APPENDIX C
POLICY JUSTIFICATION FOR SUPPORTING THE KNOWLEDGE ECONOMY AND MANAGING THE VISITOR ECONOMY

Strategic vision/objective:

The role of the Cambridge Cluster of knowledge based industries and institutions will be supported, and facilitated as well as a diverse range of employment, and world class communications infrastructure, to maintain competitiveness and achieve sustainable economic growth.

The growth of Cambridge's world class universities, colleges, research and biomedical facilities will be supported.

Cambridge's role as a national and international tourism destination will be supported whilst successfully managing pressures arising from the visitor economy.

Section 3. Supporting the Knowledge Economy and Managing the Visitor Economy

Cambridge has a successful local economy that is resilient and dynamic. The University of Cambridge has helped develop Cambridge as a centre of excellence and world leader in the fields of education and research. The University of Cambridge's success has contributed to the energy, prosperity and further expansion of the local economy. The concentration of high technology businesses and links between the Universities, Addenbrooke's Hospital, and other leading edge research facilities have helped with knowledge transfer from academic research into commercial applications. Cambridge's economy continues to perform well despite the national, and global economic downturn.

The Council aims to strengthen and diversify Cambridge's economy and enable a range of job opportunities across the city. Cambridge's excellence in the fields of research, higher education and high technology uses will be promoted.

Cambridge's high technology economy has flourished since development of the Cambridge Science Park on the edge of the city in the 1970s, and over the intervening years the area has developed a global profile and importance in terms of its technology based business community and wider research community. In the Cambridge area, there are around 1,500 high technology businesses employing around 53,000 people. The high technology cluster is diverse and innovative, it includes businesses in a wide variety of sectors including: drug discovery, bioinformatics, software, computer hardware, electronics, ink-jet printing, computer games, clean tech and web-based new media.

The continuing vibrancy of the Cambridge high technology business sector is fuelled by the scale and excellence of the wider research community. This has two key impacts: first, there is the science itself, but second, there is the influence on the character of the labour market in and around Cambridge. The high technology business sector and the research community overlap in important respects and the relationship between them is central to the cluster's character and performance. The high technology businesses and research community operate in a global marketplace and their competitors are as likely to be in another country as they are to be in the UK. For this reason maintaining the quality of life in Cambridge, including its key competitive advantage from its compactness, is critical. This quality of life and has been critical in sustaining the success of the Cambridge Cluster over 50 years. Sustainable economic growth as achieved in Cambridge therefore depends on the achievement of the other aspects of sustainable development that positively contributes so maintaining and enhancing the quality of life.

Cambridge also has a thriving low technology and services economy, this includes offices in the city centre associated with the high technology economy and serving the local population. There is also a legacy of industrial uses alongside the railway and in industrial estates in Cambridge. Over the last ten years, and beyond, Cambridge has seen the loss of land and premises in industrial use as higher value uses, such as residential and retail, have put pressure on sites. The offices and industrial uses make up an important part of the economy, they meet the needs of people and businesses in the local area, in particular the business services that high technology firms rely on, has well has helping to provide a diverse range of jobs. The low technology businesses operate in a more local marketplace and their competitors are more likely to be in other businesses operating in the Cambridge area, and in some cases other businesses in the wider United Kingdom.

ISSUE: Supporting Business Growth

Policy 22. Development & Expansion of Business Space

Development that helps reinforce the existing high technology and research cluster of Cambridge is permitted. Proposals for employment development (in B1, B2 or B8 Use Classes) and pure research (sui generis) will be supported in accordance with the spatial strategy for the Cambridge area (section 2) and other planning policies.

A high priority is given to securing space for small high-tech startups.

New large scale offices, research & development and research facilities are acceptable within the following locations:

i. In the City Centre, and the Eastern Gateway providing they are of an appropriate scale, and are part of mixed use schemes with active frontage uses where practicable at ground floor level;

ii. In the areas around the two stations (defined and subject to policies in section 9 – Localities and New Communities); and

iii. In addition research and research and development facilities are appropriate in the Addenbrooke's and West/North West Cambridge Areas subject to policies in the Localities and New communities section.

Supporting text:

20,000 new jobs are expected in Cambridge by 2031, with some 7,000 in B Use Class (offices and industry). This will generate a demand for just over 100,000m^2 of floorspace. The local plan will support the continued development of a strong local economy that is able to compete on a global stage and continues to provide job opportunities to residents of the area.

Employment proposals, in B Use Class, that are situated in sustainable locations will be supported. Evidence suggests that over the past few years demand for offices space has contracted to the City Centre and stretching down Hills Road to the Cambridge Station and the Business Science Parks on the northern edge of the City. This policy seeks to meet the demand for new office space by supporting the development of business space in areas where there is strong demand. Business growth of appropriate scale in other sustainable locations throughout the city will also be supported.

In the past employment policies in the local plan have sought to support the high technology economy through a policy of selective management of the economy, which sought to reserve employment land in Cambridge for high technology uses. There is now a significant supply of land for high technology uses, enough to last beyond the lifetime of the plan, and hence this policy emphasis has been changed. Changes in national policy, combined with new local evidence indicated that this approach was no longer the best for Cambridge. Consequently the previous policy is not proposed to be carried forward and this new policy supports all types of employment development subject to a number of criteria.

How the policy came about:

1. Cambridge has had a long established policy of 'Selective Management of the Economy', whereby employment uses that have an essential need for a Cambridge location or provide a service for the local population are given positive support. This ensures that the limited supply of land in Cambridge is reserved for businesses that support the Cambridge economy.
2. Paragraph 21 of the National Planning Policy Framework states local planning authorities should

   "plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries"
3. The Cambridge Cluster Study 2011, looked at the health of the Cambridge Cluster fifty years after its formation. It noted that the policy of Selective management of the Economy may be having unintended consequences: discouraging large scale, high value manufacturing as well as high-tech headquarter functions from locating in the area. It made a number of recommendations with regard the policy of Selective Management of the Economy:

- Stop the net loss of manufacturing land and, and remove the cap on the scale of high value manufacturing facilities that can be developed – other planning considerations can be used to prevent intrusive activities;
- Remove the constraint on HQ functions setting up in Cambridge, whether these are the HQs of local firms or inward investment;
- Allow the development of more open B1 space, in and around Cambridge whilst maintaining the restrictions on science parks to R&D uses (B1(b)).

4. The Employment Land Review 2012 also made a number of recommendations regarding the policy of Selective Management of the Economy, these are summarised below:

   - The assumption that demand for employment land exceeds supply in the Cambridge area is arguably no longer the case and care should be taken to avoid slowing growth;
   - The market is helping to keep out low value activities that do not need to locate in Cambridge.
   - There is a shortage of B1a office permissions in Cambridge.
   - Size restrictions for office and manufacturing appear to be arbitrary.
   - If a distinction needs to be made between what is allowable close to Cambridge and further out, the inner limit of the Green Belt seems a logical boundary.
   - There appears to be little point in requiring research establishments new to the area to show a "special need to be located close to existing major establishments in related fields".

5. In summer 2012, the Council consulted on three options regarding the future use the policy of Selective Management of the Economy:

   - Continuing with the policy unamended (Option 122);
   - Amending the policy to be more flexible with regard high technology Head Quarters and manufacturing (Option 123); and
   - Discontinuing the policy (Option 124).

6. Responses to the consultation were roughly even in their support for each of the three options. Summaries of the key points raised can be found here.

7. The Interim Sustainability Appraisal Report of these options stated:

   > "It is not clear the extent to which the Selective Management Option is responsible for Cambridge's historic and current economic success. However, it is likely that this Option would contribute positively to Cambridge's economy and City Centre. The amended selective management Option should provide additional flexibility, also capitalising on contribution to the local economy from high tech industries which is not currently realised.
   >
   > A market based approach would free up investment in new employment land and may result in a more efficient use of employment space. However, this approach may not be the most economically efficient for the city as a whole."

8. It is apparent that circumstances have changed since the policy of Selective Management of the Economy was last reviewed in 2006. Furthermore the policy

is having a number of unintended negative impacts on the economy: discouraging some high value business functions from locating to the area, discouraging redevelopment of offices going past their prime and discouraging new office development. While the Employment Land Review 2012 does recommend a number of changes that could be made to improve the policy, the evidence would appear to suggest that it is no longer needed, and the market will safeguard against large, low value, land hungry uses.

9. The Employment Land Review 2012 identified a need for 101,000m^2 of floorspace, or 16.2ha of employment land, in B1, B2 and B8 use classes within Cambridge between 2011 and 2031. Monitoring information at 2012 indicated that between April 2011 and March 2012 there were net completions of 2,812m^2 of B1, B2 and B8 floorspace (although a net loss of 7.31ha of land). Furthermore there were net commitments for 195,063m^2 of B1, B2 and B8 floorspace on 20.91ha of land. Much of this is large amounts of land and buildings for research and development (Use Class B1(b)) on the edge of the City at Addenbrooke's and at West and North West Cambridge, it also includes a significant amount of offices (Use Class B1(a)) around the station.

10. Consequently the previous policy of Selective Management of the Economy has been superseded by the above policy. This recognises that there are risks to discontinuing this policy. If in terminating this policy this leads to a large increase in business development unrelated to the Cambridge Cluster such that R&D and other high tech employers are harmed (e.g. by being unable to find employment land, or indirectly through the businesses that serve the local area being unable to find land), then this policy could be reintroduced. Careful monitoring of the effects of discontinuing this policy will be needed.

11. The future of the policy of Selective Management of the Economy has been discussed at an officer level with South Cambridgeshire District Council. At the time of writing, it is understood that officers South Cambridgeshire District Council will be proposing discontinuing this policy to members for decision in the near future.

12. The above policy is more flexible and supportive of all types of employment development. It will support the economy by ensuring that proposals for employment development are dealt with in a positive manner and swiftly approved unless material considerations indicate otherwise. This will help meet objectively assessed need and deliver growth that will support Cambridge as a centre of excellence in research and a world leader in the fields of education and research while also supporting a broader more diverse economy.

Policy 23. Ensuring Space for Jobs

Existing Sites of employment uses are protected (where planning control exists) in accordance with A. and B. below:

A. Development including change of use that results in the loss of floorspace within Use Class B or Sui Generis (not within a specific use class) research institutes, outside protected industrial sites (shown on the proposals map), will not be permitted unless:

i. The loss of a small proportion of floorspace would facilitate the redevelopment and continuation of employment uses (within B Use Class or Sui Generis research institutes) on the site. The proposed redevelopment will modernise buildings that are out of date and do not meet business needs; or

ii. The site is vacant and has been marketed for a period of twelve months for its existing use and for potential modernisation for alternative employment generating uses (in Use Class B or Sui Generis research institutes) and no future occupiers have been found.

B. Development within protected industrial sites, including change of use that results in the loss of floorspace or land within Use Class B or Sui Generis research institutes will not be permitted unless:

iii. The loss of a proportion of floorspace would facilitate the redevelopment and continuation of employment uses (within B1c, B2 or B8 Use Class) on the site. The proposed redevelopment will modernise buildings that are out of date and do not meet business needs; or

iv. The site has been marketed for a period of twelve months for its existing use and for potential modernisation for alternative employment generating uses (in Use Class B1c, B2 or B8) and no future occupiers have been found.

If this does not prove possible, other employment uses (in B use Class) will be permitted. If other employment uses do not prove possible, then other uses will be permitted, both types of alternative use subject to their compatibility with surrounding uses.

This policy applies to all land and buildings in B Use Class and Sui Generis research institutes.

Supporting text:

The Employment Land Review (updated in 2012) noted a significant loss of industrial floorspace in Cambridge, although offices have also been lost. High residential land values and a scarcity of land in Cambridge means that there will be a continuing pressure on employment floorspace from other uses. Maintaining a good supply of employment land is essential for Cambridge's economy and hence its quality of life. Without the high technology businesses involved in research and development in Cambridge, the Cambridge Cluster will not be able to lever the advantages from university and other research. Furthermore, without the professional services and industry that makes up Cambridge's diverse economy, the cluster will also be harmed. Each of these elements unify to define the success of the Cambridge Phenomenon.

This policy seeks to protect land in employment use (B Use Class) and sui generis research institutes, to ensure that sufficient supply remains to meet demand. One option when seeking to redevelop sites which are nearing the end of their useful life is to build 'hybrid' buildings. A key emergence over the past few years has been 'hybrid' research and development buildings. Examples of these can be found around the key Cambridge Science Parks and typically they comprise modern warehouse type construction with high quality office fit–out typically occupies 20 – 50% of the built space. Externally, the buildings will have the appearance of office building Business Park space with high quality landscaping, street furniture and external finishes. They will combine office functions, but also Research and Development and production facilities all under one roof. The Employment Land Review update 2012 identifies 'hybrid' buildings as a likely growth area.

The policy allows for the loss of employment space if it is marketed for that use for a period of twelve months, including with potential for modernisation, and there is no genuine interest. This is to test whether there is a reasonable prospect of the sites having continued use as an employment site. If the market rejects the site, through this test, then redevelopment for other uses will be supported.

Employment land on protected industrial sites is treated slightly differently than employment land elsewhere. In the first instance land and buildings on these sites should be retained in industrial or storage use. It is treated differently for three reasons: firstly industrial land in Cambridge has come under significant pressure over recent years and a number of sites have been lost; secondly buildings in industrial use can be 'bad neighbours' there can be noise and/or odour associated with operation that would be a nuisance to non-industrial uses. These underlying reasons make the preservation of these sites in industrial use an important objective. Finally the reorganisation of the economy, and the redevelopment of some well located former industrial sites for mixed use requires a stock of more traditional industrial estate type land to enable firms to locate/relocate to. Overall then there is a range of employment floorspace that needs to be provided for, from pure offices, offices aimed at research and product development, smaller business service space and space for start ups and more traditional industrial and warehousing and modern production and hybrid warehousing space. A particular priority is negotiating affordable space for start ups in the high tech sector.

This policy needs to be read in conjunction with the spatial strategy set out in section 2 and the area based policies in section 9. In particular, the policies allow two existing industrial areas near Cambridge Station to be redeveloped for mixed uses at higher densities with no overall loss of employment floorspace. Also industrial uses near the new station servicing Cambridge Science Park Station and Chesterton are not specifically identified on the proposals map as the strategy allows for mixed use employment based intensification around that station. Finally the Localities and New Communities section has special policies for the expansion/intensification and consolidation of a number of high tech employment and research areas such as at West Cambridge and St John's Innovation Park.

How the policy came about:

13. In the past Cambridge has sought to protect land in industrial and storage use, in order to balance the policy of Selective Management of the Economy and maintain a diverse range of jobs and a balanced economy.

14. Paragraph 14 of the National Planning Policy Framework states that:

"Local Plans should meet objectively assessed need, with sufficient flexibility to adapt to rapid change, unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted."

15. Paragraph 22 of the National Planning Policy Framework states that:

"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."

16. Paragraph 51 of the National Planning Policy Framework states that local planning authorities should:

"normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate."

17. In summer 2012 the Council consulted on three options regarding the future of the protection of industrial and storage land:

- Continuing with the policy unamended (Option 125);
- Amending the policy to be more flexible by deleting protected industrial sites (Option 126); and
- Amending the policy to be more flexible by encouraging other forms of development (Option 127).

18. Response to the consultation was mixed, with support for all of the options.
19. The Interim Sustainability Appraisal Report for these options stated:

"Option 125 should contribute positively to ensuring a diversity of work opportunities with good transport accessibility. However, it will be important to ensure that protection status should match the identified need.

Applying a citywide approach (Option 126) to protection of industrial storage space would enable a more efficient use of available land while still offering a degree of protection through the use of existing criteria. Option 126 could help deliver higher levels of low skilled job opportunities compared to Option 125 helping address issues relating to income and employment deprivation.

Providing additional flexibility based on specific criteria which would address the misapplication of Option 125 (this policy has not succeeded in preventing the loss of industrial floorspace in the past) should provide greater opportunities to address community and well being and economy related issues, particularly whereby criteria allow change of use to reduce employment inequalities.”

20. Option 125 proposes that development within a protected industrial cannot result in the loss of floorspace in B1c, B2 or B8 use under any circumstances. Paragraph 22 of the National Planning Policy Framework precludes carrying forward option 125, as the approach does not distinguish between circumstances where there is a reasonable prospect of that use continuing. Empty land and buildings benefit no one.

21. Evidence from the Employment Land Review 2012 and the Cluster Study is that loss of industrial land continues to be an significant issue for Cambridge, and they both recommend that manufacturing sites within and close to Cambridge should be protected from loss to housing or retail, but equally it is important to recognise that market factors dictate that this will not be possible in all cases. The Employment Land Review notes that allowing hybrid buildings, that enable flexibility of use, could be one way of addressing this issue.

22. Top industrial rents in Cambridge stand at around £8 - £9 per square foot, outside the city centre this drops to £5.50 - £6. Research by Halifax in 2011 found that Cambridge residential prices were £2,783 per square metre, or £259 per square foot. Even allowing for the difference in the size of industrial buildings and residential buildings, this is still a significant difference. Without some form of protection, land and buildings in industrial use in Cambridge cannot fight off the residential land values that compete with them.

23. However, the Employment Land Review notes that safeguarding of industrial land may not be possible in all instances. As older sites become functionally obsolete, and making them attractive to users requires their redevelopment, the low value of industrial buildings can make their redevelopment unviable. In this instance allowing the development of alternative employment uses, such as offices or ‘hybrid buildings’ (buildings combining office functions, but also Research and Development and production facilities all under one roof), would be a way of making the redevelopment more viable and retaining the site in employment use.

24. The transport impacts of redevelopment would be considered at the planning application stage. Once sites are lost from industrial use they are unlikely to go back into this use, however the National Planning Policy Framework requires the policy to be flexible, the policy will still seek to retain the site in employment use.

25. In summer 2012 the Council also consulted on two options regarding the future of the protection of other employment space:

- Do not protect office space (Option 128); and
- Protect office space (Option 129).

26. There was support for both options.

27. The Interim Sustainability Appraisal Report for these options stated:

"There is likely to be a medium term shortage of office space in Cambridge. By not protecting office space this situation could be exacerbated. The extent to which this would impact the Cambridge economy is not clear and would depend on the value added by other proposed uses.

Protecting office space would ensure provision for small and growing businesses (an identified need) adding to the diversity of the Cambridge economy."

28. The Employment Land Review 2012, using the Cambridge Econometrics Local Economic Forecasting Model (LEFM), translated the baseline and policy-based LEFM projections, into floorspace requirements, by use type. For B1a offices in Cambridge this translated into a requirement of 45-59,000m^2 by 2031 (or 6.7-8.7ha), and for South Cambridgeshire 98-100,000m^2 (or 30.0-30.6ha). The review notes that, in principle these figures should e adjusted upwards to create some flexibility.

29. In looking at the current supply of B1a land, the Employment Land Review 2012 compares a number of different sources. Information from Savills Commercial Limited identified 97,266m^2 of grade A office space where there is known potential for development in the short term, it should be noted that this excludes strategic allocations such as Northstowe and North West Cambridge.

30. The Employment Land Review notes that at March 2011 there were sites with planning permission for 157,281m^2 (or 29.16ha) of B1a in Cambridge and South Cambridgeshire. However the Employment Land Review notes:

"the apparent plentiful supply of land for B1a offices in the City almost certainly reflects the fact that past completions have been constrained by limited supply, not market demand. Table 3-9 shows a net loss of B1a land over the last decade, which if continued into the future, and in the light of the forecast increase in demand for office premises from professional, business and financial services, would cause supply shortages"

31. The Employment Land Review also notes that in the last few years demand has contracted into the most popular locations, the City Centre (including Hills Road down to the Station) and the Science and Business Parks around the Northern Fringe.

32. It also notes that there is currently very little availability of offices in prime city centre, and much of the vacancies lie within secondary locations in Cambridge and the wider area. When looking at the policy of Selective Management of the Economy the Employment Land Review notes:

"There is a shortage of offices with B1a permissions in Cambridge. Unless this is addressed through a combination of intensification and making more land available in the more attractive locations, it could adversely affect projected employment growth, which is mainly in office sectors. The evidence suggests that a combination of applying local user restrictions and making space available beyond the immediate environs of Cambridge is not going to solve the problem of the demand/supply imbalance in the city"

33. County monitoring data for March 2012 notes that there are net commitments for 43,712m^2 (or 3.98ha) of B1a floorspace in Cambridge and 45,726m^2 (or 10.93ha) in South Cambridgeshire. This is substantially lower than the sites with planning permission identified in the Employment Land Review 2012. New allocations at Cambridge Northern Fringe will help meet demand and provide choice to businesses, however if substantial numbers of offices are lost then there is a risk that levels of jobs growth will be adversely effected.

34. The risk in leaving it to market forces is that secondary offices will see land values decrease relative to residential in the short to medium term, and there will be pressure to redevelop them. This could hinder job growth in the longer term, when the wider economy improves, and leave capacity to meet demand undermined.

35. The conclusion reached was that it was appropriate to protect both offices and industrial land; however this may have the unintended consequence of making redeveloping research and development land more attractive. Therefore it was considered appropriate to protect all land in B Use Class.

Policy 24. Connecting new developments to digital infrastructure

Provision for high capacity broadband (such as ducting for cables) should be designed and installed as an integral part of development, which minimises visual impact and future disturbance during maintenance. All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development. Ducting should be to industry standards.

Supporting text:

Early provision of high quality broadband to new homes and offices in Cambridge can avoid future disruption and harm to the street scene, and ensure that all new development is fully integrated into modern communication technology. This will:

- Help communication for business and residents;
- Allow for increased homeworking (impacting on demand for business land);
- Reduce the need to dig up pavements; and
- Help address isolation.

How the policy came about:

36. This is a new policy that has not been consulted upon before.

37. Representations were received to the summer 2012 consultation suggesting the inclusion of such a policy. New development should be served by high quality digital infrastructure, ensuring this is done at the stage of construction will benefit new occupants and the economy as a whole. Other local planning authorities in the area have consulted on similar policies, having a coordinated approach ensures that developers in Cambridge can expect similar requirements for similar developments in Cambridgeshire.

38. Paragraph 43 of the National Planning Policy Framework states:

> "local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband."

ISSUE: University Faculty Development

Strategic vision/objective:

These will follow after we've finalised the Strategy Chapter.

Section

3. Supporting the Knowledge Economy and Managing the Visitor Economy

Policy 25. University Faculty Development

The development or redevelopment of faculty, research and administrative sites for the University of Cambridge and Anglia Ruskin University (including teaching hospital facilities) will be supported when it meets the principles set out in this policy.

A. Faculty Development in the City Centre

In the City Centre, these uses will be permitted provided they:

i. optimise the use of land, including a mix of uses on larger sites to meet the needs of the relevant institution, and
ii. take reasonable opportunities to improve circulation for pedestrians and cyclists, together with public realm improvements, reductions in car parking provision and the introduction of active frontages at ground floor level.

The following sites are allocated for these uses for the University of Cambridge and shown on the proposals map (see Key Sites in the City Centre – in Localities and New Communities Section)

iii. mixed use redevelopment of the Mill Lane/Old Press site; (Key Site X)
iv. mixed use redevelopment of the New Museums site. (Key Site Y)

In addition sites in the East Road/Eastern Gateway area should include a significant element of such uses for Anglia Ruskin University in accordance with Policy X (In in Localities and New Communities Section City, Centre –Grafton Centre/East Road) & Policy Y Eastern Gateway.

B. Faculty Development outside the City Centre

Beyond the City Centre, the following sites will provide opportunity for enhanced faculty and research facilities:-

v. the development of medical teaching facilities and related University research institutes at Cambridge Biomedical Campus (see section X);

vi. the continued development of the West Cambridge site at Madingley Road (see section X);

vii. the development of the North West Cambridge site between Huntingdon Road and Madingley Road (see section X); and

viii. land around Madingley Rise (Key site Z)

Other proposals for these uses for the University of Cambridge and Anglia Ruskin University will be treated on their merits provided they do not result in a shortage of land for other uses as identified in this plan.

Supporting text:

Cambridge is a University City, home to both the University of Cambridge and Anglia Ruskin University.

The University of Cambridge continues to be a world leader in higher education and research. The University of Cambridge is consistently ranked in the top three research universities globally based on the two internationally recognised measures. It is a vital driver of the Cambridge economy and is the reason why so many high technology, and knowledge-based employers decide to locate in the city. It contributes to and is dependent upon the quality of life in the city and city centre. The University of Cambridge's esteemed reputation has underpinned the Cambridge Phenomenon and much of the city's prosperity in recent years. The University of Cambridge and its Colleges are also significant employers in their own right providing over 12,000 jobs. Their reputation and heritage continues to attract students from across the world, tourists, language students, spin out enterprise and medical research and it continues to be a vital driver of the local and national economy.

The University of Cambridge has an overall estate comprising around 650,000m^2 on 247ha distributed across a number of key locations in the City Centre and West Cambridge. West and North West Cambridge have been the focus of the University of Cambridge's growth and relocations in the past 14 years. Remaining development there will focus on further academic development and commercial research and development. Cambridge Biomedical Campus now has outline consent. The only other key locations where significant change is still planned are Old Press/Mill Lane and the New Museums site (see section X).

The University of Cambridge has plans to grow undergraduate numbers by 0.5% a year and postgraduates by 2% a year in order to maintain there globally successful institution. The University of Cambridge's key growth needs are being met by the developments in West and North West Cambridge and around Addenbrooke's, including those satellite centres where the plan is seeking densification and a broader mix of uses. The policy acknowledges existing plans of the University of Cambridge on outlying sites outside the City Centre and also provides an opportunity for those sites in the City Centre where plans are evolving to be redeveloped.

Anglia Ruskin University has made significant progress on the East Road site in modernising the faculty accommodation within the framework of the agreed 2009 Masterplan. A planning application was subsequently approved and this work is now largely complete and provides around 9,000m^2 of new accommodation.

When the Master Plan was written in 2008, Anglia Ruskin University had needs for around 12,000m^2. The Campus on East Road remains one of the tightest in the sector. The Master Plan implementation however has left a shortfall in teaching space. The most recent Anglia Ruskin University Estate Strategy and Corporate Plan for 2014 has identified a need for at least 6,000m^2 of additional space. As well as catering for growth in student numbers there is also a need to enhance existing space and recently redeveloped space e.g. for laboratories which are not meeting current day requirements and to reconsider the future of the Anglia Ruskin University's library on the site. This will require the masterplan for Anglia Ruskin University to be revisited.

The East Road site and area remains the most sustainable location for Anglia Ruskin University during the next plan period, and any future needs for this institution should, in the first instance, be met close to this site.

How the policy came about:

39. The National Planning Policy Framework requires local authorities to support knowledge industries and the development of a strong and competitive economy. Supporting further education organisations is compatible with national policy aims and the proposed economic vision for the city as a centre of excellence and world leader in higher education.
40. The Interim Sustainability Appraisal Report of these options stated:
41. Main components of the University of Cambridge's Estate Strategy comprise:-

- To develop sites near the University Library for most of the arts and social sciences.
- To concentrate the humanities and social sciences on the Sidgwick, New Museums and Downing sites.
- To concentrate the biological sciences on the Downing site and the rear of the Old Addenbrooke's site.
- To develop the West Cambridge site for physical sciences and technology departments, and associated support functions.
- To intensify the Astrophysics facilities at Madingley Rise
- To continue to add to medical research facilities on The Cambridge University Hospitals NHS Foundation Trust site and Cambridge Biomedical Campus.

- To consolidate Central Administration on three sites, namely The Old Schools, part of the Old Press/Mill Lane Site and Greenwich House, and to reduce the use of houses in central Cambridge for administrative purposes.
- To redevelop the Old Press/Mill Lane site for mixed uses including the University of Cambridge's operational purposes, collegiate and commercial, and to redevelop the New Museums site with the introduction of some non-operational uses.
- To reduce the amount of leased accommodation occupied for operational purposes.
- To add to the stock of residential accommodation, providing a range of tenures and accommodation types.
- To focus future expansion primarily at North West Cambridge where a Master Plan has now been agreed and an outline consent granted for 3000 new homes of which 1,500 key worker homes, 60,000m^2 of new faculty development and 40,000m^2 of research and development accommodation including two new colleges 2,000 rooms a hotel and local centre.

42. The University of Cambridge is now focusing upon guiding future development by means of a Capital Plan which seeks to optimise the use of all existing space and investments. The University of Cambridge expects that its core academic needs will be met by the intensification and better use of its existing sites over the period up to 2031.

43. A Supplementary Planning Document (SPD) has been prepared and adopted for Old Press/Mill Lane in 2010. This will have different status under the new plan as a material consideration rather than an SPD. Masterplanning work is about to commence here and on New Museums. Old Press/Mill Lane is likely to come forward after 2020.

44. North West Cambridge will provide for most of long term major growth needs of the University Of Cambridge for faculty development and key worker housing over the next two decades. The World Conservation Monitoring Centre and other environmental research units previously identified as needing to cluster at North West Cambridge are now focusing their accommodation search on the New Museums site rather than at North West Cambridge.

45. Land is also available at West Cambridge, which will conclude development there for further faculty development and commercial R&D development. This will also include new academic facilities and more relocations from central sites e.g. Material Science, Chemical Engineering and Biotechnology who are moving off the New Museums site. West Cambridge is also being for possible intensification as current densities are low and are not making the best use of land.

46. Old Press/Mill Lane will also be likely to be a key site for the Colleges as part of mixed use development. This should be picked up within any redrafting of the policy and supporting text.

47. The construction of Addenbrooke's Biomedical Park is just commencing and the provisions of the existing 2006 Local Plan include land for further growth beyond 2016 to the south. Cancer Research UK are planning a further a Phase 2 development within the next 5 years and the recent relocation of the MRC LMB building will create scope for other refurbishment of academic research space within the main hospital complex. This is covered within the Master Plan for this site. The continued growth of Addenbrooke's and the biomedical cluster is vital to the Cambridge economy and cannot be stifled.

48. In conclusion the University of Cambridge's key growth needs are being adequately met by the developments in West and North West Cambridge and around Addenbrooke's. The current plan policy needs to continue to focus on faculty development on central sites. The 2006 policy has provided a useful focus and should be rolled forward to deal with remaining future priorities within the City centre.

49. The growth and success of Anglia Ruskin University continues to benefit the local economy. It performs a significant role, which is not confined to the needs of the region. It has a growing number of important specialisms including international links and relations. Its Department of Optometry carries out world leading research. It is also a major provider of training in health and social care and its role internationally is growing. A supportive policy approach would be compatible with the economic aims of the National Planning Policy Framework.

50. Fortunately, Anglia Ruskin University has not witnessed the 14% drop in applicants experienced by Universities nationally. The rate of growth in student numbers, however, has not been as rapid as was envisaged at the time of the 2006 Local Plan. Student numbers have not yet reached the 12,000 level forecast in 2006 for 2009/10. Anglia Ruskin University currently has 8,911 students of which 7,636 are undergraduates and 1,275 are post graduates. Anglia Ruskin University expects student numbers to increase to 9,950 by 2021. Funding for undergraduate courses is reducing but demand is still there. Anglia Ruskin University is increasingly diversifying towards post graduate and post doctorate study courses.

51. A Master plan was agreed in 2009 which was intended to guide the redevelopment of the East Road Campus over the ensuing 5-10years.

52. A further satellite site at Young Street has recently been approved to provide around 5,000m^2 of new accommodation in 3 phases for the Institute of Nursing which is moving from Fulbourn. This floorspace however, does not assist in meeting the shortfall demand on the East Road campus as it is being relocated from Fulbourn.

53. The existing Local Plan envisaged some satellite development for Anglia Ruskin University at Cambridge East. This is now not likely to come to fruition, as Cambridge East is not proceeding at the current time as originally envisaged.

54. Various administrative functions have been catered for within other city centre office space during the East Road site redevelopment. There may be a case for

looking to accommodate administrative back office work in office blocks close to the main campus rather than on the teaching campus itself.

Specialist Colleges and Language Schools

Policy 26. Specialist Colleges and Language Schools

The development of existing and new specialist schools will be permitted they provide residential accommodation, social and amenity facilities for all non-local students (students arriving to study from outside Cambridge and the Cambridge City Region), with controls in place to ensure that the provision of accommodation is in-step with the expansion of student places.

Supporting Text:

There are a growing number of specialist schools in Cambridge, including secretarial and tutorial colleges, pre-university foundation courses, and crammer schools. These schools concentrate on GCSE and A level qualifications along with pre university entrance tuition. They attract a large number of students and contribute significantly to the local economy.

Cambridge is also an important centre for study of English as a foreign language. Overseas students have been coming to Cambridge to study English for over 50 years in language schools (another form of specialist college). The City has 22 permanent foreign language schools and a fluctuating number of around 30 temporary schools which set up in church halls and other temporary premises over the summer months. Currently, the annual student load at these centres is thought to be around 31,000 though the average length of stay is only 5 weeks.

The industry has matured in recent years and more and more courses are being run throughout the year and are being focused at a much broader range of student clientele, including people working in business as well as the more traditional younger students.

The Cambridge Cluster Study has recognised the increasing contribution these establishments make to the local economy and has suggested a review in the policy approach as the schools between them contribute £78 million per annum to the local economy. The National Planning Policy Framework supports a policy approach which seeks to take advantage of this benefit.

Language schools can place additional burdens on the housing market. Hostels and other accommodation for language students are dealt with under policies 33. and 34. on student housing.

How the policy came about:

55. The National Planning Policy Framework requires local authorities to support the knowledge industries and the development of a strong and competitive economy. Supporting further education organisations is compatible with national policy aims and the proposed economic vision for the City as a centre of excellence and world leader in higher education.

56. The current Local Plan has a policy which only deals with language schools. However, these are only one type of specialist school, so future policies would need to extend to include all of the other types of independent specialist schools and possibly independent academies. The numbers of these have increased from around three in the 1990s to approximately 11-14 currently. Examples include CATS in Round Church Street, Abbey College in Station Road, and Glisson Road, and Bellerby's College in Bateman Street and Manor Community College. Others such as Cambridge Centre For Sixth Form Studies are educational charities and no profit organisations more akin to a state registered schools catering for local students and boarders.

57. Many of these types of organisation attract school age children who live with families in the City and surrounding area or commute into Cambridge from other locations in the sub region. As such they do not as a rule place undue pressure on the local housing market and are therefore less of a concern in this regard compared to mainstream language schools which are a distinct and separate type of specialist school. By and large they don't offer English language courses. In some cases, these types of organisation attract students from further afield and if they do they tend to have associated hostel accommodation for boarders as part of the operation e.g. Cambridge Centre for Sixth Form Studies. The former local plan policy made an exception for secretarial and tutorial colleges allowing them to grow by 10% of their overall gross floorspace provided they serve a mainly local catchment and provide residential accommodation, social and amenity facilities for all non local students. This floorspace restriction as in the case of language schools may not however be effective or appropriate.

58. The National Planning Policy Framework paragraph 21 encourages local authorities to support the knowledge industries and the development of a strong and competitive economy. Supporting further education organisations is compatible with national policy aims and the proposed economic vision for the city as a centre of excellence and world leader in higher education.

59. Policy in previous plans aimed to regulate the establishment of new schools alongside controls on teaching floorspace increases at permanent schools because of concerns about possible impacts on the local housing market and legacy policies in previous Structure Plan's and Local Plans towards selective management of service sector employment unrelated to sub regional needs

60. Experience with established schools has revealed that such controls upon increases in teaching floorspace are no longer effective in controlling growth in student numbers as classroom size, teaching hours, and length of course can

boost throughput. An approach based on “student weeks” (add to glossary) ties in more closely with other national monitoring and licensing of language schools and would be a more effective way of regulating student throughput.

61. The industry has matured over the last 20 years and more and more courses are being run throughout the year and are being focused at a much broader range of student clientele.

62. The Cambridge Cluster Study has recognised the increasing contribution these establishments make to the local economy and has suggested a review in the policy approach as the schools between them contribute £78 million per annum to the local economy. The National Planning Policy Framework would support a policy approach which sought to take advantage of this benefit.

63. Many schools have been housing their teenage students with host families during the summer months, which also provide another source of income for local families and does not unduly cause pressures on the local housing market. Others are starting to take on more mature and business students, along with pre University entrance students wishing to improve their English. Most make use of independently provided student hostel accommodation to house their more mature students.

64. This can put pressure on the local housing market in Cambridge, if students are not accommodated in purpose built hostels or in lodgings with host families.

65. Existing schools should provide hostel accommodation for their students on site or off site and this should be controlled by a S106 legal agreement.

66. There is a need to continue to maintain a restriction on the establishment of new schools given land shortages within the City, intense housing pressures form other educational establishments and accepting there difficulties in being able to control temporary schools who can operate outside the planning system.

ISSUE: THE VISITOR ECONOMY

Strategic vision/objective:

These will follow after we’ve finalised the Strategy Chapter.

Section

3. Supporting the Knowledge Economy and Managing the Visitor Economy

Policy 27. Development and Expansion Of Hotels

The development of small new boutique hotels and or larger 3 star and 4 star hotels will be supported as part of mixed use schemes at:-

i. Mill Lane;
ii. on key sites around Parkers Piece;
iii. on land around Cambridge Station and the planned new Station serving North East Cambridge (see section X), and
iv. on any suitably located large windfall sites that come forward in the City Centre during the plan period.

Development of small new boutique hotels will be also be supported in other City Centre locations.

Acceptable locations for other hotels beyond the City Centre include North West Cambridge and Addenbrooke's.

There is a preference for visitor accommodation that is designed and operated as a hotel rather than an apart-hotel or serviced apartments, these will be treated as residential uses and affordable housing provision will be sought (see policy X).

Further budget hotels in the City are not needed.

Supporting text:

A consultancy study has been undertaken, entitled 'Cambridge Hotel Futures April 2012', to assess the supply of, and demand for, hotel and short stay accommodation in Cambridge to 2031.

The study shows that there is very strong and continuing market demand for significant new hotel development in Cambridge, particularly in the City Centre and on the outskirts of the city. Depending on how strongly the economy grows and the extent to which new hotels create additional demand, Cambridge looks to need around 1,500 new hotel bedrooms over the next 20 years to widen the accommodation offer of the city, encourage longer stays and to enhance the competitiveness of the city as a visitor destination.

These rooms could be delivered as new hotels, as extensions to existing hotels, or through the re-positioning and redevelopment of existing hotels – or indeed as a mixture of the three approaches.

The Cambridge Hotel Futures Study identifies market potential for a further 2-3 new boutique hotels in Cambridge city centre approximately 150-300 rooms over the next 20 years together with possible scope for a new luxury 4 or 5 star hotel.

A new generation of serviced accommodation that combines an element of self-catering with some hotel-style service is causing a blurring of the boundaries between uses in planning terms.

These types of premises are generally intended to service extended stay corporate and university markets. They may, however, let units for shorter stays to business and leisure markets.

How the policy came about:

67. Aside from leisure tourists who generate around 35% of the demand for visitor accommodation, the two Universities and businesses also generate significant demands, about 65% of the demand for good quality visitor accommodation.
68. The city has 33 hotels, which provide 2,115 bedrooms. 13 hotels are located in the City Centre providing 949 rooms, eight hotels are located outside the City Centre providing 293 rooms and 11 hotels are located on the city's outskirts providing a further 873 bedrooms.
69. Planning permission has already been granted for around 1,350 new bedrooms in eight schemes in and around the city, with proposals for a further 50 rooms yet to be determined. It is not certain that all of these commitments will be actually delivered as the viability of hotel building is finely balanced, particularly where residential land values are so high.
70. The Cambridge Hotel Futures Study identifies market potential for a further 2-3 new boutique hotels in Cambridge city centre approximately 150-300 rooms over the next 20 years together with possible scope for a new luxury 4 or 5 star hotel.
71. If the hotels proposed in North West Cambridge and at Addenbrooke's come forward no more 3 or 4 star hotels are needed in the outer city area to 2031. The research undertaken by Hotel Solutions suggests budget hotels look to be adequately catered for with existing commitments. A small growth in serviced apartments looks likely.
72. A new generation of serviced accommodation that combines an element of self-catering with some hotel-style service is causing a blurring of the boundaries between uses in planning terms.
73. These types of premises are generally intended to service extended stay corporate and university markets. They may, however, let units for shorter stays to business and leisure markets.

74. They tend fall into four main categories:
    - All suite hotels (C1 hotel use);
    - Aparthotels/apartment hotels (C1 hotel use);
    - Purpose built serviced apartment blocks (C1 hotel use); and
    - Residential apartments let as serviced apartments by letting agencies (C3 use).
75. Suite hotels, apartment hotels and serviced apartments can be let on a daily short-term basis, but may be subject to a three night minimum stay. They usually have a reception and hotel-style booking facilities.

76. In some cases serviced apartments can result in the loss of properties built as residential homes or affordable housing being converted to serviced apartments outside the scope of the planning system. Such loss of residential and affordable housing whilst providing visitor accommodation could potentially have adverse impact upon the local housing market. This is undesirable in Cambridge given it is an area of significant housing pressure. Therefore this policy needs to be read in conjunction with policy X on affordable housing.

Policy 28. Ensuring space for hotels in the City Centre and Along Public Transport Corridors

Proposals for the upgrade of existing City Centre hotels and guest houses is supported subject to proposals complying with urban design and conservation policy, and policy 25.

New Hotels should be located on the frontages of main roads or areas of mixed use on bus route corridors with good public transport accessibility.

Development will not be permitted which would result in the loss of existing hotels and guest houses within the City Centre and along bus route corridors with good public transport accessibility unless the use is no longer viable. Applications for change of use will need to demonstrate that:

i. all reasonable efforts have been made to preserve the facility but it has been proven that it would not be economically viable to retain the hotel or guest house in its current form; and
ii. the property or site has been appropriately marketed for at least 12 months in order to confirm that there is no interest in the property or site for hotel or guest house use

Supporting text:

While some of the requirement for new bed- rooms in the City Centre can be met through the repositioning and upgrading of existing City Centre hotels, there is likely to be a requirement for further sites or conversion opportunities to fully satisfy the identified market opportunities.

With limited identifiable sites for new-build hotel development in the City Centre, the conversion of suitable properties looks likely to provide the most realistic way forward for delivering the required new hotels in the city centre.

However, where the case can be made that the hotel is not and cannot be made viable with investment, loss can be acceptable. Evidence would be required, in terms of marketing and viability of existing uses. The preference is for conversion to residential use including where appropriate an element of afford- able housing.

How the policy came about:

77. The National Planning Policy Framework paragraph 23 encourages local authorities to support the vitality of town centre uses by ensuring a range of suitable sites meet the scale and type of demand for leisure and tourism uses. Supporting the sustainable growth of tourism is compatible with these national policy aims and the local aim of building a strong and competitive economy.

78. Given the strong demand for city centre sites for hotels the Council aims to safeguard existing hotels and guest houses subject to appropriate viability and marketing tests. Poorer quality and less well located hotels and guest houses may to exit the market where they have no viable future as a hotel or guest house.

79. Higher value uses such as residential use will always put pressure on the retention of such premises.

80. A hotel retention policy is not intended to present existing hotels with a stranglehold on their future development. Such policies are common in resorts, which often define a hotel zone where loss would be resisted. However, where the case can be made that the hotel is not and cannot be made viable with investment, exit can sometimes be negotiated.

81. The Council will seek evidence to support any applications for change of use to test the nature of any marketing and viability calculations.

82. With the level of new budget supply coming on stream in the short term, ahead of market forecasts, and as the fair share analysis has shown, the Council expects that there may be some guest houses and small hotels that might seek to exit the market. Outside the core city centre/fringe zone, there might be more flexibility to permit this, and those properties that are less well-located and of poorer quality might be lost without too much detriment to the overall supply.

83. This approach is supported by the sustainability appraisal and it will support the growth of tourism while minimising its impact on the city's transport infrastructure through reducing the need to travel.

84. The findings of the Hotel Solutions Study point to the fact that the Cambridge hotel offer to date has not been of a standard which such a famous historic City deserves. There is also very strong competition for a number of competing uses particularly within the City centre.

85. The boundary of the City centre may be reviewed when the current retail study is completed and will be shown on the Proposals Map. The National Planning Policy Framework also requires Local Plans to define the extent of town centres.

Policy 29. Visitor Attractions

Development of new visitor attractions within the City Centre is acceptable where proposals complement the existing cultural heritage of the City; it is not the intention to encourage major new attractions but some diversification of the offer to better support the needs of families will be encouraged.

The locations of any new attractions should have good public transport accessibility.

Supporting text:

Some of the pressures on existing attractions can be eased by the diversification of the attractions on offer where this continues to be related to the cultural heritage and or interpretation of the City.

The emphasis in tourism is on continued visitor management, and to extend dwell times of visits, rather than major promotion. Whilst the City would benefit from enhanced provision for families, major theme parks and other national profile leisure developments will not be appropriate in Cambridge.

Attractions that draw visitors beyond the City Centre attractions and encourage the development of alternative attractions throughout the City Region are also encouraged.

There are a number of museums ancillary to the University of Cambridge on sites on both sides of Downing Street / Pembroke Street. When any faculty development associated with the University of Cambridge comes forward, the redevelopment of these museums on-site will be looked upon favourably as part of the wider strategy of better coordinating attractions in the City Centre and extending the areas of through movement to relieve pressure on the most overcrowded streets.

How the policy came about:

86. The National Planning Policy Framework paragraph 23 encourages local authorities to support the vitality of town centre uses by ensuring a range of suitable sites meet the scale and type of demand for leisure and tourism uses. Supporting the sustainable growth of tourism is compatible with these national policy aims and the local aim of building a strong and competitive economy.
87. Cambridge is a major international visitor destination. 4.1 million people visited Cambridge in 2010 and of those 3.2 million were day trippers and 835,300 were staying visitors. Overall numbers have declined by only 1% since 2008. Tourism generated £393 million in 2010, which is the equivalent of 10.5% of the Cambridge economy. It employed over 5,150 people in 2010, though 1,500 fewer than in 2008.

88. The City has a great deal to offer discerning visitors including world renowned architecture, the Colleges, museums and other buildings. The Cam, and interconnected commons and open spaces, provide a unique backdrop to this historic fabric of buildings and spaces. A diverse range of events such as graduation, Science Week, the Folk Festival, literary festivals, specialist shops, pavement cafes and restaurants draw in large numbers of visitors.

89. Key attractions include King's College Chapel, Fitzwilliam Museum, Cambridge University Botanic Gardens, Kettle's Yard, Cambridge and County Folk Museum and the Sedgwick Museum, and further afield the Imperial War Museum Duxford and Anglesey Abbey.

90. The current Local Plan tries to encourage more sustainable tourism in the City with the emphasis on destination management rather than promotion. The diversification of short stay visitor accommodation is supported to encourage longer stays alongside the development of new and alternative attractions.

91. The Council recognises that a range of attractions and facilities are important to improve the quality of the visitor experience, but also sees the need to protect the quality of life of people who live here. The main purpose of any tourist development should be to assist in the interpretation of the city, not to attract significantly more visitors to Cambridge.

92. Emphasis has also been placed on encouraging longer stays and fewer day trippers and on the development of an appropriate range of attractions. The availability of a good range of hotels compliments this approach.

93. There has been emphasis in the past on seeking benefits from development in the City centre to consolidate attractions and make more effective use of open spaces and street space.

94. A criticism of Cambridge's current attractions in recent years has been that it does not offer a great deal to families with younger children. Some diversification of the current attractions would benefit this element of the market.

Delivery/Monitoring

Development & Expansion of Business Space

- Monitoring of new business space: amount of B1a, B1b, B1c, B2, B8 and sui generic research in ha and m^2, including at the specific sites mentioned in the policy (County business completions)
- Other monitoring of effects of loss of selective management of the economy: specific pieces of work taking a multi-faceted look at the Cambridge economy: what is it looking at: need a baseline study now? (City Council / County / consultants?)

Ensuring space for jobs

- Monitoring of loss of business space: amount of B1a, B1b, B1c, B2, B8 and sui generic research in ha and m^2, including within protected industrial sites (County business completions)

Connecting new developments to digital infrastructure

- What percentage of planning permissions are connected to high capacity broadband? (Monitored through the processing of applications)

University Faculty Development

- Monitoring of new University Faculty Space: amount of faculty, research and University administrative development in ha and m^2, including the specific sites mentioned in the policy. Number of times policy used x floorspace / ha (City Council Annual Monitoring Report / policy monitoring)

Specialist Colleges

- Monitoring of new specialist colleges: amount of floorspace for secretarial and tutorial colleges, language schools, pre-university foundation courses and crammer schools in ha and m^2. Number of times policy used x floorspace / ha (City Council Annual Monitoring Report / policy monitoring).
- If new specialist colleges are not entirely for local students, also monitoring consequential residential accommodation, social and amenity facilities (Monitored through the processing of applications)

Development and Expansion Of Hotels

- Monitoring of new hotels, including apart-hotels and serviced apartments: amount in ha and m^2, including the specific sites mentioned in the policy (County business completions).
- For serviced hotels and serviced apartments, also monitoring affordable housing provision (Monitored through the processing of applications)

Ensuring space for hotels in the City centre

- Monitoring of redevelopment of hotels in the city centre: amount of floorspace gained / lost in ha and m^2 (County business completions).

Visitor Attractions

- Monitoring of new visitor attractions: amount of floorspace gained / lost in ha and m^2 (City Council Annual Monitoring Report / policy monitoring).