418	Count		
	Number of accepted as homeless and in priority need.	172	Count		

⁴⁶ Data shows average and lower quartile house prices for Cambridge City as a snapshot for the month stated only.

⁴⁷ Data shows average and lower quartile house prices for Cambridge City as a snapshot for the month stated only.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Number of recorded instances of rough sleeping	673	Count		2016)
	Number of individuals sleep rough	152	Count		
Gypsy & Travellers Housing	Estimated Number of Gypsy/Traveller Households in District	55	Count Households	2006	CSR Travellers Needs Assessment (May 2006).
	Licensed permanent sites within the district	2	Licences	2009	Environment CCC Both private sites. Not specifically for Travellers/Gypsies.
Gypsy and Traveller Accommodation Needs Assessment (2011)	Number of Transit Sites	0 ⁴⁸	Count	2011	(Cambridgeshire County Council, [online], 2011).
	Estimated Need for Travellers' pitches	1	Pitch	2021-2026	Need identified for one pitch between 2021 and 2026. (Cambridgeshire County Council, [online], 2011).

⁴⁸ “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	An estimated 5 pitches on the 2 licensed caravan sites (not specifically designated as G&T sites) are occupied by Gypsies and Travellers Cambridgeshire County Council [online] (2011)
	Average Number of Unauthorised Caravans	0	Count	2010	(Cambridgeshire County Council, [online], 2011).
	Households Living in Local Authority Housing	37	Count	2006	ODPM (now CLG) Count/CSR Travellers Needs Assessment – (May 2006)

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Economic Characteristics					
	Economic Activity Rate – Aged 16-64 years	80.3	%	April 2015 – March 2016	ONS Annual Population Survey (Nomis [online, 2016]).
	Unemployed (Aged 16-64 years)	2,800	Model based Count		
	Unemployed Rate (as % of resident population aged 16-64 years)(model based)	3.7	Model based %		
	Total Job Seeker's Allowance Claimants (Aged 16-64 yrs.)	725	Count	April 2016	ONS: Claimant Count cited in Nomis, [online], 2016
	Job Seeker's Allowance (as % of resident population aged 16-64 years)	0.8	%		
Business Demography (Enterprises) ⁴⁹	Micro (0 to 9)	4,015	Count	2015	Inter Departmental Business Register (ONS) 2014. (Nomis [online, 2016]).
	Small (10 to 49)	495	Count		
	Medium (50 to 249)	120	Count		
	Large (250+)	35	Count		
	Business Demography (Local Units)	Micro (0 to 9)	4,925		

⁴⁹ The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. The table presents analysis of businesses at both Enterprise and Local Unit level. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Small (10 to 49)	1,105	Count		
	Medium (50 to 249)	325	Count		
	Large (250+)	45	Count		
Earnings	Annual Gross Median Pay (Full time Workers)	31,007	£	2012	Key Statistics June 2016 – Strategic Housing (Cambridge City Council)
Deprivation ⁵⁰	Local Authority Average Score ⁵¹	13.75	Rank	2015	The English Indices of Deprivation 2015 – (CLG [online], 2015).
	Local Authority Rank Of Average Score ⁵²	227	Rank		
	Super Output Areas in 20% Most Deprived in England	2	Count		
Commuting Characteristics					
	Total Workforce Population	78,667	Count	2011	Census (ONS [online], 2011)
	Employed Residents 2011	94,190	Count		
	Live and Work in Cambridge 2001	59,437	Count		
Mode of Travel to work	Car/Van	20.8	%		
	Bus	3.9	%		
	Train	3.0	%		
	Cycle	18.1	%		
	Foot	9.6	%		

⁵⁰ The Indices of Deprivation 2015 provide a set of relative measures of deprivation for small areas (Lower-layer Super Output Areas) across England, based on seven domains of deprivation. The domains were combined using the following weights to produce the overall Index of Multiple Deprivation: Income Deprivation (22.5%); Employment Deprivation (22.5%); Education, Skills and Training Deprivation (13.5%); Health Deprivation and Disability (13.5%); Crime (9.3%); Barriers to Housing and Services (9.3%); Living Environment Deprivation (9.3%);

⁵¹ Where 41.99 is the worst and 5.009 the best.

⁵² Where 326 is the best and 1 is the worst.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Environmental Characteristics					
Annual Average Concentration Nitrogen Dioxide (NO2)	Regent Street (exceedences hourly average)	34 (0)	ug/m ³	2015	Cambridge City Council & Ricardo AEA
	Montague Road (exceedences hourly average)	23(0)			
	Gonville Place (exceedences hourly average)	35 (2)			
	Parker Street (exceedences hourly average)	45 (0)			
	Newmarket Road (exceedences hourly average)	25 (0)			
Annual Average Fine Particles (PM10)	Montague Road (exceedences daily average)	22 (4)			
	Gonville Place (exceedences daily average)	21 (2)			
	Parker Street (exceedences daily average)	23 (4)			
Annual Average Fine Particles (PM2.5)	Newmarket Road	10			
	Gonville Place	15			
Total Area of Cambridge Local Authority	Total Area of Cambridge Local Authority	4070	ha		Cambridge City Council
Open Space	Area of Protected Open Space per 1,000 Population (748.57/126.5)	5.9	ha	2012/13	Open Space & Recreation Strategy 2011 data including new sites included in the Local Plan
	Area of total Protected Open Space Accessible to the Public per 1,000 population (350.83/126.5)	2.77	ha		

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Area of Semi-Natural Green Spaces Accessible to The Public	88.89	ha		2014 (4.98 ha in total)
	Area of Local Nature Reserve per 1,000 Population (77.1/126.5)	0.60	ha	2014/15	Recalculated using data from CPERC (CPERC, 2015).

Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (sqm)
BD2	Total amount of employment floorspace on previously developed land - by type (sqm)
BD3	Employment land available - by type (ha)
BD4	Total amount of floorspace for 'town centre uses' (sqm)
Housing	
H1	Plan period and housing targets
H2 (a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings 2015-16
H2 (c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land (Gross)
H4	Net additional pitches (Gypsy and Travellers)
H5	Gross and Net affordable housing completions
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation (MW)
Other Indicators	
	Density
	Accessibility of Services

Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (sqm)
BD2	Total amount of employment floorspace on previously developed land - by type (sqm)
BD3	Employment land available - by type (ha)

Business Completions 2015/16						
	Gains		Losses		BD2	% on PDL
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)		
B1 (unspecified)	487	0.24	-62	-0.08	487	100%
B1a	17,410	1.13	-15,909	-1.99	17,410	100%
B1b	6,768	3.15	-81	-0.25	6,768	100%
B1c	3,144	0.03	-1,316	-1.02	3,144	100%
B2	261	0.08	0	0.00	261	100%
B8	4,511	0.17	-4,577	-0.89	4,511	100%
Total	32,581	5.07	-21,944	-4.23	32,581	100%

Employment land lost to residential B1-B8 (ha)	9.09
Land lost in Employment/Regeneration areas B1-B8 (ha)	1.44

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not 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)
Data spans 01/04/2015 to 31/03/2016

(Cambridgeshire County Council [online], 2015b)

BD4	Amount of completed floorspace (sqm) 2015/16 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	63	0	5,057	457
	Losses	-1,490	0	-4,092	0
	Net	-1,427	0	965	457
Local Authority Area	Gains	3,094	422	17,410	2,607
	Losses	-3,447	-387	-15,909	-1,012
	Net	-353	35	1,501	1,595

(Cambridgeshire County Council [online], 2016b)

Appendix B – Local Indicators

Housing	
H1	Plan period and housing targets
	<ul style="list-style-type: none"> Local Plan 2014: Proposed Submission 2011 to 2031: 14,000 dwellings. Local Plan 2006 Target 1999 to 2016: 12,500 <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	Net additional dwellings in previous years
	See Appendix I.
H2 (b)	Net additional dwellings 2015-2016
	884 dwellings.
H2(c)	Net additional dwellings in future years
	See Appendix D.
H2 (d)	Managed delivery target
	See Appendix D.
H3	New and converted dwellings – on previously developed land (Gross) 2015-2016
	614
H4	Net additional pitches (Gypsy and Traveller)
	0
H5 (a)	Gross affordable housing completions 2015-2016
	320 (out of 967 gross housing completions).
H5 (b)	Net affordable housing completions 2015-2016
	297

(Cambridgeshire County Council, [online], 2016a)

Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2015/16
i	0*
ii	0

(Source: Environment Agency, [online], 2016)

*In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, the Environment Agency did object to some applications within the monitoring year. However these issues were resolved through the submission of further evidence or subsequently withdrawn. For more information on these applications see Chapter 4.

E2	Change in areas of biodiversity importance 2015/16																																							
	<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. There has been no change in the status of these SSSIs from the previous year (2014/15).</p> <p>36.1% of SSSI land area in the city remains in favourable condition, 57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. This has remained unchanged from the previous year's results in 2014/15.</p> <p>Cambridge has 12 Local Nature Reserves (LNR) totalling 77.06 hectares; this figure has also remained unchanged from the previous year.</p> <table border="1" data-bbox="288 595 1251 1171"> <thead> <tr> <th>LNR Name</th> <th>Total area (ha)</th> <th>Area in authority (ha)</th> </tr> </thead> <tbody> <tr><td>Barnwell East</td><td>3.26</td><td>3.26</td></tr> <tr><td>Barnwell West</td><td>4.02</td><td>4.02</td></tr> <tr><td>Bramblefields</td><td>2.06</td><td>2.06</td></tr> <tr><td>Byron's Pool</td><td>4.36</td><td>2.82</td></tr> <tr><td>Coldham's Common</td><td>10.37</td><td>10.37</td></tr> <tr><td>East Pit</td><td>8.11</td><td>8.11</td></tr> <tr><td>Limekiln Close</td><td>2.86</td><td>2.86</td></tr> <tr><td>Logan's Meadow</td><td>2.13</td><td>2.13</td></tr> <tr><td>Paradise</td><td>2.17</td><td>2.17</td></tr> <tr><td>Sheep's Green and Coe Fen</td><td>16.85</td><td>16.85</td></tr> <tr><td>Stourbridge Common</td><td>19.38</td><td>19.38</td></tr> <tr><td>West Pit</td><td>3.03</td><td>3.03</td></tr> </tbody> </table> <p>Cambridge has 0.59 hectares of Local Nature Reserve per 1,000 people as of 2015/16. This is a decrease of 0.01 from 2014/15 which is due to the increase in population; there has been no change in the area of land designated as a LNR.</p> <p>There is no change in the number of County Wildlife Sites in Cambridge. There are 15 County Wildlife sites in Cambridge, which comprise 95.31 hectares. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership).</p> <p>City Wildlife Sites are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. There are 50 sites. The 50 sites total 164.74 hectares of land, which are all within the Cambridge local authority boundary.</p> <p>The proportion of local sites where positive conservation management has been or is being implemented during the last five years shows that 45 out of 66 sites (68.2%) demonstrate positive conservation management. This represents a 5.7% decrease on last year's figures. The decrease in positive conservation management has been attributed to the lack of management of a privately owned sites, previously deemed well managed and not directly related to development impacts.</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	Byron's Pool	4.36	2.82	Coldham's Common	10.37	10.37	East Pit	8.11	8.11	Limekiln Close	2.86	2.86	Logan's Meadow	2.13	2.13	Paradise	2.17	2.17	Sheep's Green and Coe Fen	16.85	16.85	Stourbridge Common	19.38	19.38	West Pit	3.03	3.03
LNR Name	Total area (ha)	Area in authority (ha)																																						
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Limekiln Close	2.86	2.86																																						
Logan's Meadow	2.13	2.13																																						
Paradise	2.17	2.17																																						
Sheep's Green and Coe Fen	16.85	16.85																																						
Stourbridge Common	19.38	19.38																																						
West Pit	3.03	3.03																																						

Appendix B – Local Indicators

Cambridge has one Local Geological Site, East Pit (8.08 ha). This was selected in 2015/16. Local Geological Sites (formerly known as Regionally Important Geodiversity Sites) in Cambridgeshire and Peterborough are now designated at the County Wildlife Sites Panel meeting in line with the procedures for County Wildlife Sites. The site is a chalk quarry in Cherry Hinton and was designated to highlight its geological importance. It is considered worthy of protection.

Source: CPERC 2016

Environmental Quality		
E3	Renewable energy generation*	
	Installed Capacity (MW) 2015/16	Potential Sites - Installed capacity (MW) at 31/03/2016
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0774	0.0230
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group. 2016)

*The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research and Monitoring Team data and Feed in Tariff data from OFGEM. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.

Other Indicators	
Density range of completed dwellings on sites greater than nine dwellings 2015/16	
Density	Percentage
<30 DPH	1.3%
30 – 50 DPH	43.7%
>50 DPH	55%

(Cambridgeshire County Council [online] 2016a)

Appendix B – Local Indicators

Accessibility of Services 2015/16	
Amount of completed new residential development (within the 2015/16 year) within 30 minutes public transport and/or walking 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 or walking time of Key services
GP Surgery	100%
Hospital with A & E	88.3%
Hospital with Outpatients	88.3%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%

(Source: Cambridgeshire County Council Research Group)

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2014/15
Designing Cambridge		
3/1	Sustainable Development	1019
3/2	Setting of the City	14
3/3	Safeguarding Environmental Character	37
3/4	Responding to Context	1314
3/6	Ensuring Coordinated Development	33
3/7	Creating Successful Places	1014
3/8	Open Space and Recreation Provision through New Development	25
3/9	Watercourses and Other bodies of Water	7
3/10	Sub-division of Existing Plots	86
3/11	The Design of External Spaces	523
3/12	The Design of New Buildings	280
3/13	Tall Buildings and the Sky Line	8
3/14	Extending Buildings	837
3/15	Shop fronts and Signage	140
Conserving Cambridge		
4/1	Green Belt	10
4/2	Protection of Open Space	25
4/3	Safeguarding Features of Amenity or Nature Conservation Value	26
4/4	Trees	146
4/6	Protection of Sites of Local Nature Conservation Importance	8
4/8	Local Biodiversity Action Plans	1
4/9	Scheduled Ancient Monuments/Archaeological Areas	14
4/10	Listed Buildings	260
4/11	Conservation Areas	677
4/12	Buildings of Local Interest	76
4/13	Pollution and Amenity	245
4/14	Air Quality Management Areas	11
4/15	Lighting	29
Living in Cambridge		
5/1	Housing Provision	146
5/2	Conversion of Large Properties	36

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2014/15
5/3	Housing Lost to Other Uses	2
5/4	Loss of Housing	7
5/5	Meeting Housing Needs	5
5/7	Supported Housing/Housing in Multiple Occupation	27
5/8	Travellers	0
5/9	Housing for People with Disabilities	4
5/10	Dwelling Mix	6
5/11	Protection of Existing Facilities	16
5/12	New Community Facilities	11
5/13	Community Facilities in the Areas of Major Change	2
5/14	Provision of Community Facilities through New Development	11
5/15	Addenbrooke's	14
Enjoying Cambridge		
6/1	Protection of leisure Facilities	4
6/2	New Leisure Facilities	10
6/3	Tourist Accommodation	11
6/4	Visitor Attractions	3
6/6	Change of Use in the City Centre	10
6/7	Shopping Development and Change of Use in District and Local Centres	13
6/8	Convenience Shopping	4
6/9	Retail Warehouses	1
6/10	Food and Drink Outlets	13
Working and Studying in Cambridge		
7/1	Employment Provision	11
7/2	Selective Management of the Economy	9
7/3	Protection of Industrial and Storage Space	7
7/4	Promotion of Cluster Development	2
7/5	Faculty development in the Central Area, University of Cambridge	9
7/6	West Cambridge, South of Madingley Road	0
7/7	College and University of Cambridge Staff and Student Housing	9
7/8	Anglia Ruskin University East Road Campus	2
7/9	Student Hostels for Anglia Ruskin University	1
7/10	Speculative Student Hostel Accommodation	9
7/11	Language Schools	3

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2014/15
Connecting and Servicing Cambridge		
8/1	Spatial Location of Development	20
8/2	Transport Impact	298
8/3	Mitigating Measures	15
8/4	Walking and Cycling Accessibility	59
8/5	Pedestrian and Cycle Network	10
8/6	Cycle Parking	261
8/7	Public Transport Accessibility	3
8/8	Land for Public Transport	3
8/9	Commercial Vehicles and Servicing	14
8/10	Off-Street Car Parking	262
8/11	New Roads	8
8/12	Cambridge Airport	0
8/13	Cambridge Airport Public Safety Zone	1
8/14	Telecommunications Development	5
8/15	Mullard Radio Astronomy Observatory, Lord's Bridge	0
8/16	Renewable Energy in Major New Developments	19
8/17	Renewable Energy	4
8/18	Water, Sewerage and Drainage Infrastructure	11
Areas of Major Change		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	5
9/2	Phasing of Areas of Major Change	3
9/3	Development in the Urban extensions	9
9/5	Southern Fringe	18
9/6	Northern Fringe	2
9/8	Land between Huntingdon Road and Histon Road	1
9/9	Station Area	5
Implementation		
10/1	Infrastructure Improvements	41

Appendix D – Housing Trajectory

What is a Housing Trajectory?

The housing trajectory shows actual residential completions from 1999/2000 to 2015/16 and predicted residential completions for the years 2016/17 to 2030/31.

The housing trajectory includes a written summary of sites, highlighting the progress and/or council's position on new housing allocations.

In addition, a summary table and charts showing the council's position in terms of joint housing supply with South Cambridgeshire District Council (The Greater Cambridge Housing Trajectory) is also provided and details the potential five-year land supply under different methods of calculation.

What does it contain?

The **Cambridge City Council housing trajectory** is split into the following tables:

- Table C1: Housing Trajectory for Cambridge City Council – Actual and Predicted Completions (summary table), which includes:
 - A summary of the housing trajectory, including the five-year land supply total (a more detailed account can be found in Chapter 5);
 - Previous years' completions and predicted totals table. This tracks the council's progress against the Local Plan 2014: Proposed Submission's objectively assessed housing need target for the years 2011/12 to 2030/31 and the Local Plan 2006 (for the years 1999/01 and 2015/16) (see Chapter 5 for more detailed information).
- Table C2: Cambridge Urban Area, Existing Allocations;
- Table C3: Cambridge Urban Area, New Allocations;
- Table C4: Cambridge Fringe Sites, Existing Allocations;
- Table C5: Cambridge Fringe Sites, New Allocations;
- Table C6: Cambridge Windfall;
- Summary of sites – A written account highlighting the progress and/or council's position on all sites in the housing trajectory.

The **Greater Cambridge Housing Trajectory**, which includes:

- A summary table and charts showing the council's position in terms of joint housing supply with South Cambridgeshire District Council potential five-year land supply under different methods of calculation. For more information on the five year supply, see Chapter 5.

Appendix D – Housing Trajectory

- Charts visualising the Greater Cambridge Housing Trajectory and its predicted progress towards the joint housing target of 33,500 (between 2011/12 and 2030/31).

Method

The Five Year Land Supply Totals and the Housing Trajectory take into account all approved planning applications and also housing allocations set out in the council's Local Plan 2006 and Cambridge Local Plan 2014: Proposed Submission and Area Action Plans such as Cambridge East and 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;
- from research used to compile the council's land allocations for the Local Plan 2014: Proposed Submission Document
- Statements of Common Ground agreed as part of the Local Plan Examination process.

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 Cambridge Local Plan 2006 (the council's current local plan).

Definitions

- **Availability** – Identifies the site as being available for development and indicates that there are no legal or ownership constraints to development, that the site is not used for an existing use that is likely to continue or that there is current planning permission granted;
- **Suitability** – Indicates the site is in a suitable location for housing development and is free of known planning constraints (for example is it protected open space, close to services and facilities or are there listed building or landscape constraints);
- **Achievability** – Indicates that development on the site is viable, and there are no cost, market or delivery factors that may prevent the site coming forward within the plan period;

Appendix D – Housing Trajectory

- **Deliverable and developable** – Deliverable indicates that the site is available, suitable and achievable within five years. Developable demonstrates that the site is available, suitable and achievable within the plan period.
- **Market and Affordable housing** – In some cases, a site has been split into two entries 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 currently unknown;
- **Built to date column** – identifies how many houses have been built on that site by 31/03/15;

Small Print

The Five Year Land Supply Total and the Housing Trajectory are based on replies from developers, agents and planning professionals. This information is, however, influenced by market conditions, economic circumstances and the time it takes to agree planning obligations and associated agreements, therefore it is likely that the figures in the trajectory may change over time.

The target dwellings for some sites in the trajectory have been changed to reflect those in the Local Plan 2014: Proposed Submission allocations.

The Future of the Housing Trajectory

As the Local Plan 2014 progresses, sites allocated by the Cambridge Local Plan 2006 will be removed and replaced with sites allocated in the Local Plan 2014.

Table C1: Housing Trajectory for Cambridge City Council - Actual and Predicted Completions

	1999/ 2000	2000/ 2001	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals	
Completions																																		
Actual Completions	325	159	287	505	601	731	629	521	588	287	390	352	471	1,322	715	884																		
Predicted Completions																	705	1,755	670	739	1,255	1,013	1,078	1,027	846	536	308	247	224	380	385			
Cumulative Completions																																		
Local Plan 2006 (1999/01-2015/16)	325	484	771	1,276	1,877	2,608	3,237	3,758	4,346	4,633	5,023	5,375	5,846	7,168	7,883	8,767																	8,767	
Local Plan 2014 (2011/12-2030/31)												352	823	2,145	2,860	3,744	4,449	6,204	6,874	7,613	8,868	9,881	10,959	11,986	12,832	13,368	13,676	13,923	14,147	14,527	14,912	14,912		
Annualised Housing Target over Plan Period																																		
Local Plan 2006 (1999/01-2015/16)	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736	736																	12,500	
Local Plan 2014 (2011/12-2030/31)												700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000		
Cumulative Housing Target over Plan Period																																		
Local Plan 2006 (1999/01-2015/16)	735	1,470	2,205	2,940	3,675	4,410	5,145	5,880	6,615	7,350	8,085	8,820	9,556	10,292	11,028	11,764	12,500																	
Local Plan 2014 (2011/12-2030/31)												700	1,400	2,100	2,800	3,500	4,200	4,900	5,600	6,300	7,000	7,700	8,400	9,100	9,800	10,500	11,200	11,900	12,600	13,300	14,000			
Comparison of Actual / Predicted Completions against Annualised Housing Target																																		
Local Plan 2006 (1999/01-2015/16)	-1,145	-576	-448	-230	-134	-4	-106	-214	-147	-448	-345	-384	-265	586	-21	148																		
Local Plan 2014 (2011/12-2030/31)												-348	-229	622	15	184	5	1,055	-30	39	555	313	378	327	146	-164	-392	-453	-476	-320	-315			
Cumulative Under/Oversupply against Actual / Predicted Completions																																		
Local Plan 2006 (1999/01-2015/16)	-1,145	-1,721	-2,169	-2,399	-2,533	-2,537	-2,643	-2,857	-3,004	-3,452	-3,797	-4,181	-4,446	-3,860	-3,881	-3,733																		
Local Plan 2014 (2011/12-2030/31)												-348	-577	45	60	244	249	1,304	1,274	1,313	1,868	2,181	2,559	2,886	3,032	2,868	2,476	2,023	1,547	1,227	912			

The number of dwellings completed in previous years(2012/13 & 2013/14) has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Page 429

Predicted Completions in Cambridge by Type (2015/16 to 2030/31)																	
	Outstanding dwellings (net)	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	Post 2031	Total Estimated Completions (2016/17-2030/31)
Urban Area	2560	163	24	107	128	186	128	245	294	253	183	142	90	100	256	261	2560
Fringe Sites	6527	332	1473	433	488	949	755	710	610	470	230	43	34	0	0	0	6527
Windfall	2081	210	258	130	123	120	130	123	123	123	123	123	124	124	124	124	2081
Total	11168	705	1755	670	739	1255	1013	1078	1027	846	536	308	247	224	380	385	11168
Housing Trajectory Five Year Supply Total				5124													

Outstanding dwellings of 11,168 plus the actual completions of 3,744 (from 2011/12 to 2015/16) are equal to the council's estimated

Table C3: Cambridge Urban Area, New Allocations																															
Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply: 2015/16-2019/20	Availability	Suitability	Achievability	Comments	
N/A	R5		Camfields Resource Centre and Oil Depot 137-139 Ditton Walk	0.86	U/K	35	0	35	0	0	0	0	0	15	20	0	0	0	0	0	0	0	0	0	0	35	0	Y	Y	Y	Site is developable.
N/A	R8		149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	0.76	U/K	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-240 & RD-SCG-251). Site is developable. Site is developable.	
N/A	R10		Mill Road Depot and adjoining properties, Mill Road	2.70	U/K	167	0	167	0	0	0	35	35	35	32	30	0	0	0	0	0	0	0	0	167	70	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-150) and consultation on a draft Planning and Development Framework has been completed. Site is deliverable.	
N/A	R11		Horizon Resource Centre, 285 Coltham's Lane	0.82	U/K	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	Y	Y	Y	Site is developable.	
N/A	R14		British Telecom, Long Road		U/K	21	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	Y	Y	Y	Additional capacity: see site 5.06 in table C2 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-281). Site is developable.		
N/A	R16		Cambridge Professional Development Centre, Foster Road	1.49	U/K	67	0	67	0	0	0	0	0	0	0	0	0	0	0	15	20	17	15	0	67	0	Y	Y	Y	Site is developable.	
N/A	R17		Mount Pleasant House, Mount Pleasant	0.57	U/K	50	0	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	50	0	Y	Y	Y	Site is developable.	
N/A	M2		Clifton Road Area	9.43	U/K	550	0	550	0	0	0	0	0	0	50	60	70	70	60	60	60	60	60	60	550	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-160). Site is developable.	
N/A	M3	13/1250/OUT 14/1648/REM	Michael Young Centre, Purbeck Road	1.30	M	37	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16
			Total - Michael Young Centre, Purbeck Road			95	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	M5		82-88 Hills Road and 57-63 Bateman Street	0.58	U/K	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	20	0	Y	Y	Y	Site is developable.
N/A	R6		636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	1.01	U/K	75	0	75	0	0	0	0	0	0	0	0	0	0	0	15	20	20	20	0	75	0	Y	Y	Y	Site is developable.	
N/A	R12	16/1904/OUT	Ridgeons, Cromwell Road	3.27	U/K	217	0	217	0	0	0	0	0	0	40	50	50	50	27	0	0	0	0	0	217	0	Y	Y	Y	Part of site R12 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-200) and a site specific SPD has been.	
N/A	R21		315-349 Mill Road and Brookfields	2.18	U/K	98	0	98	0	0	0	0	0	0	0	25	50	23	0	0	0	0	0	0	98	0	Y	Y	Y	Additional capacity: see site 7.12 in table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-230). Site is developable.	
			Total			1468	95	1373	0	0	0	35	35	50	167	190	170	143	87	90	100	160	146	0	1373	70				Five Year Supply Total	

M = Market Housing, A = Affordable Housing, U/K = Unknown

Table C4: Cambridge Fringe Sites, Existing Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2016/17 - 2030/31)	Five Year Supply: 2016/17 - 2020/21	Availability	Suitability	Achievability	Comments	
CE AAP	R47		Cambridge East Land North of Cherry Hinton	8.38	U/K	780	0	780	0	0	0	50	180	150	150	100	100	50	0	0	0	0	0	0	780	230	Y	Y	Y	Site R40 from the previous housing trajectory is now incorporated into site R47. Site is deliverable.	
CE AAP	R41	14/0028/OUT 16/1181/FUL	Cambridge East - Land at Colham's Lane	1.30	U/K	57	0	57	0	0	10	30	17	0	0	0	0	0	0	0	0	0	0	57	57	Y	Y	Y	Site is deliverable.		
Total - Cambridge East						837	0	837	0	0	10	80	197	150	150	100	100	50	0	0	0	0	0	0	837	287					
9.03	R43	07/0003	NIAB Main (Darwin Green)	52.87	A	956	0	956	0	0	0	24	108	150	180	180	180	108	26	0	0	0	0	0	956	132				A Statement of Common Ground was agreed on this site (RD-SCG-300). Site is deliverable.	
Total						1593	0	1593	0	0	40	188	250	300	300	300	180	43	0	0	0	0	0	0	1593	220					
9.03		07/1124/REM	NIAB Frontage		M	131	107	24	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	24	0					
Total						187	153	34	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	34	0				Site is developable.
Total - NIAB						1780	153	1627	0	0	0	40	180	250	300	300	300	180	43	34	0	0	0	0	0	1627	220				
9.06 & 9.05	R42a	07/0620/OUT, 10/1296/REM, 12/0794/REM, 13/0705/REM, 14/0520/REM, 14/1736/REM, 15/0844/REM, 15/2397/REM	Clay Farm/Showground (Countryside Properties)	60.69 (including sites below)	M	654	271	383	28	119	92	71	73	0	0	0	0	0	0	0	0	0	0	0	383	383				Under construction. Site is deliverable.	
Total						1093	445	648	57	213	135	129	114	0	0	0	0	0	0	0	0	0	0	0	0	648	648				
9.05	R42a	07/0620/OUT, 11/0698/REM	Clay Farm/Showground (Skanska)	See Above	M	77	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15. Site is deliverable.	
Total						128	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9.05	R42a	07/0620/OUT, 12/0754/REM, 13/0751/REM	Clay Farm/Showground (Bovis)	See Above	M	238	135	103	44	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	103				Under construction. Site is deliverable.	
Total						397	244	153	63	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	153	153				
9.05	R42a	07/0620/OUT, 15/1002/REM	Clay Farm/Showground (Cala Homes)	See Above	M	29	0	29	12	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29				Site is deliverable.	
Total						49	0	49	12	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	49				
9.06	R42a	07/0620/OUT, 14/0093/FUL, 14/1201/REM	Clay Farm/Showground (City Council)	See Above	M	104	0	104	23	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	104				Under construction. Site is deliverable.	
Total						228	0	228	23	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	228	228				
9.06	R42a	07/0620/OUT, 12/0867/REM	Clay Farm/Showground (Crest Nicholson)	See Above	M	165	13	152	27	60	60	5	0	0	0	0	0	0	0	0	0	0	0	0	152	152				Under construction. Site is deliverable.	
Total						274	16	258	35	90	119	14	0	0	0	0	0	0	0	0	0	0	0	0	0	258	258				
Total - Clay Farm						2169	833	1336	190	635	254	143	114	0	0	0	0	0	0	0	0	0	0	0	0	1336	1336				
Previously 9.07/9.11 of the Local Plan	NWC AAP	11/1114/OUT 13/1748/REM 13/1827/REM 14/0109/REM 14/1722/REM	NW - Cambridge University	67.86	M	1852	0	1852	0	736	71	145	245	245	210	160	40	0	0	0	0	0	0	0	1852	1197				Under construction. Part of the North West Cambridge Area Action Plan. Key Worker and Market Housing (split 50/50). Site is deliverable.	
Total NW - Cambridge University						1852	0	1852	0	736	71	145	245	245	210	160	40	0	0	0	0	0	0	0	0	1852	1197				
9.08	R42b	11/0073/REM, 11/0075/REM, 14/0348/REM, 14/0624/REM	Trumpington Meadows	15.50	A	367	252	115	32	0	30	0	53	0	0	0	0	0	0	0	0	0	0	0	115	115				Under construction. Site is deliverable.	
Total - Trumpington Meadows						586	420	166	40	0	43	0	83	0	0	0	0	0	0	0	0	0	0	0	0	166	166				
9.13	R42c	08/0361 & 08/0363 & 09/1140/FUL	Glebe Farm	9.79	M	173	173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16.	
Total - Glebe Farm						287	287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9.12	R42d	06/0795/OUT, 13/1786/REM, 13/1119/S73	Bell School Site	7.78	M	162	21	141	36	35	50	20	0	0	0	0	0	0	0	0	0	0	0	0	141	141				Site is deliverable.	
Total - Bell School						270	21	249	102	72	55	20	0	0	0	0	0	0	0	0	0	0	0	0	0	249	249				
Total - Urban Extensions						7781	1714	6067	332	1443	433	428	819	645	660	560	440	230	43	34	0	0	0	0	0	6067	3455				
													Five Year Supply Total		3455																

Table C5: Cambridge Fringe Sites, New Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2016/17 - 2030/31)	Five Year Supply: 2016/17 - 2020/21	Availability	Suitability	Achievability	Comments	
	GB1		Land north of Worts' Causeway	7.84	U/K	200	0	200	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	0	200	140	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-090). Site is deliverable.	
	GB2		Land south of Worts' Causeway	6.80	U/K	230	0	230	0	0	0	0	50	50	50	50	30	0	0	0	0	0	0	0	230	50	Y	Y	Y	Site is deliverable.	
	R42c	14/1792/FUL	Glebe Farm 2	0.83	A	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	Also known as Glebe Farm 3 to the developers. Under construction.	
Total - Glebe Farm 2						30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30					
Total						460	0	460	0	30	0	60	130	110	50	50	30	0	0	0	0	0	0	0	0	460	220				
													Five Year Supply Total		220																

Summary - Cambridge Fringe Sites by Locality

Site Name and Address	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	Post 2031	Total Estimated Completions (2016/17 - 2030/31)	
NIAB - Main	1593	0	1593	0	0	0	40	180	250	300	300	300	180	43	0	0	0	0	0	0	1593
NIAB - Frontage	187	153	34	0	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	34
NW - Cambridge University	1852	0	1852	0	736	71	145	245	245	210	160	40	0	0	0	0	0	0	0	0	1852

Table C6: Cambridge Windfall

Site No	Application Number	Site Name and Address	Net Site Area (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2016/17 - 2030/31)	Five Year Supply: 2016/17 - 2020/21	Availability	Suitability	Achievability	Comments	
Identified Windfall - Large Sites Over 50 dwellings																														
	07/1223/REM & 05/1336/OUT & 13/6001/S106BA	Cambridge Water Company, Rustat Road	1.20	M	135	0	135	57	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135	135				
				A	8	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	Y	Y	Y	Under construction. Site is deliverable.
Total - Cambridge Water Company, Rustat Road					143	0	143	65	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143	143				
Identified Windfall - Small Sites (10 to 49 dwellings)																														
	12/0730/FUL	115-119 Perne Road	0.11	M	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	Under construction. Site is deliverable.
	13/1554/FUL	1 Ditton Walk	0.28	M	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16.
	15/0120/FUL	186-188 Histon Road	0.07	M	11	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Y	Y	Y	Application is for the demolition of 2 houses and the erection of 13 flats which equates to a net of 11 residential units. Site is deliverable.
	14/0195/FUL	394-398, Mill Road and 8 Montreal Road	0.10	M	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	The application consists of four demolitions and the construction of 17 residential units this creates a net total of 13. Site is deliverable.
	13/1129/FUL	40-64 Colville Road and 1-9 Augers Road	0.55	M	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	The application consists of 18 demolitions and the construction of 33 residential units. 18 demolitions were completed in the 2014/15 monitoring year and are included in the net completions for that year. The site was completed in 2015/16.
Total - 40-64 Colville Road and 1-9 Augers Road					33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	13/1139/FUL	132-136 Newmarket Road	0.04	M	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Under construction. Site is deliverable.
	13/1385/FUL	Campkin Court, Cambridge	0.63	M	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	The application consists of 48 demolitions and the construction of 33 residential units. 48 demolitions were recorded in the 2014/15 monitoring year. The site was completed in 2015/16.
Total - Campkin Court					33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	13/1741/FUL	Play Area PL/006 and Garages, Atkins Close	0.24	M	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16.
Total - Play Area PL/006 and garages, Atkins Close					12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	13/1386/FUL	6-14 Water Lane	0.38	A	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	The application is for the demolition of 24 units and the erection of 24 units. As at 2015/16 24 units had been demolished and 12 built. The net total of minus 12 units has been recorded in the completions for 2015/16. 12 units remain to be built. Site is deliverable.
	13/1405/FUL	Aylesborough Close	0.76	M	15	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	Y	Y	Y	Demolition of 24 dwellings and erection of 35. Demolitions recorded in the completions for 2014/15. Site under construction. Site is deliverable.
Total - Aylesborough Close					35	0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35				
	14/1995/FUL	Land And Buildings To Rear Of 1 - 5 Napier Street and Adjacent To 1A Napier Street (Tredgold Lane).	0.06	M	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	Under construction. Site is deliverable.
	14/1878/FUL	Land Between 60 - 68 Victoria Road	0.03	M	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Under construction. Site is deliverable.
	15/0363/FUL	Land At 21 To 23 Milton Road	0.10	M	10	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Under construction. Site is deliverable.
	14/0159/FUL	Anstey Hall Farm Barns, Grantchester Road	1.89	M	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	Under construction. Site is deliverable.
	14/1970/FUL	Land at Former Rosemary Branch Public House, Coldham's Lane		M	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Site is deliverable.
Total: Identified Windfall - Small Sites (10 to 49 dwellings)					242	90	152	96	43	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	152	152				
Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission																														
		With planning permission and under construction			123	0	123	31	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123	123	Y	Y	Y	Deliverable sites.
		With planning permission - not under construction (minus 10%)			182	0	182	18	45	64	36	19	0	0	0	0	0	0	0	0	0	0	0	0	182	182	Y	Y	Y	Deliverable sites.
Total: Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission					305	0	305	49	137	64	36	19	0	0	0	0	0	0	0	0	0	0	0	0	305	305				
Planning permissions granted between 1 April 2016 and 30 October 2016																														
	15/2321/FUL	Eastfield, Chesterton	U/K	A	24	0	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	Y	Y	Y	Decision notice issued August 2016. Erection of 50 new affordable houses, following demolition of 26 existing dwellings net increase of 24 residential units. Site is deliverable.
	15/2350/FUL	Crossway Gardens, Anstey Way	U/K	M	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Decision notice issued July 2016. Site is deliverable.
	16/0617/FUL	Hayling House, Fen Road	0.41	M	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Approved at planning committee 31 August 2016. Site is deliverable.
	16/0641/FUL	68-80 Perne Road	0.28	M	13	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Approved at planning committee 5 October 2016. Site is deliverable.
Total: Planning permission granted between 1 April 2016 and 30 October 2016					125	0	125	0	0	53	26	39	7	0	0	0	0	0	0	0	0	0	0	0	65	118				
Windfall Allowance																														
		Windfall - North Cambridge			309	0	309	0	0	0	0	0	31	31	31	30	31	31	31	31	31	31	0	0	309	0	Y	Y	Y	
		Windfall - East Cambridge			339	0	339	0	0	0	31	0	31	31	30	31	30	31	31	31	31	31	0	0	339	31	Y	Y	Y	
		Windfall - South Cambridge			339	0	339	0	0	0	0	31	31	30	31	31	31	30	31	31	31	31	0	0	339	31	Y	Y	Y	
		Windfall - West Cambridge			369	0	369	0	0	0	30	31	30	31	31	31	31	30	31	31	31	31	0	0	369	61	Y	Y	Y	
Total - Unidentified Windfall					1356	0	1356	0	0	0	61	62	123	123	123	123	123	123	123	124	124	124	0	0	1356	123				
Total Windfall					2171	90	2081	210	258	130	123	120	130	123	123	123	123	123	123	124	124	124	0	0	2081	841				
															Five Year Supply Total					841										

M = Market Housing, A = Affordable Housing, U/K = Unknown

Summary of Sites

Cambridge City Council aims to ensure that the housing trajectory is as robust and realistic as possible. Letters and questionnaires are sent to agents, developers or landowners of sites (as part of the Council's Annual Monitoring Report) asking them to provide details on whether their site is deliverable, available, achievable and viable (as set out in the National Planning Policy Framework (NPPF)⁵³), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions. A joint questionnaire is sent by Cambridge City Council and South Cambridgeshire District Council to sites on the edge of Cambridge that span the two local authorities.

For the small number of sites where the Council does not receive a completed questionnaire, annual completions are estimated based on survey data collected by Cambridgeshire County Council's Research and Monitoring Team; information included within the planning application; representations to the relevant section of the Local Plan; or information known by the case officer. Where questionnaires are returned, but they are considered unrealistic and unreliable, the Council takes a cautious approach and discusses these sites with case officers.

Below is a summary of each site contained within the housing trajectory tables. The site summaries are shown in housing trajectory order and outline any new developments on the sites and general comments.

References within this document which begin with the prefix 'RD/' can be found in the Councils' joint Reference Document Library, located on Cambridge City Council's website at <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>⁵⁴. Additionally, there are also references to the document M8/CCC&SCDC. This is the Councils' joint hearing statement, produced for the hearing sessions concerning Matter 8: Housing Land Supply and Delivery as part of the examination of the Local Plans. This document and supporting appendices and supplements can be found at: <https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery>.

⁵³ Paragraph 47 of the National Planning Policy Framework.

⁵⁴ The reference document library comprises the evidence base and supporting documents that were used in the production of the Cambridge Local Plan 2014: Proposed Submission and the South Cambridgeshire Submission Local Plan (July 2013). The reference document library will be updated throughout the examination process and additional sections will be added.

Cambridge Urban Area, Existing Allocations (see table C2)

- **CUP site Clarendon Road**

This parcel of land is allocated as site 5.01 in the 2006 Local Plan. All 409 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **The Paddocks Trading Estate, Cherry Hinton Road**

This parcel of land is allocated as site 5.02 in the 2006 Local Plan and as site R7 in the Cambridge Local Plan 2014: Proposed Submission. The allocation of this site is supported by LaSalle Investment Management (Representation 25384 to the Cambridge Local Plan 2014: Proposed Submission consultation). The Council has agreed a statement of common ground with LaSalle Investment Management (RD/SCG/140) with regard to this site. It is agreed that the most likely current time-frame for development is 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users. There is scope for vacant possession and/or break clauses in leases to allow for development to take place. It is agreed that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. Alternative locations are currently being explored and all current occupiers are aware of the development intentions. There is scope within existing employment sites in the city, including land in Cambridge City Council ownership, for the relocation of uses through redevelopment and densification. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site will be available by 2023 and it is anticipated that development could be completed by 2025 (M8/CCC&SCDC, Appendix 9, page 116 - 117). The site is phased later in the plan period to allow for relocation of uses.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.02. The site was considered developable after 2016. Pages 125-140 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 61 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner in a statement of common ground (RD/SCG/140).

- **British Telecom, Cromwell Road**

This parcel of land is allocated as site 5.03 in the 2006 Local Plan. All 136 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **379-381 Milton Road**

This parcel of land is allocated as site 5.04 in the 2006 Local Plan and as site M1 in the Cambridge Local Plan 2014: Proposed Submission. WFM Motors (Representation 26624 to the Cambridge Local Plan 2014: Proposed Submission consultation) expressed their intentions in 2013 to develop the site as 100% housing within the plan period and confirmed that the lease for the current tenant expires on 24 December 2019 and can be broken on 25 December 2015. The site is occupied by EMG Motor Group.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site is phased later in the plan period to allow for relocation of uses. The housing trajectory currently indicates that that development could be undertaken between 2025 and 2027.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.04. The site was considered developable. Pages 433–449 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 64 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through their representation 26624 (Cambridge Local Plan 2014: Proposed Submission consultation). The site is in close proximity to the forthcoming station at Cambridge Northern Fringe East and dependant on the relocation of the existing use

- **Cambridge City Football Ground, Milton Road**

This parcel of land is allocated as site 5.05 in the Cambridge Local Plan 2006 and as site R3 in the Cambridge Local Plan 2014: Proposed Submission. Planning Application 14/0790/FUL was approved for the provision of 106 residential units. Previously a football stadium and car park, the site is now under construction. 50 units have been built as of 31 March 2016. Therefore, in accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable and will be completed within five years.

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and as site R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory as site R14 (Cambridge Urban Area, New Allocations).

The Council has agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/280), which confirms that the site can be developed within the plan period. It has been confirmed that underground cabling is not an uncommon occurrence on such sites and can be addressed as part of development. Any local issues with surface water management can also be addressed through the development management process and through use of sustainable urban drainage systems. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Telereal Trillium have confirmed that the site will be available for development towards the end of the Plan Period. It is anticipated that development on the site could be completed by 2030/31.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.06 and CC583 (the car park). The site was considered developable. Pages 242-257 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 53 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through their statement of common ground (RD/SCG/280) and this year's response to the housing trajectory.

- **Willowcroft, Histon Road**

This parcel of land is allocated as site 5.07 in the 2006 Local Plan and as site R2 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. Site 5.07 was assessed and allocated for 67 residential units net. The remainder of the site (CC 312 – SHLAA 2013) was assessed as being capable of providing 11 additional net units. This information can be found in table 5 of the SHLAA 2013 (RD/STRAT/140, page 52). In combination, these sites were allocated as site R2 in the Cambridge Local Plan 2014:

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

Proposed Submission and are capable of providing a total of 78 residential units (net). The site is owned by ATS Euromaster, Skymond Ltd and Murketts.

Multiple ownership of the site has meant that the site is coming forward in small parcels. Planning permission was granted at Cambridge City Council's (14/1254/FUL) planning committee on 5 November 2014 for 15 flats (14 net). A further application was approved for 23 units (15/1369/FUL) adjacent to this site. In addition, ATS Euromaster has replied to the housing trajectory survey noting that a further portion of the site will become available for development within the next 12.

Murketts Ltd stated in their response to the Cambridge Local Plan 2014: Proposed Submission consultation (representation 27853) that they currently have no plans to bring the car dealership site forward for redevelopment. However, with the change in trading conditions (such as dealers holding less stock) and the changing maintenance requirements (vehicles have longer service intervals); they are finding that the existing site is no longer being utilised to its full potential. They therefore envisage that in the future, the business could downsize to a smaller site, enabling the existing site to come forward for redevelopment. This would occur before 2031.

The Council's assessment of the overall allocation site identifies the net capacity as 78. This assessment includes the demolition of any residential units currently on site

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, ATS Euromaster have confirmed that a large portion of the site will be available within 12 months and it is anticipated that development on this portion of the site could be completed by 2018/19. This part of the site is considered deliverable within five years in accordance with footnote 11 to paragraph 47 of the NPPF. The council has taken a cautious approach to this information to allow for the approval of planning applications, construction for current approved applications to be completed and the relocation of any existing businesses.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.07. The site was considered developable subject to landowners' intentions. Pages 42-57 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 59 of RD/Strat/150).

- **Territorial Army, Cherry Hinton Road**

This parcel of land is allocated as site 5.08 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Travis Perkins, Devonshire Road**

This site is allocated as site 5.09 in the Cambridge Local Plan 2006 and site R9 in the Cambridge Local Plan 2014: Proposed Submission. The site is currently home to a builders' merchants. Application 11/1294/FUL was granted permission for 43 units in April 2014. Delivery of the site is expected within five years.

In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable for the following reasons:

Available - The landowners have a current planning application on the site for the development of residential units and are currently actively investigating relocation options for their business.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 46 of RD/Strat/140) as site 5.09. The site was considered deliverable. Pages 157-172 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable – Viability was addressed as part of the approved planning application 11/1294/FUL.

- **Caravan Park, Fen Road**

This parcel of land is allocated as site 5.11 in the 2006 Local Plan. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Police Station, Parkside**

This parcel of land was allocated as site 12.2 in the 1996 Local Plan and is currently allocated as site 5.12 in the 2006 Local Plan. These allocations also included the fire station, which has now been developed. The police station is allocated as site M4 in the Cambridge Local Plan 2014: Proposed Submission. The Council agreed a statement of common ground with Cambridgeshire Constabulary Estates (RD/SCG/120) with regard to this site, which confirms that the redevelopment of the site is achievable within the plan period.

The police station is likely to be vacated by the Police Service for a number of reasons:

The nature of policing has significantly changed since the building was first occupied and as a result the building and its internal layout no longer provide the level and standard of accommodation required to meet the needs and expectations of the occupying departments. The lifespan of the existing buildings on the site is also limited, due to the nature of the building's construction and the significant likely cost of remedial works to bring the building up to modern standards.

The population served by this division is anticipated to increase by some 25% over the next decade with the creation of Northstowe and the Cambridge fringe developments; this will have a significant impact on the operational needs of the Southern Division of Cambridgeshire Police. Furthermore, the site's location in the city centre makes it increasingly difficult to respond to calls within all areas of the Southern Division within an appropriate response time.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Cambridgeshire Constabulary Estates confirmed that the site will be available for development in 2019. The Council expects with first completions in 2021/22 to take into account the time needed to find a new site, submit and approve planning applications and construction and relocation.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.12. The site was considered developable. Pages 486–503 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 66 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through the statement of common ground (RD/SCG/120).

- **Fire Station, Parkside**

This parcel of land is allocated as part of site 5.12 in the Cambridge Local Plan 2006. 99 residential units were completed on the site in 2012/13.

- **Milton Infant & Junior School, Milton Road**

This site is allocated as site 5.13 in the 2006 Local Plan. The original approved application (07/0328/FUL) for the site was for an 88 bed care home and 67 flats with community facility. Part of the application has been built out (the care home). An application for a 133 unit aparthotel and 5 residential townhouses under application 14/0052/FUL was allowed at appeal on 23 June 2015.

The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.13. The site is considered deliverable under the definition of footnote 11 to paragraph 47 of the NPPF. The site was not allocated in the Cambridge Local Plan 2014: Proposed Submission as it was under the threshold for allocation. This year's housing trajectory return expected occupation of the 5 townhouses in 2018.

- **Ridgeons, Cavendish Road/Cromwell Road**

This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations).

Site R12 Ridgeons (75 Cromwell Road) houses a builders' merchant. Ridgeons have expressed an interest in relocating their current operations at Cromwell Road to an alternative site in Cambridge. Cambridge City Council and Ridgeons Ltd signed a statement of common ground with regard to this site (RD/SCG/200). Cambridge remains an important location for Ridgeons, who have begun initial work scoping out relocation options and consider that the indicative start date could be as early as 2017. This is however dependent on a replacement site being found and a new store being built before that time. Ridgeons have confirmed that they are committed to finding a new site locally. The existing store on site R12 will remain open until the new store is fully operational. At this point, site R12 will then become available for redevelopment. Planning permission to redevelop site R12 for residential purposes is expected to be sought in the interim period, thus enabling development to commence swiftly once the site is available.

Consultation on the Ridgeons site, Cromwell Road draft Planning and Development Brief (SPD) was held between 18 January 2016 and 7 March 2016. The final draft version of the SPD was approved at Development Plan Scrutiny Sub Committee on 21 July 2015. The Council Plans to adopt the document as an SPD once the Local Plan 2014 has been adopted. In the interim, the Planning and Development Brief can be used as guidance to inform the submission of planning applications on the site.

An outline planning application (16/1904/OUT) was submitted in October 2016 for the erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open space, car parking, cycle parking & associated works.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available – In a response to the housing trajectory questionnaire, agents confirmed that the site could be available as early as 2017 and the landowner anticipates that development could

be completed between 2022 and 2027. An outline planning application (16/1904/OUT) for the site was submitted in October 2016.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.14 and site 5.14 and CC922 respectively. The site was considered developable. Pages 208-224 and 29–48 of the Technical Background Documents (RD/LP/260 and RD/LP/310) also provide an assessment of the site and show that the site has an overall rating of green in both RD/LP/260 and RD/LP/310. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 47 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through the statement of common ground (RD/SCG/200) and in response to this year's housing trajectory.

- **Henry Giles House, Chesterton Road**

This parcel of land is allocated as site 5.15 in the 2006 Local Plan and as R4 in the Cambridge Local Plan 2014: Proposed Submission. The Council has agreed a statement of common ground with Telereal Trillium (RD/SCG/270) with regard to the majority of this site, which confirms that the redevelopment of the Henry Giles House element of the site is achievable within the plan period. Employment uses on site can be relocated to other employment sites in Cambridge, including those subject to redevelopment and densification. There is scope for vacant possession and break clauses to allow development to come forward.

In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Telereal Trillium have confirmed that the site is available for development. It is anticipated that development on the site could be completed by 2020/21.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.15. The site was considered developable. Pages 75-90 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding and location within Air Quality Management Area. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 60 of RD/Strat/150) and confirmed as deliverable within the first five years

of the plan period in this year's response to the housing trajectory. The proposed draft Mitcham's Corner Development Framework (SPD) supports improvement support the enhancement of the area.

- **Junction of Cherry Hinton Road and Hills Road (The Marque)**

This parcel of land is allocated as site 5.16 in the 2006 Local Plan. 133 residential units were completed on this site in the 2013/14 monitoring year. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **295 Histon Road**

This parcel of land is allocated as site 5.17 in the 2006 Local Plan and as site R1 in the Cambridge Local Plan 2014: Proposed Submission for 32 residential units (net). An outline planning application (15/0519/OUT) was approved on 29 September 2016 and includes the demolition of all structures on site (1 residential unit) and the development of 27 dwellings. The net number of residential units on-site is 26.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, and aims to complete development within five years.

- **Sandy Lane**

This parcel of land is allocated as site 5.18 in the 2006 Local Plan. It is not allocated in the Cambridge Local Plan 2014: Proposed Submission. There are a number of live planning applications on the Sandy Lane site. Some of applications on this site overlap each other so the final figure is unknown:

- 03/0406/FUL: Erection of 18 No. 4 and 5 bedroom dwellings following demolition of existing workshops;
- 03/1241/FUL: Erection of five dwelling houses following demolition of existing industrial buildings;
- 06/1305/FUL: Erection of seven one-bedroomed flats with associated parking (adjacent to 3 and to the rear of 5, 7, 9 and 11 Montague Road);
- 06/0544/FUL: Erection of one 5-bedroom house;
- 09/1024/EXP: still pending determination (06/0544/FUL).

From analysing the various applications, it is reasonable to assume that 23 units could come forward on the site. This would comprise application 03/0406/FUL (18 units) and 03/1241/FUL (5 units). These applications do not overlap site boundaries.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable. The site is suitable for housing, has planning permission and a visit to the site in July 2015 showed that hoardings have now been erected around the periphery of the site.

The Council has sought legal advice on this site, which confirmed that commencement/implementation had taken place in 2009. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 54 of RD/Strat/140) as site 5.18.

- **New Street/Newmarket Road**

This parcel of land is allocated as site 7.01 in the Cambridge Local Plan 2006, the allocation comprises multiple applications, which total 121 residential units and development of this site is well underway. Planning applications for 19 residential units at 23-29 Occupation Road (10/1067/FUL) and 20 Occupation Road (09/0743/FUL) were completed in the 2012/13 monitoring year. A further 13 units were completed in the 2014/15 monitoring year on the land between 30-31 Occupation Road (12/0628/FUL) and 14 at 71-73 New Street (14/1407/FUL). Residential units are now under construction at 9-15 Harvest Way (11/0219/FUL). In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the remaining planning application at 9-15 Harvest Way (75 units) is deliverable within the five-year period.

- **Betjeman House, Hills Road**

This parcel of land is allocated as site 7.02 in the Cambridge Local Plan 2006 and as site R44 (modified to M44) in the Cambridge Local Plan 2014: Proposed Submission. Currently in use as offices, the site is 1.17 hectares and capable of providing 156 residential units.

Betjeman House, Broadcasting House, Botanic House and the Flying Pig Public House are already the subject of a partially implemented planning permission. The consent (06/00552/FUL) is for redevelopment to provide mixed use scheme comprising 156 residential units (including 40% affordable housing), B1 office use; retail / food and drink (Classes A1; A3 and A4 uses, including retention of 'Flying Pig' Public House), and new community use, together with associated basement car parking and servicing; amenity space (external and internal) with associated hard and soft landscaping; including re-location of the war memorial and provision of public art respectively. The application site did not include Francis House or its rear car park, which was acquired by the current landowner in September 2010.

A subsequent Section 73 planning permission (08/1058/S73) was granted on 23 October 2008 to vary various planning conditions to allow the office element of the approved scheme to be constructed as the first phase of the development (i.e. the now completed New Botanic House). These planning permissions have been implemented by virtue of the clearance of all relevant pre-commencement conditions and the construction of phase 1 of the development.

In terms of what is currently on the site, the Francis House building has recently been comprehensively refurbished and is now occupied by Siemens Plc, with their lease running until 2023. This part of the overall site will therefore not be available for redevelopment for some time. The Francis House part of the site, whilst currently in office use, is regarded by the landowners as being the most suitable for potential future residential use, subject to viability and prevailing market conditions.

Betjeman House is occupied less intensively on a short term lease basis by various companies. This building and its surrounding land, including Ortona House and The Flying Pig Public House, has been subject to very early draft proposals, which have already been the subject of initial discussions with the Council's Development Management Officers.

In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available – In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site is available for development. The site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31. The landowner is working with the Council to produce a Supplementary Planning Document for the development area.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 7.02 in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 55 of RD/Strat/140). The site was considered developable.

Achievable and Viable - The site is viable and achievable, and was confirmed as developable by the landowner through this year's housing trajectory return.

- **Coldham's Lane/Newmarket Road**

This parcel of land is allocated as site 7.03 in the Cambridge Local Plan 2006. This site was redeveloped as a hotel and is therefore no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Mitcham's Corner**

This parcel of land is allocated as site 7.04 in the Cambridge Local Plan 2006. Planning application 14/0506/FUL was approved on 9 July 2014 for retail development, provision of medical practitioner facility and car parking and has now been built. On 14 October 2014, a planning application (14/0543/FUL) was approved for student accommodation, A1 food retail and bicycle and car parking, this is now under construction. This allocation is no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **West Cambridge, Madingley Road**

This parcel of land is allocated as site 7.06 in the Cambridge Local Plan 2006. The site has been allocated in the Local Plan 2014: Proposed Submission as site M13 for University and

research uses. No further residential accommodation is expected on this site, although the policy approach allows for student accommodation on this site.

- **Leckhampton House Grounds**

This parcel of land is allocated as site 7.07 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site for residential use. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Grange Farm off Wilberforce Road**

This parcel of land is allocated as site 7.09 in the Cambridge Local Plan 2006. This site has been allocated in the Local Plan 2014: Proposed Submission as site U3 for student accommodation. No further residential accommodation is expected on this site.

- **Land Around 16 Mill Lane**

Allocated as site 7.10 in the Cambridge Local Plan 2006 and as U1 in the Cambridge Local Plan 2014: Proposed Submission. A Supplementary Planning Document was developed to guide development on the site and was adopted on by the Council on 12 January 2010. The University is currently preparing a masterplan for the site and is considering the potential delivery of student housing, which is consistent with the adopted Old Press/Mill Lane Supplementary Planning Document. Masterplan options will be considered in 2016/17, ascertaining a clearer understanding of parameters relating to the mix and phasing of development. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available –The University is in the early stages of masterplan preparation for the site, which must be agreed and in compliance with Council policy.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 5.17 in the Council’s Strategic Housing Land Availability Assessments 2012 and 2013 (page 56 of RD/Strat/130 and page 57 of RD/Strat/140). The site was considered developable. Pages 398–413 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding, known archaeology on site, the presence of listed buildings and the site’s location within the Air Quality Management Area. These issues are considered to be capable of mitigation as part of the development management and masterplanning process.

Achievable and Viable - The site is viable and achievable, according to preliminary assessment (page 56 of RD/Strat/15) and confirmed as developable.

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

- **Brunswick Site**

This parcel of land is allocated as site 7.11 in the Cambridge Local Plan 2006. The 205 residential units on site were fully completed in the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Magnet Warehouse, Mill Road**

This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12.

Table C2 of the housing trajectory updates progress on the original allocation (7.12). The remaining parcel of land at site R21 (315-349 Mill Road) is owned by Cambridgeshire Community Services NHS Trust (the Trust), progress on this portion of the site can be found under site reference R21 in table C3 of the housing trajectory.

Approximately half of the original allocation for site 7.12 (Table C2 of the housing trajectory) has planning permission for a mosque (planning permission 11/1348/FUL for 309 – 313 Mill Road), which is now being built. The McLaren Group has an option on the remaining portion of land owned by The Cooperative Group. This land at 315 - 349 Mill Road now also has planning permission (14/1496/FUL) for student housing development consisting of 270 student rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access. The planning application was approved at appeal in January 2016 and is now being built. Therefore this portion of the site is no longer available for residential development.

- **64-66 Peverel Road**

This parcel of land is allocated as site 9.14 in the Cambridge Local Plan 2006. Planning application 13/1594/FUL was approved and a Section 106 agreement signed on 3 October 2014 for B1 building use for Marshall Aerospace and Defence Group. The site is not available for residential development, as a result, this allocation was not taken forward into the Local Plan 2014: Proposed Submission.

- **Station Area – Blue Phase**

This site is allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission. The 169 residential units were completed in the 2015/16 monitoring year.

- **Station Area – Pink Phase**

This site is allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission.

Planning application 13/1034/REM was approved on 10 January 2014 for part of the Pink Phase of the CB1 development. The application comprised 137 residential units within blocks C1, C2, D1 and F1, along with associated car parking, cycle parking, electricity sub-station, landscaping, the Northern Residential Park and Station Road Open Space (part) and the Northern Access Road.

Blocks C1, C2 and D1 are currently under construction and are anticipated to be completed by the fourth quarter of 2015. An application for blocks I1 and K1 proposing 89 residential units was refused at Planning Committee in November 2016. However a further application will be expected later in the year. Pre-application discussions have also commenced with regard to blocks F2, G2, B2 which could deliver 151 residential units.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, is currently under construction. Development is likely to be completed within five years.

Cambridge Urban Area, New Allocations (see table C3)

- **Camfields Resource Centre and Oil Depot 137-139 Ditton Walk**

This parcel of land is a new allocation (R5) in the Cambridge Local Plan 2014: Proposed Submission. This site is considered to be capable of providing 35 residential units. The site has two owners, one of which is Cambridgeshire County Council. The County Council, as the landowner, has confirmed support for the allocation and that the land is immediately available for development. The County Council is in contact with the landowner of the remaining portion of the site. The delivery of the site is expected outside the council's five year supply.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - The County Council is in discussions with the landowners of the remaining portion of the site (the oil depot) to enable comprehensive development of the whole allocation. The portion of the site owned by Cambridgeshire County Council is available immediately for development as demonstrated through the County Council's response to the housing trajectory survey. The oil depot was recently removed from the hazardous installations list by the Health and Safety Executive.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 69 of RD/Strat/130 and page 65 of RD/Strat/140) as site 906. The site was considered developable. Pages 91–107 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding, contamination and

impact on green space. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 52 of RD/Strat/150) and confirmed as developable outside a five year timeframe by Cambridgeshire County Council, as detailed in their response to the housing trajectory survey.

- **149 Cherry Hinton Road and Telephone Exchange, Coleridge Road**

This parcel of land is a new allocation (R8) in the Cambridge Local Plan 2014: Proposed Submission. The site is jointly owned by Swiss Laundry and British Telecom. This site is considered to be capable of providing 33 residential units.

The Council has agreed a statement of common ground (RD/SCG/240) with Swiss Laundry Ltd. Swiss Laundry Ltd made representation 26840 (Cambridge Local Plan 2014: Proposed Submission consultation) with regard to site R8. They confirmed that the site could be made available for redevelopment during the plan period to 2031 if Swiss Laundry could find a suitable alternative site, for either all or part of its existing operation, and would relocate provided such a move is viable. It is agreed that the existing uses on the site do not preclude the site's developability within the plan period.

The Council has also agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/250) confirming that the most likely current time-frame for development is 2029 to 2031, although it is possible that development will come forward earlier.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Swiss Laundry have confirmed that the site will be available by 2029, and it is anticipated that development could be completed by 2030. The site was phased later in the plan period to allow for relocation of uses.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 37 of RD/Strat/130 and page 36-37 of RD/Strat/140) as sites 081 and 087. The sites were considered developable. Pages 141–107 of the Technical Background Documents (RD/LP/260) also provide an assessment of the site known as 149 Cherry Hinton Road and shows that it has an overall rating of green. Pages 9–28 of the Technical Background Document Supplement (RD/LP/310) assess an expanded version of the site, which includes the telephone exchange and also produces an overall site rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 35 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowners through the statements of common ground (RD/SCG/240 and 250).

- **Mill Road Depot and Adjoining Properties, Mill Road**

This parcel of land was previously allocated in the 1996 Local Plan (Site 6.24), but was not allocated in the Cambridge Local Plan 2006. A change in circumstances led to a new allocation (R10) in the Cambridge Local Plan 2014: Proposed Submission for 167 residential units.

The Council's Planning Services agreed a statement of common ground (RD/SCG/150) with the Council's Property Services. Since the submission of the representations to the Proposed Submission consultation, further work has been undertaken by the Council on the relocation of the depot. The Council and South Cambridgeshire District Council agreed a single shared waste service which is now located the Waterbeach Depot. These operations took up a significant part of the site R10, and relocating them was an important step towards moving operations from the site. Work regarding the relocation of the other uses on site is currently underway.

Public consultation on the Mill Road Depot Draft Planning and Development Brief (SPD) was undertaken between 3 June and 22 July 2016. The key issues raised are being considered by the Council. The draft Planning and Development Framework is expected to go to committee for approval in January 2017.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Cambridge City Council Property Services have confirmed that the site is currently occupied by Council services, commercial/private tenants and commercial/private owners and long leaseholders. Some Council services have relocated already in anticipation of redevelopment meaning that development can commence on a large portion of the site from 2017/18 onwards. It is anticipated that development could be completed by 2023/24.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 45 of RD/Strat/130 and page 43 of RD/Strat/140) as site 102. The site was considered developable. Pages 173–190 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to setting of listed building, multiple ownership, access, contamination and cycling provision. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 44 of RD/Strat/150). The housing trajectory return confirms that housing completions are expected to begin within five years. A Statement of Common Ground was also agreed by the landowner and confirmed that the site was achievable and viable (RD/SCG/150).

- **Horizon Resource Centre, 285 Coldham’s Lane**

This parcel of land is a new allocation (R11) in the Cambridge Local Plan 2014: Proposed Submission. The site is currently in use as a day centre with car parking facilities. The site is owned by Cambridgeshire County Council and is considered to be capable of providing 40 residential units. The County Council, as the landowner, has confirmed support for the allocation.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - Cambridgeshire County Council has indicated that the site could be delivered at the end of the plan period. Further investigation needs to be carried out to ensure that the current services on the site are incorporated into the development or relocated to a suitable location, but these are not considered to prevent development from coming forward.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council’s Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 629. The site was considered developable. Pages 191-206 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 49 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and has been allocated as R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory. The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 76 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 126 of this document.

- **Cambridge Professional Development Centre, Foster Road**

This parcel of land is a new allocation (R16) in the Cambridge Local Plan 2014: Proposed Submission. The landowner, Cambridgeshire County Council, no longer uses the venue as a training facility. There are no operational requirements affecting delivery of development. This site is considered to be capable of providing 40 residential units on land which excludes the playing fields. The County Council as landowner has confirmed support for the allocation to the Council. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - A reply to the housing trajectory survey from Cambridgeshire County Council indicates that the site could be delivered between 2027/28 and 2030/31.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 50 of RD/Strat/130 and page 50 of RD/Strat/140) as site 905. The site was considered developable. Pages 276-292 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 51 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

- **Mount Pleasant House, Mount Pleasant**

This site is a new allocation (R17) in the Cambridge Local Plan 2014: Proposed Submission. A representation from Universities Superannuation Scheme Ltd to the Plan (Representation 28065) supported the proposed allocation and enclosed analysis that demonstrated the site has the potential to deliver at least 87 new homes at 153 dwellings per hectare. The site has been sold to the Howard Group who wishes to develop the site for student accommodation. A planning application (16/1389/FUL) has been submitted by the Howard Group to the Council for the demolition of the existing building and construction of student accommodation comprising 243 en-suite and 24 studio student units. The Council still considers the site to be suitable for residential use and therefore has retained the figures used in the previous housing trajectory. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - The site is currently available for development, and it is anticipated that development could be completed by 2024 if an application were to come forward for residential accommodation (see M8/CCC&SCDC, Appendix 9, page 158 - 159).

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 70 of RD/Strat/130 and page 66 of RD/Strat/140) as site 919. The site was considered developable. Pages 293-309 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the loss of office accommodation, the location of the site within an Air Quality Management Area and the protection of the setting of the conservation area and a scheduled monument. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 31 of RD/Strat/150) and was confirmed as developable outside a five year timeframe.

- **Clifton Road Area**

This parcel of land is a new allocation (M2) in the Cambridge Local Plan 2014: Proposed Submission. Site M2 Clifton Road Area houses industrial, office and leisure uses. It is allocated for residential redevelopment to include 550 dwellings at a range of densities and 2 hectares of employment floorspace. The Council agreed a statement of common ground (RD/SCG/160) with USS Limited. The statement of common ground explains the collaborative process that has been entered into between Cambridge City Council and Universities Superannuation Scheme Limited and the workstreams that Universities Superannuation Scheme Limited has commissioned to demonstrate the deliverability of the proposed site allocation M2 and Policy 20: Station Area West and Clifton Road Areas of Major Change.

Cambridge City Council is the major freeholder. There are however other landowners with freehold interests on the site. These include Royal Mail Group and Network Rail. The existing Clifton Road Industrial Estate, of which Universities Superannuation Scheme Limited is the long leaseholder, accommodates 46 businesses across 56 units. All of these leases will expire during the early part of the plan period with the last unit expiring in 2025. This means that existing lease arrangements are not an overriding constraint to the deliverability of the site.

The site allocation proposes a mix of employment uses on circa two hectares, leisure-related uses and residential uses with a maximum capacity of 550 dwellings. Universities Superannuation Scheme Limited has carried out high-level masterplan work which provides assurance over the capacity of the site to accommodate both the quantum and diversity of uses envisaged in the site allocation, whilst avoiding negative impacts on its immediate neighbours and the wider area. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, USS have confirmed that first completions are expected in 2022/23, and it is anticipated that development could be completed by 2030/2031.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 70 of RD/Strat/130 and page 37 of RD/Strat/140) as site 913 and site M2. The site was considered developable. Pages 450–467 and pages 83-102 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access, contamination and noise. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 54 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through the statement of common ground (RD/SCG/160).

- **Michael Young Centre, Purbeck Road**

This site is a new allocation (M3) included in the Cambridge Local Plan 2014: Proposed Submission. The Local Plan 2014: Proposed Submission allocated the site for 50 residential dwellings and over 0.5 hectares of employment. A planning application (13/1250/OUT) was approved in February 2014 which included the addition of a further 45 residential units, bringing the total number of dwellings on the site to 95. A reserved matters application for the site (14/1648/REM) was approved on 5 February 2015 and the site was completed in the 2015/16 monitoring year.

- **82-88 Hills Road and 57-63 Bateman Street**

This parcel of land is a new allocation (M5) in the Cambridge Local Plan 2014: Proposed Submission. A representation was submitted to the Cambridge Local Plan 2014: Proposed Submission consultation by the landowner, Trinity Hall (Representation 26612). At the time the landowner believed that an extra 30 dwellings could be developed on the site and the site size could be increased by 0.08ha.

A recent reply to the housing trajectory from the Trinity Hall noted that the College will retain the commercial use in the short to medium term. Therefore the completions are phased towards the end of the plan period. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The development is phased later in the plan period to allow the allocation to be retained as commercial use in the short to medium term.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 872. The site was considered developable. Pages 504- 19 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some

constraints and adverse impacts, this is due to the location of the site within an Air Quality Management Area, its proximity to an historic park and garden, conservation area, and access to the site. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 50 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

- **636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road**

This parcel of land is a new allocation (R6) in the Cambridge Local Plan 2014: Proposed Submission. Cambridge City Council and Cambridgeshire County Council, as landowners, acknowledge that the site is currently occupied. The SHLAA 2013 (RD/Strat/140, page 33) notes that community facilities would need to be incorporated as part of the development. This was included in the constrained capacity calculation.

Cambridge City Council is currently looking to redevelop the community centre on this site, which should not impact on the redevelopment of the wider site and should maintain operational requirements. Whilst the land is in multiple ownership, this is not considered to be an issue with the majority of developable land owned by Cambridge City Council and Cambridgeshire County Council. Discussions are underway to discuss joint development options. A recent reply to the housing trajectory survey from the County Council indicates that their portion of the site is available immediately for development and they are currently looking at the provision of a flatted development situated above a community hub.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available – The parcel of land owned by Cambridgeshire County Council is available for development. In order to allow for time for joint development options to be investigated and implemented on-site (the Council's preferred development option), the Council has decided to take a cautious approach and placed the delivery of this site towards the end of the plan period.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 32 of RD/Strat/130 and page 33 of RD/Strat/140) as site 443. The site was considered developable. Pages 108-124 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 26 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

- **Ridgeons, Cromwell Road/Cavendish Road**

This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). An outline planning application (16/1904/OUT) was submitted in October 2016 for the erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open space, car parking, cycle parking & associated works. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 130 of this document.

- **315-349 Mill Road and Brookfields**

This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12. Table C2 of the housing trajectory updates progress on the original allocation (7.12). The remaining parcel of land at site R21 (315-349 Mill Road) is owned by Cambridgeshire Community Services NHS Trust (the Trust). Progress on this portion of the site can be found under site reference R21 in table C3 of the housing trajectory. Further information on this site can be found on page 136 of this document.

The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). This site is capable of providing 98 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable.

Available – In a response to the housing trajectory questionnaire, the Trust confirmed that the site will be available towards the middle to end of the Plan period. Existing and future healthcare provision on the site will be factored into the development.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 58 of RD/Strat/130 and page 57 of RD/Strat/140) as site 7.12 and site 7.12 and site 934 respectively. The site was considered developable. Pages 360–377 and 103-121 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and show that the site has an overall rating of amber in RD/LP/260 and RD/LP/310. This indicates that the site has development potential and some constraints and adverse impacts. RD/LP/260 notes that this is due to the site being in an Air Quality Management Area, contamination and proximity to Buildings of Local Interest. This assessment is mirrored in RD/LP/310 with the addition of concerns about

loss of community facilities. These issues are considered to be capable of mitigation as part of the development management process

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 63 of RD/Strat/150) and the majority of the site is confirmed as developable outside the first five years of the plan period by the main landowner through the statement of common ground (RD/SCG/230).

Cambridge Fringe Sites, Existing Allocations (see table C4)

- **Cambridge East, Land North of Cherry Hinton**

While the airport remains on site, there is also potential for residential development North of Cherry Hinton on land within both Cambridge and South Cambridgeshire, as provided for in the Cambridge East Area Action Plan (RD/AD/280). This site was proposed for allocation in both Councils' submitted Local Plans as R40 and SS/3 and is expected to deliver a total of approximately 460 dwellings of which approximately 350 would be delivered in Cambridge. The site is owned by two landowners, both of whom are in pre-application discussions with the Councils. In 2015, the Councils explored the potential for an extension to the allocation, which would mean carrying forward a larger part of the allocation in the adopted Cambridge East Area Action Plan, rather than changing it to safeguarded land that could only come forward through a plan review. Recent discussions with the landowners (Marshall and the White family) and further technical work has been undertaken and resulted in the reallocation of a wider site area, which will provide at least 1,200 residential units within Cambridge and South Cambridgeshire. Allocation R40 in the Cambridge City Council Housing Trajectory has therefore been expanded and reallocated as site R47 for 780 residential units. The Councils have previously agreed statements of common ground with Marshall (RD/SCG/210) and the Whites (RD/SCG/220). The Councils are currently working towards the production of an SPD for the site with the landowners and relevant stakeholders.

Housing trajectory questionnaires from two landowners state that the site is available and that development could start on site in 2019. The projected completion dates have changed since last year due to further work being undertaken.

Part of the site is considered by all parties to be deliverable within a five-year time period and is available for development. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available – A reply to the housing trajectory survey indicates that the site is available and it is anticipated that housing completions could start on site in 2019. Pre-application discussions are underway with both landowners.

Suitable - The site was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. Pages 49–65 of Technical Assessment Document (RD/LP/310) provide an assessment of the site and shows that the site has an overall rating of

green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). The site was also assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. A further site assessment on the new allocation (site R47) was also recently carried out as part of the Council's proposed modifications consultation and illustrates that the site's development potential remains green (RD/MC/050, Appendix 1 and 2).

Achievable and Viable - The site is viable and achievable, with confirmation provided by landowners that the site is achievable.

- **Cambridge East – Land at Coldham's Lane**

The site (R41 in the emerging Cambridge Local Plan) was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. The land North of Cherry Hinton was considered deliverable from 2017/18. Pages 66–82 of Technical Assessment Document (RD/LP/310) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the location of the site within air safeguarding zones and noise issues. These issues are considered to be capable of mitigation as part of the development management process.

Application 14/0028/OUT for land North of Coldham's Lane for 57 units was approved at Joint Development Control Committee on 19 November 2014 subject to the signing of a section 106 agreement. The section 106 agreement was completed on 2 April 2015. Application 16/0756/REM has also now been submitted and is pending consideration. A further application (16/1181/FUL) has been submitted in tandem to the aforementioned application for 57 residential units and is also currently pending determination. The site is currently being marketed by Weston Homes as the Eastfields development.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and completions are expected within five years.

- **NIAB Main**

Allocated as site 9.03 in the Cambridge Local Plan 2006 and as site R43 in the Cambridge Local Plan 2014: Proposed Submission, the site is located off Huntingdon Road and Histon Road and has outline planning permission for a mixed use development comprising 1,593 residential units. A housing trajectory return from the agents indicated that the first completions are expected in 2017/18. The Council has taken a cautious approach to the housing completions expected on site and moved completions back two years to allow time for the approval of the reserved matters application.

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and completions are expected within five years.

- **NIAB Frontage**

Allocated as site 9.03 in the Cambridge Local Plan 2006. The site is located off Huntingdon Road. Application 07/1124/REM was approved for 187 dwellings, 153 of which have been completed. The remaining 34 units are expected to come forward as part of the NIAB Main development. This is due to the phasing plan of the site.

- **Clay Farm**

This parcel of land is allocated as site 9.05 and 9.06 in the 2006 Local Plan and has been allocated as part of R42a in the Cambridge Local Plan 2014: Proposed Submission. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 60 of RD/Strat/130 and page 58 of RD/Strat/140) as sites 9.05 and 9.06. The site was considered developable and deliverable from 2011–2022. There are multiple approved planning applications relating to the site (see housing trajectory spreadsheets).

The site currently has six developers involved in the site: Countryside Properties, Skanska, Bovis, Cambridge City Council, Crest Nicholson and Cala Homes. Currently 833 of the 2,169 units have been built. The whole of Clay Farm now has planning permission. Parcels 19 and 20 were developed by Skanska and completed in the 2014/15 monitoring year.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **North West – Cambridge University**

The site known as the North West Cambridge Development (also referred to as Land between Madingley Road and Huntingdon Road, Cambridge) and identified in the North West Cambridge Area Action Plan (RD/AD/290) is capable of delivery during both Cambridge City Council and South Cambridgeshire District Council plan periods (2011-2031), and has been secured through an outline planning permission in 2013 (Reference 11/1114/OUT and S/1886/11). The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.07. The site was considered developable.

The University of Cambridge Primary School opened on 7 September 2015 with access provided off Huntingdon Road and construction of the Storey's Field Community Centre is underway. Numerous planning applications for residential units have been approved on site including 13/1748/REM (for 117 residential units), 13/1827/REM (232 units), 14/0109/REM (73 units) and 14/1722/REM (264 units) and 15/1663/REM (121 units).

The delivery rate across the North West Cambridge Development reflects the nature of the development, which includes 50% key worker housing for the University of Cambridge and 50% market housing and the existing pace of construction.

The site at North West Cambridge will include a range of dwelling types, from apartments through to detached houses. The first phase of development, which the University is currently implementing, is focused on the local centre and is predominantly flats. Flatted schemes are capable of delivering large number of units relatively quickly. Development has commenced and there are multiple contractors on site at the moment working on different residential lots, in addition, a contractor is delivering site-wide infrastructure. Latest information from the University indicates that there are currently 807 units with planning permission.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **Trumpington Meadows**

Allocated as site 9.08 (Monsanto) in the Cambridge Local Plan 2006 and as site R42b in the Cambridge Local Plan 2014: Proposed Submission. It is addressed by the Southern Fringe Area of Major Change Policy (Policy 17) in the Cambridge Local Plan 2014: Proposed Submission. Current applications for the site include 11/0073/REM and 11/0075/REM, 14/0348/REM, 14/0624/REM, 14/2103/REM and 16/1769/REM (pending consideration). The site is currently under construction and 420 dwellings have been built to date. The developers expect the site to be completed by 2020.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **Glebe Farm (Glebe Farm 1)**

This parcel of land is currently allocated as site 9.13 in the 2006 Local Plan and has been allocated as part of R42c in the Cambridge Local Plan 2014: Proposed Submission. Applications 08/0361, 08/0363 and 09/1140/FUL were previously approved on this site. Application 13/0706/FUL amended the number of dwellings on site from 286 to 287 through the erection of four dwellings in lieu of plots 240, 241 and 242. The site was completed in 2015/16 monitoring year.

- **Bell School**

Allocated as site 9.12 in the Cambridge Local Plan 2006 and as site R42d in the Cambridge Local Plan 2014: Proposed Submission. A reserved matters application (13/1786/REM) was approved for 270 dwellings in April 2014. The site is under construction.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

Cambridge Fringe Sites, New Allocations (see table C5)

- **Land North of Worts' Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB1. This site is situated on Green Belt land and is believed to be capable of providing 200 residential units. The promoters of the site indicated in their response to the housing trajectory that the site could be delivered earlier than indicated in the previous year's trajectory. The Council has noted this response, but has taken a cautious approach.

In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF, this site is considered deliverable and developable for the following reasons:

Available - A housing trajectory return from the agents indicated that the first completions are expected in 2018/19. The site is available immediately and it is anticipated that development could be completed by 2020/21. The Council has moved the predicted completions figures back one year to allow time for the Local Plan examination to resolve and planning applications to be submitted.

Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 167 of RD/Strat/140) as site GB1. The site was considered developable.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 55 of RD/Strat/150).

- **Land South of Worts' Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB2. This site is situated on Green Belt land and is believed to be capable of providing 230 residential units.

In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF, this site is considered deliverable and developable for the following reasons:

Available - A housing trajectory return from the agents indicated that the first completions are expected in 2018/19. The Council has taken a cautious approach to this information and moved the estimated completions back to 2020/21 allow for the adoption of the Cambridge Local Plan 2014. The site will be available for development within the Council's five year supply.

Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 166 of

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

RD/Strat/140) as site GB1. The site was considered developable. The landowners do not anticipate any legal constraints on the site.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 56 of RD/Strat/150) and the landowner's response to the housing trajectory.

- **Glebe Farm 2**

The figure for site R42c Glebe Farm was reduced to 30 units in the housing trajectory from 35 units in 2013 Annual Monitoring Report (RD/AD/350) and remained at 30 units in the 2014 Annual Monitoring Report (RD/AD/360). Application 14/1792/FUL was approved for 30 residential units in February 2016 .

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

Available - The site is under construction and a recent reply to the housing trajectory survey from the developers anticipates that development could be completed by 2018/19.

Suitable - The site was allocated for development in the adopted Cambridge Local Plan 2006, having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (Page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.13. The site was considered deliverable.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 62 of RD/Strat/150). The site is deliverable within the next five years and is currently under construction.

Cambridge Windfall: Identified Windfall – Large Sites Over 50 Dwellings (see table C6)

- **Cambridge Water Company, Rustat Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (07/1223/REM) for 143 residential units. A subsequent application (13/6001/S106BA) was approved on 9 December 2013, which changed the market/affordable housing split from that of 60%/40% to 94%/6%. The overall number of residential units remains at 143 and the site is under construction. 65 units have been completed and are occupied (this occurred after 31 March 2016). The remaining units are expected to be completed by Spring 2017.

Cambridge Windfall: Identified Windfall – Small Sites (10 to 49 dwellings) (see table C6)

- **115-119 Perne Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0730/FUL) for 12 residential units. The site is under construction and expected to be completed in 2016/17.

- **1 Ditton Walk**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1554/FUL) for 12 residential units. The site was completed after April 2015 and therefore completions have been recorded in the 2015/16 monitoring year.

- **186-189 Histon Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0231/FUL) for 12 residential units. A new application (15/0120/FUL) was approved at Planning Committee on 5 in August 2015, subject to a Section 106 agreement. The application is for the demolition of 2 houses and the erection of 13 flats, which equates to a net of 11 residential units. The developer confirmed that the estimated year of completion is 2017/18.

- **394-398 Mill Road and 8 Montreal Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/0195/FUL) for 17 residential units. The application includes the demolition of four residential units; therefore the net total for the site is 13 residential units. An agent on behalf of the landowner confirmed that the development is currently out to tender and that the estimated year of completion is 2018/19.

- **40-64 Colville Road and 1-9 Augers Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1129/FUL) for 33 residential units. The application consists of 18 demolitions and the construction of 33 residential units. 18 demolitions were completed in the 2014/15 monitoring year and are included in the net completions for that year. The site was completed in 2015/16.

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

- **132-136 Newmarket Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1139/FUL) for 13 residential units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction, completions are expected in the 2016/17 monitoring year.

- **Campkin Court, Cambridge**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1385/FUL) for 33 residential units. The application consists of 48 demolitions and the construction of 33 residential units. 48 demolitions were recorded in the 2014/15 monitoring year. The site was completed in 2015/16.

- **Play Area PL/006 and Garages, Atkins Close**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1741/FUL) for 12 residential units. The site was completed in the 2015/16 monitoring year.

- **6-14 Water Lane**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1386/FUL) for 24 residential units. The application involved the demolition of 24 dwellings, which have been completed and recorded in the net completions for 2015/16, 12 units were also completed in 2015/16, leaving 12 affordable housing units to be built. The housing trajectory return confirms that the site should be completed in the 2016/17 monitoring year.

- **Aylesborough Close**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1405/FUL) for 35 residential units. The application involved the demolition of 24 dwellings, which have been completed and recorded in the net completions for 2015/16. The site is currently under construction. The housing trajectory return confirms that the site should be completed by September 2016.

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

- **Land And Buildings To Rear Of 1 - 5 Napier Street and Adjacent To 1A Napier Street (Tredgold Lane)**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1995/FUL) for 14 residential units. The site is under construction.

- **Land between 60-68 Victoria Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1878/FUL) for 10 residential units. The site is currently under construction. The housing trajectory return confirms that the site should be completed by September 2017.

- **Land at 21-23 Milton Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/0363/FUL) for 10 residential units. The site is under construction.

- **Anstey Hall Farm Barns**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/0159/FUL) for 12 residential units. The site is currently under construction. The housing trajectory return confirms that the site should be completed by April 2017.

- **Land at Former Rosemary Branch Public House, Coldham's Lane**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1970/FUL) for 10 residential units. The public house on the site has been demolished in anticipation of the start of construction.

Cambridge Windfall: Identified Windfall – Very Small Sites (9 dwellings or less) (see table C6)

At 31 March 2016, 123 dwellings (net) had planning permission and were under construction on small sites within Cambridge. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. However, as these small sites are under construction, it is considered reasonable to count all of these dwellings. All of these dwellings are anticipated to be completed within two years.

At 31 March 2016, there were 202 (net) dwellings with planning permission on small sites within Cambridge that are not currently under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

start on these sites, it is considered necessary to assume that a proportion of these sites may not come forward for development. As such, approximately 10% of the total number of units has been deducted to account for the potential non-implementation of some planning applications. On this basis, 182 dwellings are anticipated to be completed within five years.

Cambridge Windfall: Planning permissions granted between 1 April 2016 and 30 October 2016 (see table C6)

- **Eastfield, Chesterton**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/2321/FUL). The decision notice was issued in August 2016 for the erection of 50 new affordable houses, following demolition of 26 existing dwellings, this produces a net increase of 24 residential units. Completions are expected in the 2018/19 monitoring year.

- **Crossway Gardens, Anstey Way**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/2350/FUL) for 10 residential units. Completions are expected in the 2018/19 monitoring year.

- **Hayling House, Fen Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (16/0617/FUL) for 13 residential units (net). The application was approved at Planning Committee on 31 August 2016.

- **68-80 Perne Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (16/0641/FUL) for 13 residential units (net). The application was approved at Planning Committee on 5 October 2016.

- **Planning applications for 9 or less dwellings (minus 10%)**

Between 1 April 2016 and 30 October 2016, 72 (net) dwellings were approved at committee or issued with a decision notice for approval of planning permission on small sites within Cambridge. None of these sites are under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to start on these sites, it is considered necessary to assume that a proportion of sites may not come forward for development. As such, 10% of the total number of units has been

deducted. On this basis, 65 dwellings are anticipated to be completed within five years, between 2018/19 and 2021/22.

Cambridge Windfall: Windfall Allowance (see table C6)

Paragraph 48 of the National Planning Policy Framework (NPPF) says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

Cambridge City Council has taken a measured and robust approach to windfall calculations. Any allowance should have regard to the SHLAA (Strategic Housing Land Availability Assessment), historic windfall delivery rates and expected future trends, and should not include residential gardens. In line with paragraph 48 of the NPPF, the approach taken by the Council excluded garden land, allocated land and any development on sites over 0.5 hectares from the windfall calculations. Based on the Planning Advisory Service's advice, the SHLAA 2012 identified small sites (9 dwellings or less and 0.25 hectares or under in broad locations). These broad locations were identified in lieu of windfall and included in Annex 2 of the 2012 SHLAA (RD/Strat/130). Following the publication of the NPPF, reflecting the requirements of paragraph 48, the Council produced the SHLAA 2013 (RD/Strat/140) which focussed on strategic sites of 0.5ha or more and undertook detailed research on small windfall sites (up to 0.5 hectares).

The methodology for calculating a realistic windfall allowance is set out in the Council's Housing Land Supply Topic Paper (RD/Top/070). In summary, the Council identified past windfall completions from 2002 to 2012 omitting the two highest and lowest years of delivery and calculated an annualised average on the remaining years of data. This resulted in an annualised windfall figure of 123.3 residential units per annum. This figure is reflected in the Council's Windfall Allowance figures.

The Council performed a 'health check' on these calculations in 2014 as part of the Local Plan Examination Hearing Sessions for Matter 8: Housing Land Supply and Delivery⁵⁵. As per the SHLAA methodology, the two highest and lowest years of data were removed to allow for any potential anomalies. The final annualised windfall allowance resulted in a figure of 122.44 residential units per annum. This very small variation is 0.86 units less than the original calculation (123.3). This highlights that the trend for windfall calculations is still consistently available in line with paragraph 48 of the NPPF.

Due to the highly built up nature of the city, the strength of the housing market and the continuing demand for housing, and scope for intensification of sites, the Council considers that windfall sites remain a significant and continuing component of housing supply. In line with paragraph 48 of the NPPF, this provides compelling evidence that such sites become consistently available.

As more identified windfall comes through within the five year housing trajectory period (2015/16 to 2019/20) the windfall allowance is reduced to ensure that windfall completions do not exceed

⁵⁵ <https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery>

Appendix D – Housing Trajectory: Cambridge Housing Trajectory – Summary of Sites

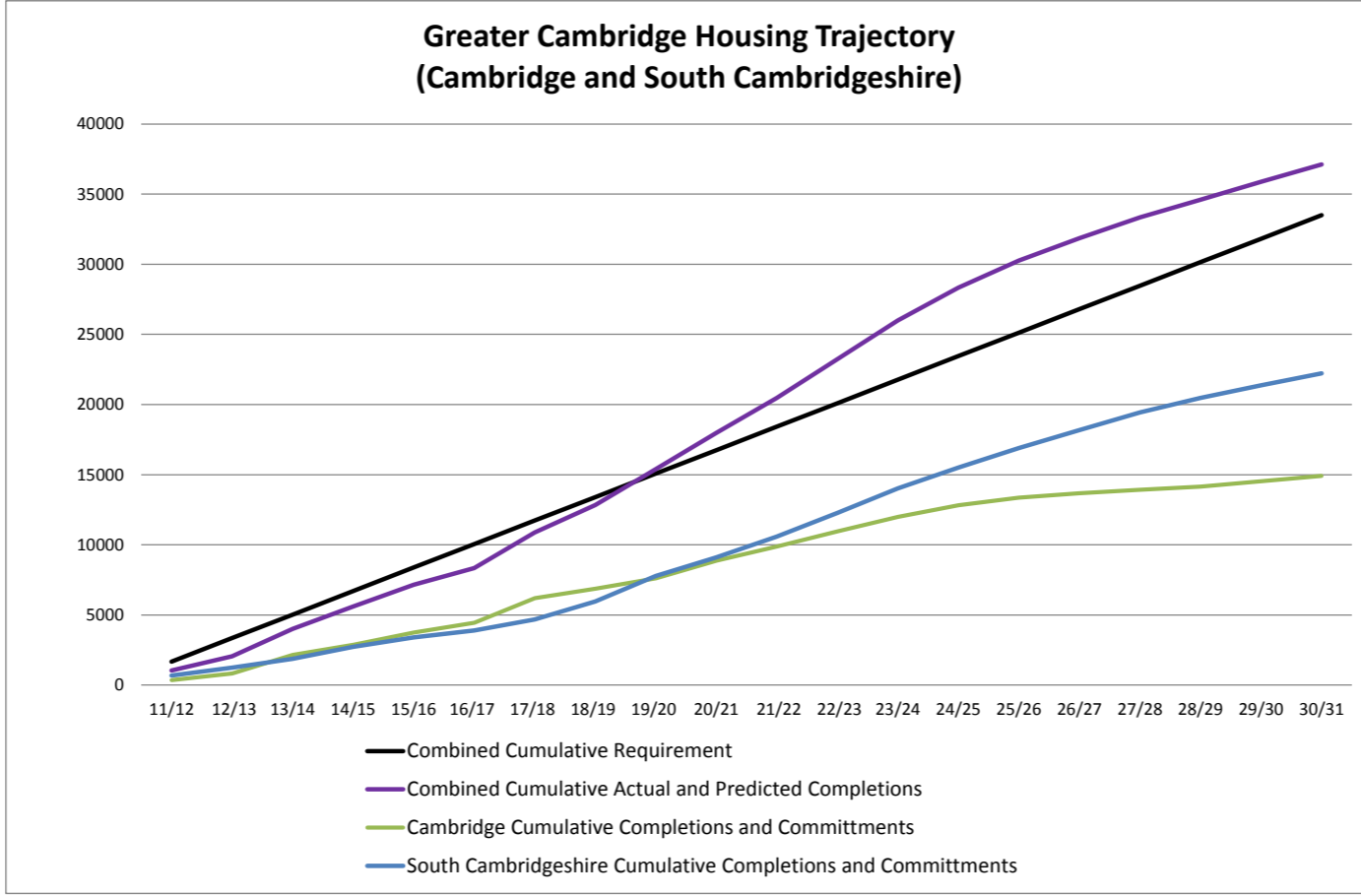
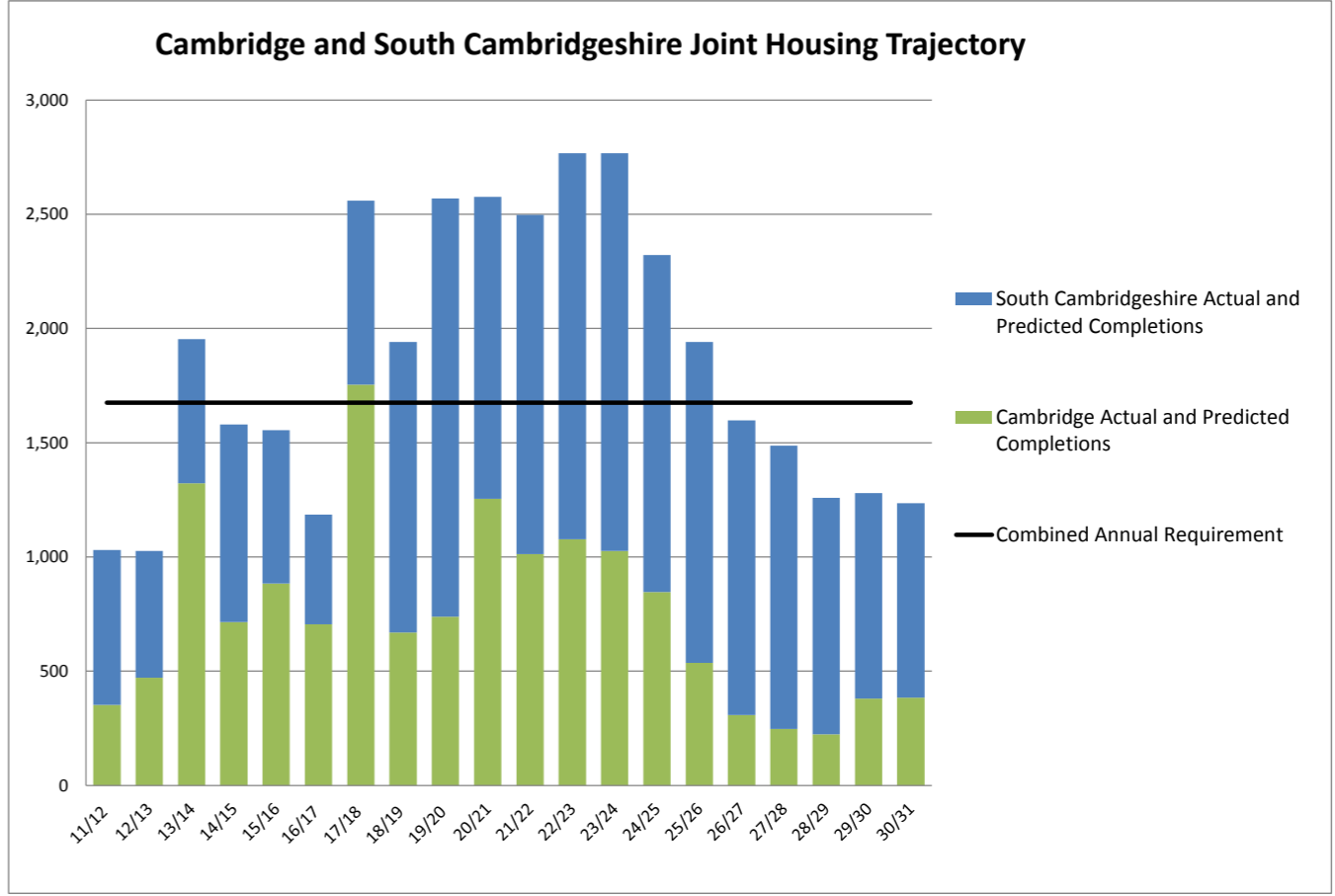
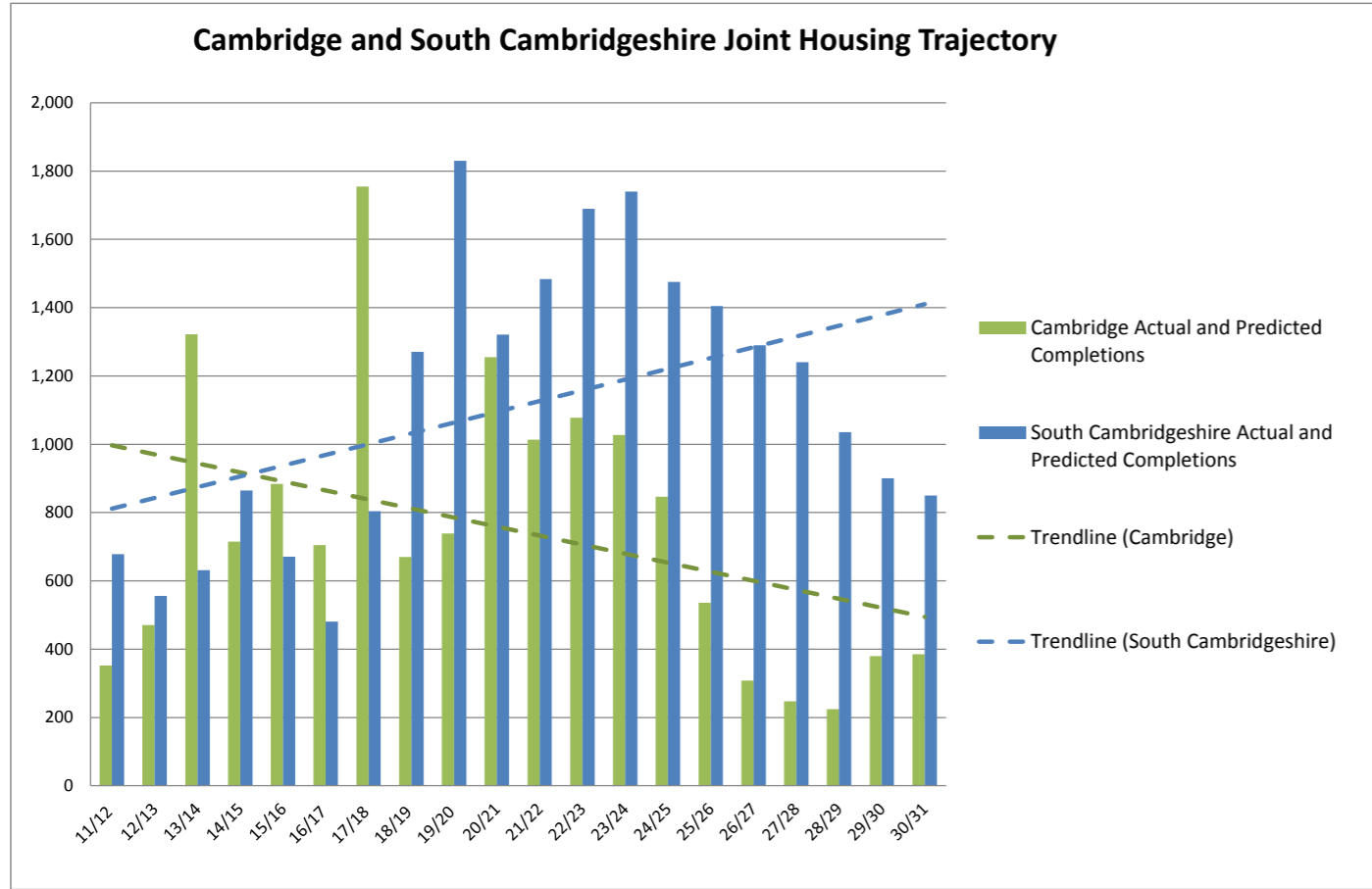
123 dwellings a year if a windfall allowance is included in that year. It is anticipated that unidentified windfall sites will currently deliver 1,356 dwellings by 2031.

Greater Cambridge Housing Trajectory 2011-2031

		For more detail, see:	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Plan Period: 2011-2031	Five Year Supply: 2015-2020	
Completions	Actual Completions																									
	Cambridge	Table C1	352	471	1,322	715	884																	3,744	0	
	South Cambridgeshire	Table SC1a	678	556	631	865	671																	3,401	0	
Allocations	Cambridge Urban Area																									
	Cambridge - existing allocations	Table C2						163	24	107	93	151	78	78	104	83	40	55	0	0	96	115	0	1,187	538	
	Cambridge - new allocations	Table C3						0	0	0	35	35	50	167	190	170	143	87	90	100	160	146	0	1,373	70	
	South Cambridgeshire - existing allocations	Table SC2						30	42	15	42	0	0	0	0	0	0	0	0	0	0	0	0	129	129	
	South Cambridgeshire - new allocations	Table SC2						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Cambridge Fringe Sites																									
	Cambridge - existing allocations	Table C4						332	1,443	433	428	819	645	660	560	440	230	43	34	0	0	0	0	0	6,067	3,455
	Cambridge - new allocations	Table C5						0	30	0	60	130	110	50	50	30	0	0	0	0	0	0	0	0	460	220
	South Cambridgeshire - existing allocations	Table SC3						77	154	229	506	329	380	535	590	475	405	290	290	185	0	0	0	4,445	1,295	
	South Cambridgeshire - new allocations	Table SC3						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	New Settlements																									
	South Cambridgeshire - existing allocations	Table SC4						1	194	250	250	250	250	250	250	250	250	250	250	250	250	250	250	6,555	3,445	945
	South Cambridgeshire - new allocations	Table SC4						0	0	0	0	0	160	300	400	400	400	400	400	400	400	400	400	400	7,840	3,660
Rural Area																										
South Cambridgeshire - existing allocations	Table SC5						97	118	255	116	28	50	50	50	0	0	0	0	0	50	0	0	0	814	614	
South Cambridgeshire - new allocations	Table SC5						7	36	51	409	341	310	250	200	150	150	150	100	0	0	0	0	2,154	844		
Windfalls	Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																									
	Cambridge	Table C6						210	258	130	62	58	7	0	0	0	0	0	0	0	0	0	0	725	718	
	South Cambridgeshire	Table SC6						269	260	471	407	223	184	154	50	0	0	0	0	0	0	0	0	2,018	1,630	
	Windfall Allowance																									
Cambridge	Table C6						0	0	0	61	62	123	123	123	123	123	123	123	124	124	124	0	1,356	123		
South Cambridgeshire	Table SC6						0	0	0	100	150	150	150	200	200	200	200	200	200	200	200	0	2,150	250		
Totals			1,030	1,027	1,953	1,580	1,555	1,186	2,559	1,941	2,569	2,576	2,497	2,767	2,767	2,321	1,941	1,598	1,487	1,259	1,280	1,235	14,395	37,128	10,831	

Page 469

Five Year Supply	Supply in Years	% of Supply
Liverpool Method 5%	5.9	117%
Liverpool Method 20%	5.1	103%
Sedgefield Method 5%	5.4	107%
Sedgefield Method 20%	4.7	94%



Appendix E – Cambridge East Indicators (Taken 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/l	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.106 agreement or planning obligations.

Appendix F – North West Cambridge Indicators (Taken From North West Cambridge Area Action Plan)

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 ² of employment and academic development; (2) Approximately 60,000m ² 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 ² .
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 F – North West Cambridge Indicators

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 development 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 pm before 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 G – 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'.

Use Class	Description
A1 Shops	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.
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 General Industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	This class includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A Secure residential institution	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.
C3 Dwellinghouses	This class is formed of 3 parts:
C3 (a)	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.

Appendix G – Use Classes Order

Use Class	Description
C3 (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.
C3(c)	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.
C4 Houses in multiple occupation	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.
D1 Non-residential institutions	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.
D2 Assembly and leisure	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).
Sui Generis	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 H – 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 20th July 2009. However, eight policies will expire on 20th 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</p>

Appendix H – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	Government Circular 06/2005, the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.
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>

Appendix H – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
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 of-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 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>
6/5 Shopping Development in the City Centre	<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>
9/4 East Cambridge	<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>
10/2 Monitoring and Review	<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</p>

Appendix H – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	<p>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> <p>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.</p>

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

Appendix I - Housing Supply in Cambridge

The below table shows completions against the targets set out in the Local Plan 2006 and the draft Local Plan 2014.

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13*	13/14*	14/15	15/16
Completions	325		159	287	505	601	731	629	521	588	287	390	352	471	1,322	715	884
Local Plan 2006 targets	735	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736	736
Local Plan 2014 targets	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	700	700	700	700	700

*The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Appendix J – Hotel Development

Table H1 – Hotels: Built

Location / Site	Planned Hotel/s	Type	No. Rooms (net)	Status
CB1: Cambridge Station	Ibis	Budget	231	Hotel being progressed as part of the CB1 city quarter mixed-use office, apartment, retail, leisure and transport interchange development Opened Sept 2016
Total Hotel Rooms Built (net)			231	

Table H2 – Hotels: Under construction

Location / Site	Planned Hotel/s	Type	No. Rooms (net)	Status
Regent Street	University Arms	5 star	71	A major redevelopment and expansion of this hotel is currently underway to deliver a landmark (possible 5 star) hotel with an additional 71 bedrooms, a new destination restaurant, conference facilities and a gym.
Red House Station Road	O'Callaghan Hotel	4 star	155	Planning permission granted October 2013 for a hotel with bar, restaurant, meeting rooms and gym.
Milton Road	Proposed hotel	Aparthotel	133	Plans for this aparthotel were approved at appeal in June 2015.
The Forum Addenbrooke's	Crowne Plaza	4 star	212	Planning permission granted in 2014 as part of The Forum development at Addenbrooke's and the new Cambridge Biomedical Campus. Other elements of the scheme include a private hospital, 800-seat conference centre and postgraduate medical education centre
Total Hotel Rooms Under Construction (net)			571	

Appendix J – Hotel Development

Table H3 – Hotels: Unimplemented

Location / Site	Planned Hotel/s	Type	No. Rooms (net)	Status
With Planning Permission				
Gonville Place	Gonville Hotel	4 star	31	Planning permission granted for extensions to provide an additional 31 bedrooms and a gym and spa facility Not started
Coldham's Business Park	Holiday Inn Express	Upper-Tier Budget 3+star	67 (49+18)	Proposed hotel extension. Not started
Chesterton Road	Ashley Hotel	Boutique	19	Planning permission granted for an additional 19 bedrooms and underground car parking. It is understood that the owners are planning to progress the extension as part of a scheme to reposition the entire hotel as 35-bedroom boutique hotel Not started
Total Hotel Rooms with Planning Consent but not Under Construction			117	
Without Planning Permission				
Mill Lane			75	Old Press/Mill Lane SPD, p38
NW Cambridge			130	NW Cambridge AAP
Total New Hotel Rooms without Planning Consent			205	

Table H4 – Planned hotels in South Cambridgeshire, close to Cambridge

Location / Site	No. Rooms (net)	Status
Radisson Blu Cambridge Science Park	296	Site has been cleared but no further progress
Orchard Park apart/hotel development	82	APP/W0530/W/15/3095195 ref.
Total New Hotel Rooms	378	

Appendix K – Greater Cambridge Rolling Five-Year Supply

Appendix K – Greater Cambridge Rolling Five-Year Supply

The below table shows the rolling five-year supply for Greater Cambridge based on the ‘Sedgefield’ methodology and a 20% buffer. This is based on the number of years of housing supply that the Councils’ have according to their estimated completions from their housing trajectory.

	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Cambridge	6.6	7.0	9.0	9.6	9.9	11.5	12	13.1	14.7	15.1	10.2
South Cambs	3.7	4.1	4.5	5.0	5.5	5.9	6.3	6.9	7.6	8.1	8.5
Greater Cambridge (Cambridge & South Cambridgeshire)	4.7	5.0	5.6	6.1	6.7	7.2	7.5	8.1	8.7	9.0	8.9

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- Publications
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