

Chapter L

Site Designations



L. SITE DESIGNATIONS

Introduction

- L.1 As part of preparing new Local Plans, we are required to indicate land-use designations on a proposals map and identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation. The current Proposals Map (October 2009) shows a number of designations for land, which are linked to policies in the Cambridge Local Plan 2006. In drawing up the new Local Plan, we are taking the opportunity to consult on various designations at this early stage. For example, designations include Protected Open Spaces.
- L.2 A number of existing designations are not the subject of this consultation process due to the separate processes for designation of these areas. Conservation Areas and Sites of National and Local Nature Conservation Importance are also shown on the Proposals Map. Sites of National and Local Nature Conservation Importance include Sites of Special Scientific Interest (SSSIs), Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. The boundaries and locations of these areas will still be shown on the Proposals Map accompanying the new Local Plan.
- L.3 The Proposals Map also indicates a number of planning constraints, including the Lord's Bridge Consultation Area, the Air Public Safety Zone and Flood Risk Zones. These constraints are set by external organisations and have implications for the ongoing operation of the Mullard Radio Astronomy Observatory at Lord's Bridge and Cambridge Airport; and the safety of residents and the quality of the environment respectively. These constraints do not form part of this consultation.
- L.4 Many of the designations are carried through from the Cambridge Local Plan 2006. However, since the adoption of the Cambridge Local Plan 2006, a number of background studies have been undertaken, which provide the evidence base for amending existing designations and proposing further designations.
- L.5 The subsequent sections of this document are set out by designation. Each section discusses the background to the relevant designation and is linked to an annex which includes a table setting out the sites for designation and a number of maps showing the sites. The annexes to this document are as follows:
- Protected Industrial Sites - Annex L1;
 - District and Local Centres - Annex L2;
 - Protected Open Spaces - Annex L3.

Following consultation, designations will be taken forward on the new Proposals Map and in the draft Plan.

Protected Industrial Sites

L.6 The Cambridge Local Plan (2006) currently protects existing land in industrial use to ensure an appropriate supply. Policy 7/3 of the Local Plan 2006 seeks to protect sites currently in industrial or storage use from development that results in the loss of industrial or storage floorspace. The objective of the policy is to maintain a diversity of employment opportunities and a full range of services in Cambridge. In identified protected industrial/storage sites, development that results in the loss of industrial or storage floorspace is not allowed. In the rest of the city, development that results in the loss of industrial or storage floorspace is only permitted if certain criteria are satisfied. The Cambridge Local Plan 2006 designates 10 sites as Protected Industrial Sites.

L.7 Having considered the findings of the Council's Employment Land Review 2008, the Employment Land Review Update 2012 and the Cambridge Cluster at 50 study, the Issues and Options report (June 2012) presented the following three options for how to take forward the policy of protection of industrial and storage space:

- Continue with the policy unamended (Option 125);
- Delete all identified protected sites and use the criteria based approach across the whole city (Option 126);
- Amend the policy to encourage other forms of employment development, where appropriate (Option 127).

The two new options were introduced to help evaluate whether a more flexible approach would be more appropriate when considering protection of industrial and storage space in Cambridge.

L.8 At this stage in plan making, the Council is consulting upon potential changes to Protected Industrial Sites. Both Issues and Options stages of consultation will help inform the Council in drawing up the policy approach on industrial/storage sites for the draft submission Local Plan.

L.9 The proposed Protected Industrial Sites are provided in Annex L1.

District and Local Centres

L.10 Cambridge is a sub-regional shopping centre with a hierarchy of centres. These centres are set out in the Cambridge Local Plan 2006 and comprise the City Centre

and a number of District and Local Centres. All of these centres are identified on the Proposals Map (October 2009) along with Primary Shopping Frontages within the City Centre. Shopping policies in the Cambridge Local Plan 2006 seek to enhance the vitality and viability of the City Centre and support the role of the District and Local Centres, rather than proposing major retail expansion. The current Local Plan (2006) describes District Centres as a 'group of shops, separate from the town centre, usually containing at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants.' Local Centres are also typified within the Local Plan (2006) as a 'small grouping usually comprising a newsagent, a general grocery store, a sub-post office and occasionally a pharmacy, a hairdresser, and other small shops of a local nature.' District and Local Centres serve an important function, providing people with the ability to shop close to where they live and work. They help to meet day-to-day needs, thus reducing the need to travel and dependence on the car. Change of use within these centres from A1 to A2 – A5 uses is only permitted where the percentage of A1 uses does not fall below 60%. Change of use of A1 to other non A uses is only permitted in exceptional circumstances.

- L.11 The National Planning Policy Framework (paragraph 23) states that, in drawing up Local Plans, Local Planning Authorities should define a network and hierarchy of centres that is resilient to anticipated future economic changes. It also requires that authorities define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations.

- L.12 The Council has carried out a shopping survey of the City Centre, existing District and Local Centres and any other groupings of shops or services, which may be suitable for future designation. The survey was carried out between November 2011 and June 2012. The survey has been carried out on a regular basis for many years and is an informal working document used by officers.

- L.13 At this stage in plan making, the Council is consulting upon potential changes to District and Local Centres. Evidence is still being gathered in relation to the City Centre, as the Retail Study is being updated, and this will be included within the draft submission Local Plan, which will be subject to consultation.

- L.14 The Issues and Options Report consulted upon in June and July 2012 set out a number of options on the hierarchy of centres. There was no clear favourite between these options in the consultation responses received (Options 25 and 26). At this stage, the consultation will look at all existing and potential District and Local Centres.

- L.15 The tables and maps in Annex L2 show the proposed District and Local Centres and a range of changes to the existing boundaries.

Protected Open Spaces

- L.16 An essential part of the character of Cambridge is formed by the city's open spaces and grounds surrounding historic buildings. Protected open spaces may be in public ownership, but many are part of the colleges of the University of Cambridge. These green spaces are vital for many reasons, including health and well-being, leisure and sporting activity, and biodiversity. With increasing pressure for development in the city, it is particularly important that green spaces are protected and enhanced and that new open spaces are created and protected. New residential development is required to provide open space in accordance with standards set out in Policy 3/8 of the Cambridge Local Plan 2006. Existing open space of environmental and/or recreational importance is protected from development by Policy 4/2 of the Cambridge Local Plan 2006. It is proposed that these extant policies will be replaced by similar policies in the Cambridge Local Plan Towards 2031.
- L.17 Providing an update on the Cambridge Local Plan 2006 and the Open Space and Recreation Strategy 2006, an assessment of over 300 open spaces within the city was undertaken in 2011 and contributed towards the development of the adopted Open Space and Recreation Strategy 2011. This strategy and the survey work provides a detailed understanding of the quantity and quality of existing provision of different forms of open space, including sports pitches, amenity, green space, parks and gardens, allotments, children's play space and natural and semi-natural green spaces. The strategy was subject to public consultation from 25 July to 2 September 2011 and was adopted by the Council at Environment Scrutiny Committee on 4 October 2011. It was produced in line with the requirements of the then extant Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (2002), but is also considered to be in conformity with the requirements of the National Planning Policy Framework (2012).
- L.18 The National Planning Policy Framework (paragraphs 73 and 74) states that planning policies should be based on robust and up-to-date assessments of need for open space, sports and recreation facilities and opportunities for new provision. The assessment should identify specific needs and quantitative or qualitative deficits or surpluses of open space. Existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless assessment has shown that the site is surplus to local requirements; the site would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, which clearly outweighs the loss.

- L.19 The Issues and Options report included Option 164 – Protection of open space allows for the continuation of the Council’s existing policy approach to protecting open spaces by reason of their environmental and/or recreational importance.
- L.20 The sites are listed and mapped in Annex L3. The sites include allotments, amenity greenspaces, cemeteries and churchyards, civic spaces, spaces for children and young people, natural and semi-natural green spaces, parks and gardens and outdoor sports facilities.

Local Green Spaces

- L.21 In addition to the Council’s assessment of open spaces for protection, paragraphs 76 – 78 of the National Planning Policy Framework state that areas of green space that are considered to be of particular importance to local communities can be designated as Local Green Space. Local Green Spaces should only be designated when a plan is prepared or reviewed, and should be capable of enduring beyond the plan period. These sites would be afforded similar protection to Green Belt status. To be designated as a Local Green Space, sites must meet the following criteria:
- Where the green space is in reasonably close proximity to the community it serves;
 - Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - Where the green area concerned is local in character and is not an extensive tract of land.
- L.22 The Council is requesting suggestions for sites to be designated as a Local Green Space. All sites put forward should meet the above criteria. Any sites submitted for designation as Local Green Space during consultation will be subject to further assessment by officers to confirm the site’s suitability for designation for this purpose.

Question L.1:

Are there any open spaces within Cambridge, which should be considered for designation as Local Green Space?

If you would like to put forward any sites for designation as Local Green Spaces, please provide a map to accompany your comments, if possible.

ANNEX L1: PROTECTED INDUSTRIAL SITES

This Annex includes 10 Protected Industrial Sites, one of which is proposed for removal. The Protected Industrial Sites and changes proposed are listed below in Table L1.1. The Protected Industrial Sites are shown on two maps, one map that provides an overview of all the Protected Industrial Sites and one map which shows PIND10 Jedburgh Court, which is proposed for removal from the group of Protected Industrial Sites.

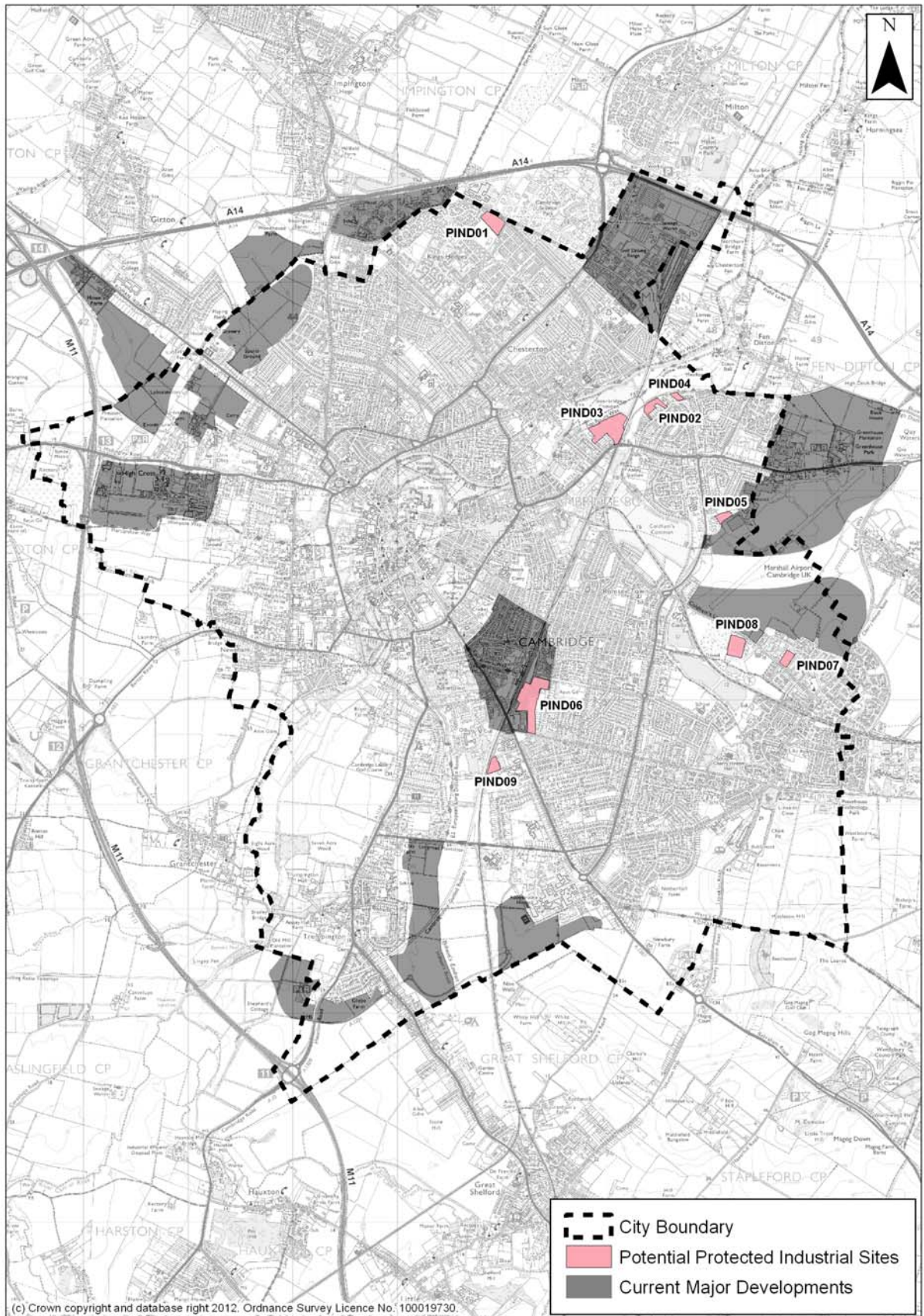
Table L1.1: Protected Industrial Sites

Site No.	Site Name	Ward	Reason for change
No change to designation proposed			
PIND01	Kings Hedges Road - Kirkwood Road/Kilmaine Close	King's Hedges	Not applicable
PIND02	Ditton Walk (North) - Beadle Industrial Estate	Abbey	Not applicable
PIND03	Mercers Row Industrial Estate	Abbey	Not applicable
PIND04	Ronald Rolph Court, Wadloes Road	Abbey	Not applicable
PIND05	Barnwell Business Park and Barnwell Drive	Abbey	Not applicable
Amendments to designation proposed			
PIND06	Cherry Hinton Road - Clifton Court and Clifton Road	Coleridge	This site is being consulted on for mixed use in the allocations section of this document as site M2 Clifton Road Industrial Estate. If this site were to be allocated, the boundary of the protected industrial site designation would consequentially change.
PIND07	College Business Park, Coldham's	Cherry Hinton	This site is being consulted on for employment in the allocations

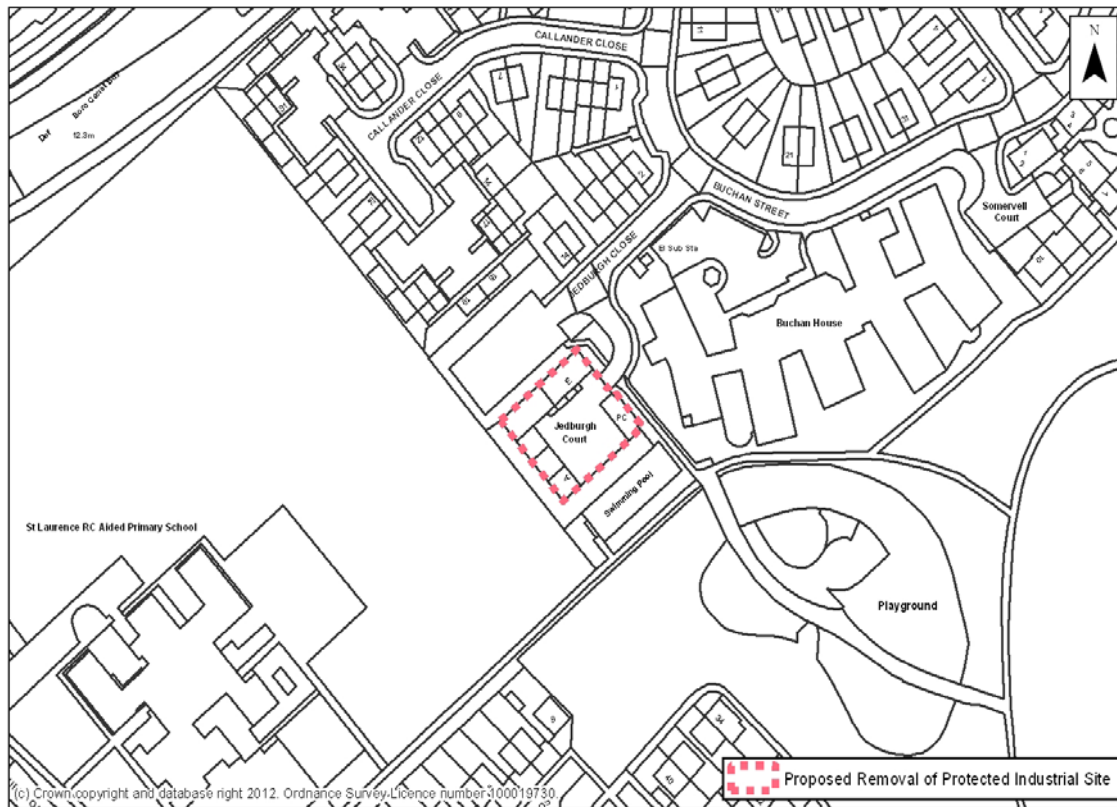
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	Lane		section of this document as site E4 Church End Industrial Estate. If this site were to be allocated, there may potential for the boundary of the protected industrial site designation to change.
PIND08	Coldham's Lane Business Park, Coldham's Lane	Cherry Hinton	This site forms part of the Opportunity Area for the land South of Coldham's Lane (Option 40 in the Issues and Options Report). If this site were to be allocated, there may potential for the boundary of the protected industrial site designation to change.
PIND09	Purbeck Road	Queen Edith's	This site is being consulted on for mixed use in the allocations section of this document as site M3 Michael Young Centre. If this site were to be allocated, the boundary of the protected industrial site designation would consequentially change.
Deletion of designation proposed			
PIND10	Jedburgh Court, Jedburgh Close	King's Hedges	The Employment Land Review 2008 recommended the removal of protection for PIND10 Jedburgh Court, Jedburgh Close. This site was considered to be small, providing limited benefit to the Cambridge economy. It was considered that the uses on this site could be accommodated on other sites within the city and this could release the land for another use such as housing along with the adjoining underused car park. As such, this site is proposed for removal from the group of Protected Industrial Sites.

Overview Map of Protected Industrial Sites (PIND01 – 09)



Map of PIND10 Jedburgh Court, Jedburgh Close



ANNEX L2: DISTRICT AND LOCAL CENTRES

This Annex includes 7 proposed District Centres and 21 proposed Local Centres. Having clearly defined boundaries can make it easier to apply policies that protect and maintain shopping centres. The shopping survey showed that in some cases the boundaries of the District and Local Centres needed to be changed. In some instances, they could be extended logically to include other shops and facilities at the edge of the centre. In other cases, it was appropriate to remove some properties from the centres as they were residential at ground floor level and not District or Local Centre uses. The surveys also identified a number of new centres. Some potential changes in the hierarchy have also been suggested where a Local Centre might be moved up the hierarchy to be reclassified as a District Centre. This applies to those Local Centres, which have a wide range of shops, including a supermarket, and other facilities such as a library, doctor's surgery, community facility etc. The District Centres are listed in Table L2.1 whilst Local Centres are in Table L2.2.

Table L2.1: District Centres

Site No.	Site Name	Ward	Reason for change
Proposed amendments to District Centres			
DC1	Arbury Court	King's Hedges	The existing Local Centre boundary will be amended to include the Church of the Good Shepherd, the doctor's surgery and the day nursery and community centre. The number and range of uses within the Local Centre give rise to its reclassification to District Centre.
DC3	Cherry Hinton High Street	Cherry Hinton	The existing Local Centre boundary will be amended to include the Robin Hood public house, building society and solicitor's office. The number and range of uses within the Local Centre give rise to its reclassification to District Centre.
DC4	Histon Road	Arbury	The existing Local Centre boundary will be amended to include the units at Nos. 164 to 184 Histon Road. The number and range of uses within the Local Centre give rise to its reclassification to District Centre.
DC5	Mill Road East	Romsey	The existing District Centre will be amended to include additional units as indicated on the map.
DC6	Mill Road	Petersfield	The existing District Centre will be