



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

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

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

### **Not a Key Decision**

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

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

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

#### **2. Recommendations**

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

2.2 The Executive Councillor is recommended:

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

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

### **3. Background**

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

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

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

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

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

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

### **Water and Flooding**

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

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

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

Table 1: Recommended preferred approach for Water and flooding

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

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

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

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

## Design, landscape and public realm

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

### Density (Options 102 – 105)

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



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

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

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

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

Table 4: Recommended preferred approach for density of new development

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

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

### **Next steps**

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

## **4. Implications**

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

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

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

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

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

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

(d) **Environmental Implications**

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

(e) **Procurement**

There are no direct procurement implications arising from this report.

(f) **Consultation and communication**

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

(g) **Community Safety**

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

**5. Background papers**

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

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

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

- National Planning Policy Framework, March 2012

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

**6. Appendices**

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

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

## **7. Inspection of papers**

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

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