

Appendix B: Cambridge Local Plan Extract: Policy 7/2 Selective Management of the Economy

7/2 Selective Management of the Economy

Employment development proposals, including changes of use, will only be permitted if it can be demonstrated that they fall into one or more of the following categories:

a - the provision of office or other development within Use Class B1(a) providing an essential service¹ for Cambridge as a local or Sub-regional centre or exceptionally where there is a proven need for a regional function;

b - high technology and related industries and services within Use Class B1(b) concerned primarily with commercial research and development², which can show a special need to be located close to the Universities or other established research facilities or associated services in the Cambridge Area³;or

c - other industries within Use Classes B1(c), B2 and B8 on a limited scale⁴ which would contribute to a greater range of local employment opportunities, especially where this takes advantage of, or contributes to the development of, particular locally based skills and expertise; or

d - D1 educational uses and associated sui generis research establishments and academic research institutes⁵ that would accord with the provisions of Policy 7/4 where it is in the national interest or there is clear supporting evidence of the need for a Cambridge location.

This policy does not apply to development by established bodies⁶ for their own occupation and use.

¹Essential service is defined as a local or Sub-regional service or administrative facility for Cambridge or part of the Sub-region. This might include banking, finance, insurance, management and business services, property services, legal and accounting services, education, housing and recruitment services, medical, other professional and scientific services, patent agents, and specialist component assembly. It might also include social firms⁷ that provide employment and support to members of the community at a disadvantage in the labour market.

²High Technology and Research and Development (see Glossary).

³The Cambridge Area is taken for the purposes of this policy to mean the Cambridge City and South Cambridgeshire District Councils' administrative areas.

⁴Limited scale will be taken to mean 1,850 square metres or below.

⁵Research Institutes are taken to mean sui generis uses affiliated with the Universities, the Medical Research Council or Addenbrooke's Hospital, where there is a need for regular day-to-day contact or sharing of materials, staff and equipment. (See Glossary)

⁶Established is taken to mean five years or more in Cambridge in its current lawful use.

⁷ A social firm is a business with social and community objectives, created for the employment and support of people at a disadvantage in the labour market. Profits are re-invested into achieving the firm's social objectives.

7.11 Development pressures in and around Cambridge are intense and yet the availability of land is limited. There is a need to balance the growth of the economy with the protection of the environment. To this end, over many years the local authorities in the area have operated a policy of the selective management of the economy. Both Regional Planning Guidance (RPG6,

Policy 26) and the Cambridgeshire and Peterborough Structure Plan (Policy P9/7) recognise the continuing role of this planning policy, discriminating in favour of uses that have an essential need for a Cambridge location, such as for higher education, related to the development needs of the research and technology based clusters, or providing services to the local population. This policy is therefore intended to guide the type of employment development in the City.

7.12 Employment land in and close to Cambridge will be reserved for development that can demonstrate a clear need to be located in the area in order to serve local requirements or contribute to the continuing success of the Sub-region as a centre for high technology and research.

7.13 This will include commercial high technology research and development uses, further and higher educational uses within Use Class D1, and associated sui generis research institutes. These need close links with University departments and other research organisations in the area. Development under this policy will be regulated by way of a condition, or a planning obligation, to restrict the future occupation and use of the premises for the purposes proposed.

7.14 The policy seeks to restrict office development to businesses or organisations that provide a local or Sub-regional function. Exceptionally office style employment serving a regional function may be located within the City, in recognition of the growing role of Cambridge as a centre for the East of England Region. This would, for example, include regional government and other government agencies and public bodies. However, applicants for regional office development will need to demonstrate a proven need for a regional function and a Cambridge location. Each case would be considered on its merits. It would not however be desirable for general office development, such as national headquarter offices, call centres or similar, to develop in Cambridge exacerbating labour shortages and long distance commuting.

7.15 Large-scale mass production and regional warehousing and storage within Use Classes B1(c), B2 or B8 are not appropriate uses within Cambridge because of their likely large land take and labour force demands adding pressure for housing. However, small-scale developments of 1,850 square metres or below may serve to widen the range of jobs available locally, especially where there is a predominance of high technology jobs, and so serve to redress the current imbalance and diversify the economy.

7.16 The occupation of developments will be controlled by legal agreement.

7.17 Whilst the selective management of the economy is an important aspect of planning policy within the City, it is recognised that there are some long established firms within the City who, whilst not meeting the other criteria of this policy, nevertheless make a very important contribution to the economy of the City and its Sub-region. The growth and expansion of such firms is supported provided development is for their own use, and the scale is

compatible with other aims of the Plan. Firms are encouraged to look beyond the Cambridge Sub-region or in the market towns or at the strategic employment location at Alconbury Airfield for larger scale expansion.

7.18 The Plan also recognises the role of social firms, whose community benefit can only be accrued if they are based within the community, and who provide employment and support to disadvantaged and marginalised residents for whom these services would be out of reach if based outside the city.

7.19 Guidance will be prepared concerning the assessment of applications against this policy.