



The Planning Inspectorate

Report to Cambridge City Council

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Inspectors appointed by the Secretary of State

Date: 29 August 2018

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Cambridge Local Plan 2014

The Plan was submitted for examination on 28 March 2014

The examination hearings were held between 04 November 2014 and 30 April 2015;
and between 07 June 2016 and 18 July 2017

File Ref: PINS/Q0505/429/6

Abbreviations used in this report

AA	Appropriate Assessment
AoMC	Area of Major Change
CIGBBS	Cambridge Inner Green Belt Boundary Study
DtC	Duty to Co-operate
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
JSPU	Joint Strategic Planning Unit
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
NDSS	Nationally Described Space Standard
NPPF	National Planning Policy Framework
OAHN	Objectively assessed need for housing
PAS	Planning Advisory Service
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SDSR	Sustainable Development Strategy Review
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SoCG	Statement of Common Ground
University of Cambridge	UoC
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Cambridge Local Plan 2014 provides an appropriate basis for the planning of the City of Cambridge, provided that a number of main modifications [MMs] are made to it. Cambridge City Council has specifically requested that we recommend any MMs necessary to enable the Plan to be adopted.

All the MMs were proposed by the Council, and were subject to public consultation over periods of seven weeks in December 2015-January 2016 and six weeks in January – February 2018. In some cases, we have amended their detailed wording. We have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows (this is not an exhaustive list):

- A modification to recognise the Council's intention to carry out an early review of this Plan through the preparation of a joint Local Plan with South Cambridgeshire District Council;
- Modifications to provide clarity over the calculation of a five year housing land supply;
- Amendments to some of the Areas of Major Change, including the provision of additional residential development on parts of the Cambridge East AoMC;
- Amendments to the Coldham's Lane AoMC to provide clarity on what different parcels of land will be used for;
- Clarification of various elements within the Mill Road Opportunity Area;
- Amendments to introduce the Cambridge Natural Environment Strategy;
- An extension to allocation GB2;
- Modifications to ensure the policies are consistent with national policy in relation to heritage assets and the natural environment;
- Amendments to policies relating to energy efficiency standards, technical housing standards and wind energy to reflect national planning policy;
- Amendments to include the Nationally Described Space Standards rather than locally set standards;
- Clarification that relevant policies will apply to 'visitor accommodation' not solely hotels.
- Amendments to ensure that the approach to the provision of affordable housing is consistent with national policy;
- A revised framework for monitoring;
- Amendments to policies relating to provision for gypsies and travellers.

Introduction

1. This report contains our assessment of the Cambridge Local Plan 2014 (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Cambridge Local Plan, submitted in March 2014, is the basis for our examination. It is the same document as was published for consultation in July 2013. The Plan was submitted for examination alongside the South Cambridgeshire Local Plan. The two plans share a joint core document library and a common spatial development strategy, as explained below.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that we should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and /or not legally compliant and thus incapable of being adopted. Our report explains why the recommended MMs, most of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **C01, C02, C03** etc, and are set out in full in the Appendix.
4. The Council carried out consultation on a first set of MMs between 02 December 2015 and 25 January 2016 and carried out sustainability appraisal (SA) on them. Following the close of the examination hearings, the Council prepared a further schedule of proposed MMs and carried out SA of them. The second schedule and the SA were subject to public consultation between 5 January 2018 and 16 February 2018. We have taken account of the consultation responses in coming to our conclusions in this report and in this light, we have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary, we have highlighted these amendments in the report.
5. The Council has proposed a number of modifications which are intended to update the text of the Plan, which is understandable given the length of the examination, or in some cases to make improvements to the Plan. However, where these are not necessary to make the Plan sound, we have removed them from the Appendix. Within the limits prescribed by the Regulations, the Council can make additional minor modifications to the Plan at adoption.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map is set out in RD/Sub/C/020.
7. The policies map is not defined in statute as a development plan document and so we do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. These further changes to the policies map were published for consultation alongside the MMs (RD/MM/010), and are now contained in document RD/EX/140.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in RD/Sub/C/020 as amended by (RD/EX/140).

Assessment of Duty to Co-operate

9. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
10. There has been a long history of joint working between the City Council, South Cambridgeshire District Council and the other Cambridgeshire Districts. Together with Peterborough City Council, the Cambridgeshire Districts set up a Joint Strategic Planning Unit (JSPU) in 2012. The JSPU facilitated meetings of senior Members from each of the Districts and has produced the Joint Statement on Strategic Planning in Cambridgeshire (RD/Strat/030) and the Cambridgeshire and Peterborough Memorandum of Cooperation: Supporting the Spatial Approach 2011 - 2031 (RD/Strat/100). The Memorandum supports the development of a coherent and comprehensive growth strategy across Cambridgeshire and Peterborough.
11. A wide range of potential strategic matters were considered by the JSPU and through engagement with other bodies including the Environment Agency, Highways England, Natural England and English Heritage. Strategic issues considered include: housing need and distribution; employment land; flood risk; and the provision of infrastructure, including transport.
12. Section 28 of the Act gives the power to local planning authorities to prepare a joint plan. Section 33A(6)(b) requires local planning authorities to consider whether to agree under section 28 to prepare joint local development documents. Section 33A(7) requires anyone who is subject to the duty to cooperate to have regard to any guidance given by the Secretary of State about how the duty is to be complied with.

13. Guidance has been provided by the Secretary of State at paragraph 16 of PPG which states: *Where two or more local planning authorities decide to work together to prepare Local Plans or policies they should consider how to achieve this most effectively. For some authorities the most appropriate way might be to form a joint committee Alternatively, the local planning authorities could prepare a joint plan, using powers **section 28 of the 2004 Act**, or align their Local Plans, so that they are examined and adopted at broadly the same time.*
14. The Guidance, therefore, suggests that the preparation of a joint plan is one way of complying with the duty to cooperate, but there is no indication that local planning authorities must make a formal resolution on whether to prepare a joint plan. South Cambridgeshire District Council and Cambridge City Council advised that the preparation of a joint local plan had been considered at officer level, but was not subject to a formal resolution by Members.
15. The Councils have chosen the last of the options referred to in PPG: that is to align, closely, their two plans. A Joint Strategic Transport and Spatial Planning Group, comprising Members from Cambridge City, South Cambridgeshire District and Cambridgeshire County Councils was set up in March 2012. One of the tasks for the Group has been to ensure policy alignment that will allow the timely development of both authorities' new Local Plans. The plans have been prepared with a joint core documents library and share a joint evidence base for many issues and were submitted for examination at the same time.
16. Overall, we are satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Assessment of Soundness

Main Issues

17. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings we have identified 16 main issues upon which the soundness of the Plan depends. Under these headings our report deals with the main matters of soundness and/or legal compliance rather than responding to every point raised by representors.

Issue 1 – Is the spatial strategy sound?

18. The starting point for the development strategy, which is common to this Plan and the South Cambridgeshire Local Plan, is the non-statutory Cambridge and South Cambridgeshire Sustainable Development Strategy Review (SDSR) (RD/Strat/040), prepared by the JSPU. The SDSR establishes a sustainable development sequence for the Cambridge sub-region as follows: within the urban area of Cambridge; on the edge of Cambridge; one or more new settlements; within or adjoining market towns; and at sustainable villages. The market towns, as defined for the purposes of the SDSR, are outside the administrative areas of Cambridge City and South Cambridgeshire and therefore this level is not relevant to the hierarchy as applied to the City and South Cambridgeshire.

19. The Local Plan seeks to maximise opportunities for the provision of new housing and employment development, within the urban area, which is entirely consistent with the SDSR. The SDSR recognises the significant advantages in sustainability terms of locating development on the urban edge but conflict with Green Belt purposes is also recognised.
20. The SA Addendum Report November 2015 (RD/MC/020) and Supplement (RD/MC/021) also recognise the sustainability benefits of sites located on the edge of Cambridge particularly in relation to the use of sustainable transport modes. However, land on the edge of Cambridge is in the Green Belt and with the exception of a limited number of small sites referred to later in this report the Council is not proposing to release any significant areas of land from the Green Belt in this Plan, although a significant amount of new development is expected to occur in this plan period as a result of allocations on land removed from the Green Belt in previous rounds of plan making. The NPPF affords a very high degree of protection to the Green Belt and we consider later in this report whether there are exceptional circumstances to justify the alterations to the boundary of the Green Belt proposed in this Plan.
21. Elsewhere in this report we recommend MMs to policies dealing with sites on the edge of the urban area. **CO02** is necessary to ensure the Key Diagram is consistent with the modified text of the Plan and to ensure the Plan is effective.

Conclusion

22. We therefore conclude that the spatial strategy is sound.

Issue 2 – Whether the plan identifies a sound assessment of the overall level of housing need and the need for affordable housing, and sets an appropriate housing requirement.

Housing Market Area (HMA)

23. The Strategic Housing Market Assessment (RD/Strat/090) is based on the Cambridge HMA which comprises the City Council, South Cambridgeshire District Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council, Forest Heath District Council and St Edmundsbury District Council.
24. The evidence provided by the Council (PM1/CCC&SCDC – Supplement 1) based on data from the 2011 Census demonstrates that the Cambridge HMA has a higher level of commuting self-containment than other options tested, and also a higher level of migration self-containment. It is probably inevitable that any defined HMA will have links with areas beyond its boundary but it is not practical, in this case, to attempt to subdivide local authority areas when defining the HMA.
25. The Cambridge HMA is the basis for the Memorandum of Co-operation (MoC) (RD/Strat/100) between the 7 Authorities in the Area together with Peterborough City Council. The MoC distributes the objectively assessed housing need derived from the sub-regional SHMA. This has been a long-standing arrangement and we find this definition of the HMA is reasonable.

Objectively assessed need for market and affordable housing (OAHN)

26. The OAHN of 14,000 new homes for Cambridge City, included in the submission draft plan, is derived from the Cambridge Sub Region Strategic Housing Market Assessment (SHMA) (RD/Strat/090). In our interim findings (RD/GEN/170) we expressed our concerns that the methodology of the 2013 SHMA is not entirely consistent with Planning Policy Guidance (PPG) which was published in 2014.
27. PPG advises that household projections published by the Department for Communities and Local Government (now MHCLG) should provide the starting point estimate of overall housing need, whereas the SHMA relies on population figures from the 2011 Census, rather than household projections. We also expressed concern that the SHMA did not fully take into account the PPG advice relating to market signals, particularly in relation to affordability, which is widely recognised as a chronic problem for the City.
28. The Council commissioned further work to address these issues. The resulting report by Peter Brett Associates (the PBA report) (RD/MC/040) finds that the DCLG 2012 household projections identify a housing need in the City of just under 7,000 dwellings for the period 2011-2031. The report compares the CLG household projections against alternative demographic scenarios from the Greater Essex Demographic Forecasts produced by the demographers Edge Analytics for the Essex Planning Officer's Society. The Edge Analytics study included Cambridge City (and South Cambridgeshire) to provide a broader picture for the Essex authorities. There is a general consensus that household projections for the City are implausibly low, due largely to unattributable population change and the report concludes that the Edge Analytics figure based on their 10-year (2003-2013) trend population projection with the household headship rates taken from the 2012 CLG household projections is a more appropriate 'starting point' for determining OAHN. This is a figure of 10,069 new dwellings in the City over the period 2011-31. The report then considers market signals and concludes that an uplift to the starting point is warranted to take account of market signals relating to affordability.
29. PPG advises that any such upward adjustment should be set at a level that is reasonable. The report recommends an uplift of 30% which is one of the highest percentages applied to date, the other example of this rate being Canterbury. We note, from the PBA report, that the rate of change in house prices and the affordability ratio are both similar in Cambridge and Canterbury. The fact that absolute house prices are higher in Cambridge than Canterbury is a less useful indicator because it may be as much a reflection of wage levels as of restricted availability of land for housing. We agree that 30% is a substantial but reasonable uplift. Applying a 30% uplift (10,069 x 130%) results in a figure of 13,090.
30. It is noted in the PBA report that this figure is less than the SHMA figure which takes account of job growth. This indicates that the figure should be further adjusted upwards to the SHMA figure of 14,000 to support future job growth.
31. The PBA report was criticised for a number of reasons including the fact that it only deals with Cambridge City and South Cambridgeshire whereas the NPPF requires an assessment for the Housing Market Area. We consider that there

is some force to this argument, as changes to OAHN throughout the HMA may have an impact on the spatial distribution of new housing set out in the Memorandum of Cooperation. The MoC dates from 2013 and covers the period 2011-2031. Arguably, it will need to be updated as the authorities involved prepare plans which extend significantly beyond 2031. An update will enable the most up-to-date housing need figures to be taken into account across the HMA. However, with the various authorities in the HMA at different stages in preparing or reviewing their local plans it could lead to an excessive delay in completing this examination if an update for the whole HMA were to be required now. In the circumstances it is reasonable and pragmatic to plan on the basis of these two local authority areas.

32. PPG advocates the use of the most up-to-date evidence of future household growth, although it suggests that that the national household projection may require adjustment to reflect local demographic factors such as suppressed household formation rates. The Council's evidence (RD/MC/041), which is based on the 2011 Census, demonstrates that, for the critical age range 25-39 when household formation is most likely to be suppressed by housing difficulties, the rates for Cambridge are very similar to those for England as a whole. We are not, therefore, persuaded that there is any justification for departing from the rates used in the 2012 national household projections.
33. In July 2016 the Government's 2014-based household projections were issued. The PPG states that, wherever possible, assessments of OAHN should be informed by the latest evidence, but that a change does not automatically mean that housing assessments are rendered outdated every time new projections are issued. To avoid further substantial delay in the adoption of the Plan, we have taken the view that the most pragmatic approach is for the latest Government household projections to be considered through the planned early review of the Plan, in the context of the approach to local housing need assessment in the revised NPPF, which is subject to consultation at the time of writing this report.
34. For the reasons given above, we accept that the assessment of OAHN has some flaws and we are also aware that alternative methodologies used by some representors indicate that the OAHN for the City should be significantly higher than the SHMA figure. It is also arguable that the figures should be lower if the most up to date economic projections from the East of England Forecasting Model are used, together with different occupancy rates and a different approach to the rounding of overall figures. However, PPG notes that no single approach will provide a definitive answer. Bearing in mind that the figure of 14,000 is double the figure derived from using the DCLG household projections alone, we are satisfied that it is acceptable.
35. The Council has proposed a modification (**C003**) to include text to refer to the additional technical evidence that has been prepared relating to the OAHN. This is necessary to ensure that the Plan reflects the up-to-date evidence base and is justified.

Affordable Housing

36. The SHMA assessed the need for affordable housing according to the then current 2007 Planning Practice Guidance, which has since been replaced by

similar guidance at paragraphs 022 – 029 of PPG. These calculations were revised later in the light of new data for 2013/14. The resulting net affordable need for Cambridge City is 10,402 homes over the plan period.

37. The PBA report estimates that, if the OAHN is met over the Plan period, the City would receive enough developer contributions to meet about half of its affordable housing need. The housing need figure has been substantially uplifted above the demographic starting point to help improve affordability. In this context, a further uplift to the housing requirement is unlikely to be effective given it is unclear where the demand for additional market houses would come from and it could undermine delivery in other parts of the HMA which tend to have better housing affordability.

Conclusions on OAHN

38. In all the circumstances we consider that the OAHN assessment of 14,000 new dwellings for Cambridge City is based on a reasoned judgement of the available evidence and is acceptable.

Issue 3 – Whether there is a reasonable prospect of a five-year supply of deliverable sites on adoption, and whether the policies and allocations in the Plan will ensure that the housing requirement is met

Five year housing land supply

39. The plan aims to facilitate the delivery of 14,000 homes over the Plan period to meet, in full, the OAHN.

Buffer

40. In their statement for Matter 8, the Councils provided information on housing completions compared with the targets set out in the adopted development plans from the years 1999/2000 to 2013/2014. Since the adoption of the Cambridge Local Plan in 2006, the annualised housing target has been met only once. In the years preceding the adoption of the Local Plan 2006, the targets in the adopted structure plans were met only once, although in the year 2005/2006, completions were very close to the target.
41. The reasons for the failure to deliver housing at the required rates will include factors beyond the Council's control, including poor market conditions in the years following the recession in 2007/2008. Nonetheless, the failure to meet targets in so many years across the 15 year period represents persistent underdelivery, and we conclude that the appropriate buffer at this point should be 20%.

Use of joint trajectory.

42. The foundation for the Cambridge Local Plan and the South Cambridgeshire Local Plan is the Sustainable Development Strategy Review, as discussed under issue 1 above. Although a joint plan has not been prepared, the two plans are both based on the SDSR, as explained above. In the early years of the Plan period, the majority of development in sites on the edge of Cambridge is likely to take place within the administrative area of the City

whereas in the later years of the plan period most development will take place within South Cambridgeshire, including at the new settlements. During the Examination the City Council, together with South Cambridgeshire District Council, prepared a Memorandum of Understanding (RD/Strat/350) which advocates the use of a joint housing trajectory for the two authorities. Overall, the use of the joint trajectory will lead to a more sustainable pattern of development in accordance with the SDSR.

43. Planning Practice Guidance Ref 010 2a-010-20140306 advises: *Where there is a joint plan, housing requirements and the need to identify a five year supply of sites can apply across the joint plan area. The approach being taken should be set out clearly in the plan.* The use of the joint trajectory across the two plans will be a temporary measure until a joint local plan is prepared (see issue 16), which will bring the situation fully into line with PPG. In all the circumstances, this is a reasonable approach.
44. Cambridge City does not have a shortfall in the delivery of new housing in the years 2011-2017. However, for the purposes of the joint trajectory, it is appropriate to deal with the shortfall over the remainder of the plan period, known as the Liverpool method. This is because of the reliance, in the South Cambridgeshire Local Plan, on the delivery of two new settlements which require significant investment in new infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period.
45. **C004, C011, C012, and C014 – C020 and C271** are necessary to establish the approach to calculating the five year housing land supply which will be used and to confirm the housing land supply position in November 2017. This will ensure that this part of the Plan is effective and consistent with national policy. **C271** also includes Figure N6 which details components of supply and the expected rates of delivery. We consider the main components of supply in more detail elsewhere in this report but, in summary, we consider the Council's assessment of supply is reasonable and evidence-based. The Plan makes provision for about 14,500 new dwellings, which allows a degree of flexibility against the OAHN of 14,000 new dwellings. Over 7,000 new dwellings within the urban area and the urban fringe had planning permission in April 2015 which provides confidence that the housing requirement will be met.

Conclusions

46. Subject to the inclusion of the MMs identified, we conclude that there is a reasonable prospect that the Plan will provide for a 5 year housing land supply on adoption and that the housing requirement will be met.

Issue 4 – Does the Plan comply with national policy in its approach to the Green Belt? Are the allocations of Green Belt land justified by exceptional circumstances? Should other Green Belt allocations be made?

Purposes of the Green Belt

47. Paragraph 80 of the Framework sets out 5 purposes of the Green Belt. These are set out in the Plan at paragraph 2.50, together with three Cambridge Green Belt purposes: to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre; to maintain and enhance

the quality of its setting; and to prevent communities in the environs of Cambridge from merging into one another and with the city. It is not the role of the Local Plan simply to reiterate national policy. It can, however, interpret national policy in a local context. The Cambridge Green Belt purposes reflect the importance of Cambridge as a historic city and the particular role of the Green Belt in preserving its setting. The Cambridge purposes have been included in previous development plans including the Cambridgeshire and Peterborough Structure Plan 2003 and the Cambridge Local Plan 2006. In any event, the national Green Belt purposes can be taken into account, where relevant in the context of any specific proposal. In our view the Cambridge Green Belt purposes are not inconsistent with national policy and the Plan is sound in this respect.

Development Management in the Green Belt

48. Policy 4 of the LP indicates that new development in the Green Belt will not be approved except in very special circumstances. This wording is not consistent with the NPPF because it fails to recognise those categories of development that are recognised as being not inappropriate in the Green Belt in paragraph 89 of the Framework. Such development is not required to be justified by very special circumstances. **C021** is therefore necessary to ensure consistency with national policy.

Green Belt Review

49. Significant tracts of land were taken out of the Cambridge Green Belt in the Local Plan 2006 at sites on the edge of the City and extending into the South Cambridgeshire District Council administrative area. These sites are now being developed and will contribute to the delivery of new housing in the early years of this plan period.
50. Having regard to the overall spatial strategy and the finding of the SDSR that the edge of Cambridge is the second most sustainable location for growth in the Greater Cambridge area, the Council, together with South Cambridgeshire District Council undertook a further review of Green Belt boundaries in 2012 with a view to establishing whether any land could be released from the Green Belt without significant harm to the purposes of the Green Belt.
51. The review identified a limited number of sites that could be released from the Green Belt, which we comment on below. The review assessed parcels of land in the Green Belt and scores their importance on a scale of 'low', 'medium' and 'high' with respect to the Green Belt purposes of setting, character and separation. An overall score of importance to Green Belt is then given for each parcel of land. As we set out in our initial findings of May 2015 (RD/GEN/170) we found it difficult, in some cases, to understand how the overall score for importance to Green Belt had been derived from the individual scorings for setting, character and separation. In response to our concerns, the Councils commissioned an independent assessment of the Inner Green Belt boundary. The Cambridge Inner Green Belt Boundary Study (CIGBBS) (RD/MC/030) found that the great majority of the land within the Cambridge Green Belt was assessed as being important to Green Belt purposes.

52. A number of criticisms were made of both the Councils' 2012 review and the CIGBBS, including the way in which the parcels of land were identified, and whether the identification of the qualities/assessment criteria against which the different areas were assessed.
53. Both the Councils' Review and the CIGBBS identify sectors and subsectors as the basis for the assessment. The sectors were broadly defined using the main radial routes and other features such as the river. The sectors were then divided into subsectors where there were clear changes in the characteristics of the land. It was argued by some that a much finer grain should have been used. However, the nature of the purposes of the Green Belt, including preventing urban sprawl and the merging of settlements require assessment at a broad scale. We consider that the methodology employed is based on a reasoned judgement having regard to physical features and landscape characteristics and is a reasonable approach to take.
54. There is no widely accepted methodology to guide the way in which assessments of the Green Belt should be carried out, although the Planning Advisory Service (PAS) document *Planning on the Doorstep: The Big Issues – Green Belt* (RD/Strat/460) advises that 'Any review of Green Belt should involve an assessment of how the land still contributes to the five purposes', although the document accepts that Green Belt purpose 5 'to assist in urban regeneration....' is likely to apply equally to all land within the Green Belt, and the value of different land parcels is unlikely to be distinguished by application of this purpose. The 16 qualities/assessment criteria used in the LDA study draw on the other 4 national purposes and the Cambridge Green Belt purposes in identifying factors which are particularly important for the City and its surrounding landscape. We conclude that the CIGBBS is a robust approach which follows the PAS advice.

Green Belt allocations - residential

55. The Plan allocates two sites in the Green Belt for housing development, referred to as GB1 and GB2, situated north and south of Worts Causeway, and adjoining the edge of the urban area. The CIGBBS finds that limited development on the relatively flat ground in this location could be undertaken without significant long-term harm to Green Belt purposes, and we agree with that assessment.
56. The development of these sites would contribute about 400 new dwellings. In the context of the housing requirement for 14,000 dwellings, this is a relatively small contribution but in a highly sustainable location (the second tier in the sustainable development strategy). The development of these sites also gives rise to an opportunity for planting along the eastern boundary to form a stronger, landscaped edge to the City in this location.
57. If these sites were not to be removed from the Green Belt and allocated for housing, the City would not be able to meet its housing requirement within its own boundaries which would probably result in development in less sustainable rural locations. We conclude that the benefits of the development of these two small sites for housing outweigh the very limited impact on the purposes of the Green Belt and thereby constitute the exceptional

circumstances necessary to justify the alteration to the boundaries of the Green Belt.

58. The Council has proposed to increase the size of site GB2 to include Newbury Farm (**C213** and **C092**). This would be a small extension of 0.9 ha on a site which already has some built structures and makes a limited contribution to the purposes of the Green Belt. The inclusion of the Newbury Farm site would assist in the creation of a landscaped boundary to the Green Belt in this location and is necessary to ensure that the Plan is effective.
59. Some representations raised concerns, other than loss of Green Belt, to the development of these sites including drainage, impact on biodiversity and transport infrastructure. The Council's evidence (Appendix 11 of M6/CCC and SCDC) indicates that these issues can be resolved through the development management process and we agree that there is a reasonable prospect that these could be overcome.
60. **C212 and C214** which amend the indicative density to a gross figure are necessary to ensure consistency with the way in which other residential allocations are treated in the plan. **C212** also amends the area of site GB1 to exclude the County Wildlife site and is necessary to more accurately reflect the developable area of land. **C215** which requires contributions to be made towards improved community facilities and services is necessary to ensure consistency with Policy 26 of the Plan.

Green Belt allocations – employment development

61. The Plan allocates sites at Fulbourn Road for employment purposes, referred to as GB3 and GB4. These sites adjoin the existing Peterhouse Technology Park. The allocation would extend the urban area of Cambridge so that the new southern boundary would align with the boundary of the Technology Park. Policy 26 requires the establishment of a landscaped edge to the new boundary of the Green Belt. We agree with the Council's assessment that the development of these sites would have a limited impact on the purposes of the Green Belt.
62. The main occupier of the Peterhouse Technology Park is ARM, an internationally recognised technology company. The company has plans to expand and there are clear advantages to being able to do so at their existing site. In view of the importance of research and development to the Cambridge economy and, in turn, to the national economy, we consider that the benefits of allocating these sites for employment development outweighs the limited impact on the purposes of the Green Belt thereby constituting the exceptional circumstances necessary to justify the alteration to the boundary of the Green Belt.
63. Some representors raised concerns about the development of these sites, unrelated to the Green Belt issue. These include impact on adjoining residential development, biodiversity and transport infrastructure. We agree with the Council that these matters are capable of resolution through the development management process.

Should other Green Belt allocations be made?

64. A number of sites have been promoted for development on the edge of Cambridge in the Green Belt. These sites straddle the boundary of the City and South Cambridgeshire District and were referred to as: Land to north of Barton Road, proposed as a sustainable urban extension for 1,450 new homes and associated facilities and services; Land at Grange Farm, proposed for 400-500 new homes and open space/sports use; Cambridge South, promoted for employment-led mixed use development; and Cambridge South East (initially proposed as a site for the development of 3,500 to 4,000 dwellings with associated services and facilities, but also as a smaller site for up to 1,200 dwellings and a primary school); Land at Fen Ditton, proposed for residential-led mixed use development to provide 400-500 new homes; Land West of Hauxton Road, Trumpington, which is promoted as a site for housing and sports uses or simply housing. In the light of our findings relating to the spatial strategy and the assessment of housing, employment and other needs, and the supply of land to meet those needs, we conclude that the Plan is sound without the allocation of additional sites in the Green Belt.

Issue 5 – Whether the Plan will support and maintain a balanced supply of housing

Affordable Housing, Dwelling Mix and Employment-Related Housing

65. Policy 45 seeks to ensure the effective provision of affordable housing and a mix of dwelling types, sizes and tenures. As submitted, the Policy requires 10% affordable homes on sites for the initial 2 to 9 dwellings. This is not consistent with the Written Ministerial Statement of 28 November 2014: Small-Scale Developers or with PPG (ID: 23b-031-20161116). The Council has produced evidence to demonstrate that sites of this size could make a contribution to the provision of affordable housing and remain viable. However, the WMS states that it is seeking to tackle the disproportionate burden on small-scale developers by lowering construction costs, thereby increasing the supply of housing. Viability is not, therefore, the sole consideration.
66. The number of additional affordable homes from developments of nine dwellings or less would only form a relatively small part of the overall affordable housing delivery. In the circumstances, **C134** is necessary to ensure consistency with national policy. We have made a minor addition to the wording of the MM to clarify that the affordable housing provision should be calculated on the basis of the net increase in the number of units on the site.
67. **C135**, **C136** and **C137** are necessary to clarify that affordable housing will not be sought in connection with the provision of student accommodation on the grounds of viability, and to ensure that the supporting text to Policy 45 is consistent with the modified Policy.
68. **C138** amends the wording of paragraph 6.6 of the supporting text so as to align it with the revised policy which affirms that if a vacant building credit is allowed, this would reduce the expected affordable housing contribution for that particular site.

69. Policy 46 aims to ensure that new student accommodation meets the identified needs of an existing educational institution in providing housing for students attending full-time courses of one academic year or more. **C139** adds a requirement that schemes should demonstrate that they have entered into a formal agreement with one of the two universities or other existing educational establishments providing full time of courses of at least one academic year. The revised wording also recognises that the University of Cambridge is a separate entity to the Cambridge colleges and the more generic term "educational establishment" has been substituted to resolve that issue. The modification to criterion e of the policy accords with national policy in terms of supporting sustainable modes of transport whilst providing a measure of flexibility which was absent in the previous wording. The rewording of criterion g of the policy provides greater clarity with regard to minimising the potential for anti-social behaviour. **C140** is necessary to ensure that the policy as a whole is worded consistently so a decision maker will have a clear indication of how to react to a development proposal.
70. **C141** inserts a new paragraph into the supporting text. The paragraph refers to the findings of the *Assessment of Student Housing Demand and Supply for Cambridge Council* prepared by Cambridge Centre for Housing and Planning Research, January 2017. The Assessment confirms that the current student accommodation units currently under construction or with planning permission combined with existing allocations and new allocations in the Plan would go beyond the assessed need, thereby providing flexibility. The Assessment justifies **C013** which seeks to prevent the development of student accommodation on sites allocated for housing, or with an extant planning permission, or identified as potentially suitable for housing in the SHLAA. This MM is necessary to ensure that the need for general housing is met.
71. The Assessment is based on information provided that the Anglia Ruskin University (ARU) had no aspirations for student growth to 2026. If that position were to change, the policy provides a framework against which any proposals for additional accommodation could be considered.
72. The policy text states that proposals for new student accommodation will be permitted if they meet the identified needs of an existing educational institution within the city of Cambridge in providing housing for students of one academic year or more. The final paragraph of **C141** is consistent with the policy text in that it seeks to ensure that the known needs of a specific institution are being met and that a formal linkage is demonstrated at the planning application stage.

Specialist Housing

73. Policy 47 aims to ensure that the development of specialist housing meets the identified needs and that the loss of specialist housing is mitigated. Planning permission will be forthcoming subject to a number of policy criteria. These include evidence of demonstrable need, suitability for the intended occupiers, accessibility to local shops, services, community facilities, good access to public transport, and in a location that does not have an excessive concentration of such housing.
74. The Council has identified an omission in the policy in that it does not specifically require the retention of existing specialist housing per se.

Accordingly, the policy does not provide a restriction in this regard by way of a clear indication of the circumstances which would allow for the release of specialist housing. Paragraph 50 of the Framework states that Councils should plan for a mix of housing based on current and future demographic trends. The uncontrolled loss of specialist housing would bring the Plan into conflict with that requirement. However, the proposed changes to the policy text and supporting text will overcome this omission. **C142 and C145**

75. Concerns have been expressed that certain types of facilities would not be embraced by the policy although they do represent specialist housing. A change to paragraph 6.19 of the supporting text alleviates that concern by adding further types of specialist housing. A sentence in paragraph 6.15 of the supporting text has been deleted as it duplicates the information in paragraph 6.16 of the supporting text. **C143 and C144**
76. **C259** adds text to Appendix K 'Marketing, Local Needs Assessment and Viability Appraisal' to ensure that there is no unjustified loss of specialist housing.

Technical Housing Standards – nationally described space standard (NDSS)

77. Policy 50 sets internal residential space standards. The Written Ministerial Statement (25 March 2015) introduced a new national space standard for dwellings. Planning Policy Guidance (PPG) ID: 56-018-20150327 indicates that local planning authorities which are seeking to require an internal space standard should include a policy in their Local Plan referring to the standard. In order to justify the requirement, evidence has to be provided in respect of the need, viability and timing.
78. In respect of need for the standards, the Council undertook research on the unit sizes of a number of approved developments within Cambridge, in order to ascertain how the NDSS related to housing developments being delivered in Cambridge. Whilst the majority of assessed schemes coming forward in the city were considered to meet or exceed the NDSS, there was a number falling short of the standard. This work has been updated to reflect the requirements of the NDSS.
79. The assessment revealed that a number of planning applications related to proposed development fell short of the NDSS across one, two, three and four bedroom units and this included both gross floor areas and storage provision. In some cases, the proposed dwellings were significantly below the requirements of the NDSS. The Council has therefore identified a pattern of applications which departs from the standard.
80. The Council has assessed a sample of planning applications approved since 2008. The planning applications selected for further assessment were chosen on the basis of the number of bedrooms in order to allow assessment of a range of different unit types and bedrooms against the NDSS on the basis of availability of full plans. The majority of applications assessed were submitted to the Council between 2009 and 2013. In some instances where the number of bedrooms was either 4 or 5, there were fewer applications available to assess against the standard. There is therefore clear justification for the inclusion of the NDSS on the grounds of need.

81. In relation to viability, the Council originally commissioned viability work on the delivery of affordable housing and the Community Infrastructure Levy which included minimum internal space standards based on the London Plan to test whether the application of the standard would be viable. The Council commissioned an update to its viability work to assess the new optional standard. The update by Dixon Searle contained in the Cambridge City Council and South Cambridgeshire District Council Local Plan Viability Update (RD/MC/090) concludes that that application of the NDSS requirements are unlikely to impact on the viability of development.
82. In terms of timing, the original standards in the Plan as submitted demonstrated the Council's intention to seek to adopt minimum space standards. The new standards have now been extant for more than three years, and we are not persuaded that there is a need to include a transitional period in the modified policy.
83. Accordingly, **C152** which modifies the policy to adopt the NDSS, rather than locally set space standards, is justified and necessary to ensure conformity with national policy.

Accessible Homes

84. Policy 51 seeks to provide accessible homes. The Written Ministerial Statement March 2015: *Housing standards: streamlining the system* (WMS) introduced optional standards to replace the requirements of the Lifetime Homes and Lifetime Neighbourhoods standards. Planning Policy Guidance paragraph: 007 Reference ID: 56-007-20150327 sets out the necessary evidence base which Councils will need to demonstrate to set higher accessibility, adaptability and wheelchair housing standards.
85. In this respect, the Council has produced a document entitled *Accessible Housing in Cambridge*, January 2017 (AHC) which provides a study into accessible requirements in Cambridge for the emerging Plan. The AHC concludes that, based on the evidence, the optional Building Regulation M4(2): *Accessible and Adaptable Dwellings* should be applied to all new build homes and optional Building Regulation M4(3): *Wheelchair User Dwellings* should be applied in lieu of the Lifetime Homes Standard and the Wheelchair Housing Design Standard and should apply to 5% of all affordable housing developments of 20 units or more.
86. Whilst the approach in respect of Regulation M4(2) has been challenged by representors there is no compelling detailed evidence provided that would lead us to a contrary finding in this regard. Furthermore, the Viability Update, Final Report (October 2015) tested a range of options as agreed with the Council in respect of Regulation M4(2), namely 100%, 15% and 0% of dwellings complying with the standard. The results indicated although there is a minor impact on viability, this is marginal and the change in costs is not one that can be easily differentiated. On that basis we conclude that the modified policy will not have an unacceptable effect on viability and meets the requirements of PPG.

87. Accordingly, **C153, C154, C155, C156, C157, C158** and **C159**, which amend the policy to incorporate the requirements of the optional standard in lieu of the Lifetime Homes and Wheelchair Housing Design Standards, are justified and necessary to ensure conformity with national policy.
88. Policy 48 sets criteria for the consideration of proposals for Houses in Multiple Occupation. **C146** amends the final paragraph of the supporting text to remove the references to Lifetime Homes and replace it with references to Policies 50 and 51. This is necessary to ensure conformity with national policy.

Flat conversions

89. Policy 53 seeks to control the conversion of large single family dwellings or non-residential buildings to self-contained flats. The policy permits proposals for a conversion subject to the criteria set out in the policy text which relate to the internal gross floor area of the original dwellings including acceptable extensions and roof conversions, garden access, protecting the amenity, character of the area, highway safety and the amenity of future occupiers. The supporting text identifies the potential detrimental impacts on the immediate locality that could result as a consequence of a flat conversion and the requirements.
90. Paragraph 6.43 refers specifically to the parking stress that could arise as a result of a conversion. The paragraph requires a parking survey to be completed in support of planning applications for flat conversions. Parking stress is defined as occurring in those streets where surveys show that there is less than 10% free notional parking capacity although this requirement is relaxed in controlled parking zones.
91. Cambridge is a compact city and the issue of parking stress is therefore an important consideration when increasing levels of occupancy in a residential area. Uncontrolled parking arrangements would both increase the risk to highway safety and fail to promote a modal shift towards more sustainable modes of transport. **C161** and **C162** amend the supporting text to include guidelines to be followed when undertaking a parking survey and are necessary for the clarity and effectiveness of the Plan.

Residential moorings

92. Policy 54 aims to control the provision and location of residential moorings. The policy responds to the gradual increase in the number of boat owners wishing to live permanently on the River Cam. The Council is responsible for the management of existing residential and visitor moorings through a moorings management policy.
93. The policy permits residential moorings subject to meeting a number of criteria. **C163** amends criterion g. of the policy to require that moorings should not impede the use of any footpath. This is necessary to ensure consistency with paragraph 35 of the Framework which requires plans to give priority to pedestrian movements thereby protecting the use of sustainable transport modes.

94. Section 124 of the Housing and Planning Act 2016 amended section 8 of the Housing Act 1985 which now requires each local housing authority in England to consider the needs of people residing in or resorting to their district with respect to the provision of: (a) sites on which caravans can be stationed, or (b) places on inland waterways where houseboats can be moored. The Council advised, at the time this matter was considered at the Examination, that it had not carried out the assessment required under the Housing Act 1985(as amended). However, the information it does hold, relating to houseboats, suggests that the need for new moorings for residential houseboats is low. Site RM1 of the Plan provides for the delivery of off-line moorings.
95. Once the assessment of the needs of people requiring places where houseboats can be moored has been completed, it may be necessary to review Policy 54 which can be done as part of the wider review of the Plan (see issue 16 below).

Conclusion

96. Subject to the inclusion of the main modifications, the Plan is consistent with national policy and will support and maintain a balanced supply of housing.

Issue 6 – Whether the Areas of Major Change and Opportunity Areas will deliver sustainable development to meet identified needs

Areas of Major Change (AoMC) on the Edge of Cambridge

97. Over 5,000 new dwellings in the Plan period will be provided in urban extensions with planning permission. These are large sites which straddle the boundary with South Cambridgeshire that were released from the Green Belt in previous rounds of plan making. Sites on the edge of the urban area will also provide land for employment uses and outdoor recreation.
98. Policy 13 sets out the general principles for development in the areas of major change and the opportunity areas. The policy sets the expectation that development in these areas should be of the highest quality design and incorporate the principles of sustainable design and construction. The policy criteria include the provision of the necessary infrastructure, a comprehensive implementation plan which has demonstrable support from all key landowners and clear objectives where a site-wide masterplan approach is adopted. The policy includes further requirements with regard to movement, density and activity, and the protection of existing assets including heritage assets. Modifications are necessary to correct the wording of criteria e, and to affirm that the assets to be protected include heritage assets. **C039 and C040**
99. The supporting text recognises that construction on several sites within the AoMCs is now well advanced and based on extant planning permissions. It further affirms the need to protect the conservation areas in these locations. In this regard, we have amended the wording of **C041** to remove the words "or adjoining" and amend 'character and appearance' to 'character or appearance' so as to accord with national policy and legislation. **C042**, which substitutes 'substantial' development for 'substantive' development is necessary for clarity and effectiveness.

Cambridge East AoMC

100. The portion of this site within the City boundary was removed from the Green Belt by the Cambridge Local Plan 2006. The Cambridge East AAP allocates land in the City and in the adjoining area within South Cambridgeshire for between 10,000 and 12,000 new homes with associated land for employment, services and facilities. The development was contingent upon the relocation of Marshall Aerospace. In 2010 Marshalls found that they did not have an appropriate site for relocation. Policy 12 of the submission draft plan supersedes policies CE/3 and CE/5 of the AAP and only allocates those parts of the site which were considered to be capable of development whilst the airport remains in operation.
101. During the course of the examination, however, the intention of the landowners has been clarified and it has been established that a wider area of land north of Cherry Hinton can be developed during the plan period. Development on the edge of Cambridge is recognised as being highly sustainable and this is one of the few locations which is not within the Green Belt. Issues relating to the impact of the continued operation of the airport can be addressed at the planning application stage, along with issues relating to the design and layout of new development and its relationship to existing development.
102. Modifications **C034, C035, C036, C038** and **C220** are necessary to reflect this up-to-date position and allocate an additional site (R47) for the development of approximately 780 dwellings. The MM establishes that a masterplan will be prepared for the development of site R47 and adjoining land in South Cambridgeshire and establishes the general parameters for the masterplan. The remainder of the AAP site will remain as safeguarded land. There are no exceptional circumstances to justify the return of the site to the Green Belt. **C037** is necessary to ensure the provision of adequate secondary school capacity.
103. Concerns have been raised in respect of the adequacy of the infrastructure to support the proposed development. However, Policy CE/10 of the AAP, which remains extant, requires adequate highway capacity to serve all stages of the development. The policy is wide ranging and includes primary road access, managing traffic impacts through transport assessments, and contributions in respect of capacity on existing orbital routes related to the volume of traffic generated by Cambridge East on those routes. Vehicular access to the site will only be permitted via a new spine road, except for emergency access.
104. Concerns have also been expressed that parts 2c to 2e of the policy indicate some conditionality with regard to the allocation. However, the rationale for introducing the policy changes is predicated on the principle that the residential amenity of future occupiers should not be compromised by the ongoing airport operations and that the proposed development will not therefore prejudice the continued use of the airport, and these are factors that will need to be taken into account through the development management process.

105. Taking all the above factors into account we are consider that the modified policy 12 is a sound approach which will boost housing supply in a sustainable location.

Cambridge Northern Fringe East and new railway station AoMC

106. Policy 14 sets out the proposals for the AoMC. **C043** and **C044** are necessary to ensure a consistent approach to the AoMC in this Plan and the emerging South Cambridgeshire Local Plan.
107. The area is allocated for high quality mixed-use development primarily for employment uses as shown on the Policies Map and illustrated in Figure 3.3 of the Plan. These include B1, B2 and B8 uses, as well as a range of supporting commercial, leisure and residential uses subject to acceptable environmental conditions. **C045** is necessary to clarify the primacy of employment use on the site.
108. The third paragraph of the policy confirms that the amount of development and timescales will be established through the preparation of an Area Action Plan (AAP). The AAP will be developed jointly between Cambridge City Council and South Cambridgeshire District Council. **C046** deletes the restriction on planning applications being considered before the adoption of the AAP. This is necessary to ensure flexibility and because local planning authorities are required to consider any planning application that is submitted to them.
109. The fourth paragraph of the policy contains criteria which relate to environmental and accessibility requirements and the need to ensure that due consideration is given to safeguarding the appropriate future development of the wider site. There are necessary changes to the wording of criterion b and d of the paragraph to ensure that a number of other wildlife sites are protected in this regard and these revisions are supported by Anglian Water, and Natural England and the Wildlife Trust respectively. **C047**
110. Paragraph 3.28 of the supporting text makes further reference to the early review of the site through the jointly prepared AAP in support of the policy text and acknowledges that the majority of the site is in Cambridge City. This is consistent with the text in Policy SS/4 of the South Cambridgeshire Local Plan. The changes to the wording of the paragraph are necessary to align with and expand upon the policy text, to make the Plan effective. **C048**
111. Paragraph 3.29 refers to the Cambridge Busway and cycle and car parking provision and affirms that the new station will significantly improve access to and from the business parks and science parks in this locality. **C049** affirms that as a consequence of the changes, the station area will provide an attractive location for business uses and is necessary to ensure a consistent approach in this Plan and the emerging South Cambridgeshire Local Plan.
112. **C050** adds a further paragraph reinforcing that the new station will provide a catalyst for the regeneration of the area and will bring forward further phased delivery elsewhere in the AoMC. In order to achieve consistency with **C046** above, we have made a minor amendment to the wording of the third sentence of the paragraph.

113. **C051** replaces paragraph 3.30 of the supporting text with a new paragraph which makes it clear that any development will need to be assessed against the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Site Specific Proposals Plan (2012). This in order to ensure that development does not compromise the safeguarding areas relating to the aggregates railhead and that a consistent approach is achieved between this Plan and the emerging South Cambridgeshire Local Plan.
114. **C052** deletes the final sentence of paragraph 3.31 as it is no longer necessary nor is it consistent with the emerging South Cambridgeshire Local Plan.
115. The relocation of the Cambridge Water Recycling Centre is currently being explored but no conclusions have yet been reached. **C053** is necessary to more clearly reflect the current situation. We have made minor amendments to **C053** to ensure flexibility and effectiveness.
116. **C054** is necessary to make it clear that Highways England should be consulted in respect of strategic road network issues relating to the AoMC. **C055** is necessary to ensure that the supporting text and Figure 3.3 are consistent with the policy as amended.
117. An extension of the AoMC is identified on the amended Figure 3.3 (**C056 and C057**). This relates to the extension of the southern portion of the Chesterton Sidings site. This parcel of land is to be included within the AAP. The development of this area will help facilitate the delivery of public transport infrastructure including walking and cycling routes alongside the proposed guided bus extension. The extension of the AoMC would therefore accord with paragraph 29 of the NPPF which requires the transport system to be balanced in favour of sustainable transport.

South of Coldham's Lane AoMC

118. Policy 15 sets out the proposals for the AoMC. The Council is seeking the wider regeneration of the area with appropriate redevelopment and the creation of a country park to the east of the city as indicated on Figure 3.4 (as amended) in the Plan. This will involve the development of a masterplan which will include setting out the principal uses, amount of development and the extent of developable land. Modifications **C058 – C062** are necessary to clarify the proposals for different parts of the AoMC and to ensure the Plan is effective and in conformity with paragraphs 117 and 118 of the NPPF.
119. The policy indicates development will be supported where certain criteria are met. These include responding appropriately to the nature of existing site conditions, environmental and safety constraints, the need for detailed feasibility reports, the form and nature of public access to the Country Park, and ecological mitigation and/or enhancement measures. In response to the latter, the Wildlife Trust has indicated that the baseline date for assessing whether mitigation or enhancements have been achieved as required by the policy should be set as 2005 as this was the date of the last full survey. We consider this to be reasonable and have made a minor wording change to **C060** to reflect this and ensure conformity with paragraph 152 of the NPPF which requires local planning authorities to seek opportunities to achieve the environmental dimension of sustainable development and seek a net gain for

this dimension. Our recommended MM provides a benchmark for the ongoing assessment of such net gains.

Southern Fringe AoMC

120. Policy 17 sets out the proposals for the AoMC. The area encompasses Clay Farm, Trumpington Meadows, Bell School and Glebe Farm as identified on Figure 3.5 of the Plan and is proposed to deliver high quality new neighbourhoods for Cambridge.
121. The policy indicates that the principal land use will be a mix of residential properties, including affordable housing. It does however enable the development of other uses necessary to create a sustainable and vibrant community. These include community and education facilities, with 5.6ha of land allocated for a primary and secondary school, local shops and other services, and open space and recreation.
122. **C063** is necessary to strengthen criterion g. of the policy to ensure that development of a high quality urban edge will be achieved on the approach to the site from the south. This will align the policy with Policy 56 of the Plan which seeks to create successful places through the promotion of high quality design and is necessary to ensure that the Plan is effective.

West Cambridge AoMC

123. Policy 18 sets out the proposals for the AoMC. The principal land uses for new development are D1 educational uses, associated sui generis research establishments and academic research institutes, along with commercial research, all of which is directly associated with the University of Cambridge (UoC).
124. **C064** is necessary to amend unduly restrictive and unjustified criteria relating to the uses that will be permitted. It also introduces a reference to the existing masterplan for the site, which is not consistent with the Statement of Common Ground (SoCG) which was agreed between the Council and the UoC in March 2015 with regard to Site M13 which refers to the submission of a new masterplan. Consequently, we have made a minor change to the wording of **C064**. **C065** and **C066** are necessary to ensure clarity and consistency with the modifications made by **C064**. **C225** amends the wording of the existing uses to align with Policy 18.

Land between Huntingdon Road and Histon Road AoMC.

125. Policy 19 sets out the proposals for the AoMC. **C067** and **C068** update the policy and supporting text to more closely reflect the scheme that has been granted outline planning permission. **C221** amends the entry for this site in the Proposals Schedule at Appendix B to take account of the 84 dwellings that have already been built.

Areas of Major Change within the urban area

Station Areas West and Clifton Road AoMC

126. Policy 20 sets the framework for the consideration of development proposals which will be expanded upon through the preparation of SPD for this area of the City Centre. The aim is to create a new mixed use neighbourhood in a highly sustainable location. **C069** is necessary to provide flexibility for non-major planning applications to come forward before the SPD is prepared. **C070** is necessary to ensure that full consideration is given to ensuring sustainable access to the railway station.
127. Betjeman House (site R44) is designated for residential use. **C222** adds employment and retail uses which ensures consistency with the vision of Policy 20 for a mixed use neighbourhood.

Mitcham's Corner Opportunity Area

128. The character and appearance of this area of the City centre has been adversely affected by the road engineering works carried out in the 1970s. It nonetheless retains a variety of small shops and a vibrant community. **C071** is necessary to establish that proposals for the area will be expanded upon through the preparation of SPD, rather than a masterplan. **C072** is necessary to ensure that the palette of materials is 'appropriate' rather than 'simple'. The latter would not necessarily lead to harmonious development and would not therefore be effective. **C073** extends the boundary of the area which is necessary to enable a comprehensive approach along the riverside frontage.

Eastern Gate Opportunity Area

129. This is an area which stretches along one of the main radial routes into the City centre. The area is already subject to an adopted SPD which seeks to improve the public realm and improve the quality of new development in the area. **C074** is necessary to clarify the approach to new development, responding to the primarily residential nature of the area. **C075** is necessary to ensure that the palette of materials is 'appropriate' rather than 'simple'. The latter would not necessarily lead to harmonious development and would not therefore be effective. **C076** is necessary to clarify the approach that will be taken in relation to building heights.

Mill Road Opportunity Area

130. Mill Road is a vibrant mixed use area in the historic core of the City. One of the principal aims of Policy 23 is to enhance the streetscape and undertake public realm improvements. **C077** is necessary to clarify the meaning of 'events in the road network'. The policy also refers to providing 'more generous' pavements but the Council accepts that opportunities to widen the pavements are limited. **C078** and **C081** clarify the kind of improvements that may be achievable to the pedestrian environment and are necessary to ensure the Plan is effective and deliverable. **C079** is necessary to ensure that the palette of materials is 'appropriate' rather than 'simple'. The latter would not necessarily lead to harmonious development and would not therefore be effective.

131. **C080** is necessary to clarify the importance of the Conservation Area status of much of the Opportunity Area. **C082 - C085** are necessary to ensure appropriate recognition of heritage assets within the Opportunity Area.
132. There are several development sites in the Opportunity Area including the Mill Road Depot (site R10). Concerns were expressed about the proposals for this site including the density of development proposed and the means of access. In our view it is appropriate that the density of development should reflect that of the surrounding area in this highly sustainable city centre location. Given the former use of the site as a depot it is unlikely that residential use of the site will compromise highway safety but that will be subject to detailed testing through the development management process. **C086** is necessary to accurately reflect the intention to improve the existing access. **C217** adds an expectation that a planning and development brief will be prepared for the site, which is necessary to ensure successful integration with the existing residential area.
133. Site R21 on Mill Road is allocated for residential and employment use. **C224** updates the area of the site following a more detailed assessment. It also includes healthcare as a potential use to reflect the view of the local CCG NHS Trust that there will be a continuing need for healthcare uses on the site. It also adds 0.6ha for student accommodation to reflect an appeal decision in 2016. This MM is necessary to ensure the allocation is deliverable and effective.
134. A substantial development site at 75 Cromwell Road (Site R12) lies outside the Opportunity Area but is close to it. **C218** adds a requirement for the preparation of a development brief which is necessary to ensure successful integration with existing development.

Cambridge Railway Station, Hills Road Corridor

135. Hills Road is a major link from the City centre to the station. Significant new development has taken place near the station, known as the CB1 scheme. The aim of the Opportunity Area designation is primarily to improve this link for sustainable modes of transport through an improved pedestrian environment. The details of the key projects listed in Policy 24 will need to be tested as schemes are brought forward but we are satisfied that the aims of the policy are sound and that there is a reasonable prospect they can be delivered.
136. **C087** is necessary to ensure that the palette of materials is 'appropriate' rather than 'simple'. The latter would not necessarily lead to harmonious development and would not therefore be effective. **C088**, which extends the boundary of the area to include properties at 1 Regent Street and Furness Lodge, is necessary to ensure a comprehensive approach to development.

Old Press/Mill Lane

137. This Opportunity Area lies in the historic core and accommodates a range of academic and administrative facilities of the University of Cambridge. The university wishes to relocate some of these uses, which offers the opportunity for redevelopment. The submission draft policy sought residential and other

uses on the site. However, work undertaken by the University demonstrates that mainstream housing will not be viable, and the policy should specify student accommodation. (**C089, C226**)

138. **C090** is necessary to ensure proposals have regard to the most recent Historic Core Conservation Area Appraisal. This is necessary to ensure conformity with the NPPF and is supported by Historic England.

139. The Council has proposed a MM to add a reference to bridleways as well as footpaths. This may be viewed as an improvement to the Plan but it is our view that the Plan could not be considered unsound without it.

Conclusion

140. The Areas of Major Change and Opportunity Areas promote development in the top two tiers of the sustainable development strategy i.e. within the urban area and on the edge of the urban area. The identification of these areas in the Plan will enable a comprehensive approach to the provision of sustainable development to meet identified needs within the plan period.

Issue 7 – Whether the Plan will provide sufficient measures to protect, preserve and enhance the built environment.

Design of new buildings

141. Policy 57 seeks to support high quality new buildings in the city by establishing criteria that development proposals should meet. The criteria are wide ranging and include setting, height, scale, form, accessibility, adaptability, environmental impacts, and the maintenance and increase of biodiversity in the built environment. **C164** amends the wording of criterion h to require an appropriate scale of features and facilities to maintain and increase levels of biodiversity. **C165** adds a further sentence to the supporting text of Policy 57 to ensure that new developments seek to maximise opportunities to support biodiversity and to further reinforce the need to incorporate appropriate features in this regard. The changes echo the requirements of paragraph 118 of the Framework which aims to conserve and enhance biodiversity.

Tall buildings and the Cambridge Skyline

142. Policy 60 aims to ensure that the development of tall buildings which break the skyline and/or are significantly taller than the surrounding built form are considered against specified criteria. **C166** makes a number of modifications to the wording of the policy including: replacing the reference to specific heights of tall buildings with more flexible wording which also accords with the reference to tall buildings in paragraph F.9 of Appendix F (Tall Buildings in the Skyline) of the Plan; and to refer to Historic England's Good Practice Advice in Planning: 3 'The Setting of Heritage Assets (2015). The modification is therefore necessary for consistency within the Plan and to accord with the requirements of paragraph 126 of the NPPF.

143. **C167** replaces paragraphs 7.16 to 7.19 with six new paragraphs. The changes are referred to in paragraphs 3.52 and 3.53 of the Statement of Common Ground (SoCG) between the Council and Historic England dated May 2016.

Historic England has commented that the six new paragraphs provide a more appropriate context for the policy as modified and provides a link to Appendix F of the Plan and we consider they are necessary for effectiveness.

144. The paragraphs provide more detail in respect of the various locational and historic contexts in relation to the future development of tall buildings. The paragraphs assert that a critical factor is the impact on heritage assets due to the large number of designated heritage assets within the historic core. These include a significant number of highly graded heritage assets of great national importance. For this reason, there will be limited scope for tall building proposals in or around the historic core.
145. We have made minor amendments to the wording of the MM for the purposes of clarity. We consider that the above changes to the policy are necessary to protect the character and appearance of the city and its wider environs, and the historic core in particular.
146. **C237-C249** are modifications to Appendix F which provides guidance on Tall Buildings and the Skyline. These modifications are necessary to ensure internal consistency and clarity and, therefore, the effectiveness of the Plan.

Conservation and Enhancement of Cambridge's Historic Environment

147. Policy 61 seeks to protect and enhance Cambridge's historic environment. The policy sets out a number of criteria against which development proposals will be considered. These include the preservation and enhancement of heritage assets, safeguarding the character or appearance of conservation areas, the contribution to local distinctiveness, and consideration of scale, form, and height and massing. Our recommended MM **C168** makes changes to the wording of the policy in order to ensure consistency with national policy.
148. **C169** amends the supporting text to the policy to reinforce the importance of preserving the historic and natural environment of Cambridge. The changes are supported by Historic England and are necessary for consistency with paragraph 126 of the NPPF. **C170** and **C171** add further explanation of the multi-layered approach to the strategy for the management of the historic environment. Figure 7.1 is introduced into the supporting text and sets out the documents which together comprise the Cambridge Historic Environment Strategy. This approach is supported by Historic England and we consider that the range of documents in Figure 7.1 will collectively provide a positive strategy for the historic environment which is necessary to ensure that the requirements of paragraph 126 of the NPPF are fully met. **C172** and **C173** add additional wording to the supporting text in order to make the paragraphs consistent with the requirements of paragraph 132 of the Framework.
149. **C223** which relates to Betjeman House (site R44), is necessary to ensure the appropriate consideration of heritage assets, in line with national policy.

Local Heritage Assets

150. Policy 62 aims to support the retention of local heritage assets as assessed against the criteria in Appendix G (Local Heritage Assets Criteria and List) of

the Plan. **C174** adds a further sentence to the text of the policy to clarify the requirements associated with a proposal that would lead to harm or substantial harm to a non-designated asset. Paragraph 135 of the Framework makes no reference to the demonstration of the wider public benefit and accordingly, we have amended the wording of the MM to align with national policy. **C250** and **C251** update and clarify aspects of Appendix G and are necessary to ensure the Plan is effective.

151. Policy 63 relates to works to a heritage asset to address climate change. The policy affirms that proposals to enhance the environmental performance of heritage assets will be supported where the overall design and specification ensures that the significance of the asset is not compromised. Our recommended MMs **C175**, **C176** and **C177** make revisions to ensure that the policy accords with paragraphs 133 and 134 of the Framework.
152. **C228** is necessary to clarify that the schedules of listed buildings, scheduled monuments, and registered parks and gardens are the responsibility of Historic England. The Council has proposed various other MMs to Appendix C: Designations Schedule to update the listings. These modifications would improve the Plan but are not necessary for soundness.

Conclusion

153. The Plan contains a range of policies relating to the built environment. Subject to the inclusion of the modifications referred to above, we find that the Plan is consistent with national policy and will provide sufficient measures to protect, preserve and enhance the built environment.

Issue 8 – Whether the Plan will provide sufficient measures to protect, preserve and enhance the natural environment.

The River Cam

154. Policy 7 seeks to recognise the very significant historic, cultural and landscape importance of the river to the city. The supporting text refers to the Cambridge Landscape Character Assessment (2003) which states that the River Cam is a key part of the defining character of Cambridge. A number of Cambridge's colleges interface with the river known as The Backs which is one of the world famous landscapes in Cambridge. The river is an international tourist attraction and contributes to the Cambridge economy. **C001** is necessary to ensure that the spatial strategy fully reflects the importance of the river.
155. The policy sets out a number of criteria which development along the River Cam corridor is required to meet. **C023** strengthens the wording of criteria b and d to clarify the significance of Cambridge's historic environment in relation to the river and to ensure that any naturalisation of the river does not impact detrimentally on heritage assets.
156. **C024** amends paragraph 2.69 of the supporting text to confirm that, although the river is almost entirely modified by human action and its wildlife value has been depleted by river works, it still supports a healthy population of fish and

other river dwelling animals. The modification also affirms that the river and its floodplain habitats and tributaries function together as an ecological network requiring enhancement.

Setting of the City

157. Policy 8 seeks to preserve the setting of the city by establishing a number of criteria to guide development on the edge of the urban area. **C025** amends the wording of the policy to ensure consistency with paragraph 112 and 114 of the Framework.
158. **C026** adds information on the Cambridge Natural Environment Strategy. The multi-layered approach adopted is supported by Natural England and is necessary to ensure consistency with paragraph 117 of the NPPF.

Open Space

159. Policy 67 seeks to ensure that open space is protected. **C178** and **C179** are necessary to ensure clarity and effectiveness, including the requirement for an assessment to be carried out against the criteria set out in Appendix I (Open Space and Recreation Standards) of the Plan where a proposal would involve the loss of open space. The definition of open space in the NPPF refers to all open space of public value. The assessment required is therefore whether a particular area of open space would be of public value. It is recognised that there are other policies in the Plan which relate to assessments which include open space considerations. However, the context is specific to the potential loss of open space. The modifications are therefore necessary to ensure consistency with national policy.
160. Policy 68 aims to ensure that residential development contributes to the provision of on-site open space and recreation facilities. **C180** is necessary to ensure that where there are deficiencies in certain types of open space provision in the locality, the proposed development will be required to provide the type of open space most needed. We consider this approach to be justified as it accords with paragraph 74 of the Framework and the modification is necessary to ensure the effectiveness of the Plan.
161. **C181** adds a reference to the Council's Playing Pitch Strategy (PPS) and Indoor Sports Facility Strategy (ISFS) [adopted after the submission of the Plan] both of which are relevant to the calculation of open space requirements. The policy also clarifies the provision through planning obligations of off-site open space provision. This modification is necessary for clarity and effectiveness.
162. **C182** adds a new paragraph to the supporting text in order to provide clarity as to how large windfall sites, which are not accounted for in the PPS and ISFS, should be considered at the planning application stage. The policy also requires that all development proposals contribute to the provision of open space and recreation facilities on site. We consider that the approach set out in the paragraph is appropriate to ensure that such proposals take full regard of the strategies and to ensure that the Plan is therefore effective.

163. **C252 – C257** make various amendments to Appendix I open Space and Recreation Standards which are necessary to ensure consistency with Policy 68.

Biodiversity and Geodiversity

164. Policy 69 seeks to protect sites of biodiversity and geodiversity. **C183 – C186** make a number of changes and additions to the Policy and supporting text which are necessary to achieve clarity and ensure consistency with paragraphs 113, 117 and 118 of the NPPF. **C227**, which relates to site U3 Grange Farm off Wilberforce Road, introduces a requirement to ensure that the development of the site will not prejudice its biodiversity thereby meeting the requirements of policy 69. The MM is supported by Natural England and is necessary to ensure consistency with national policy.

Trees

165. Policy 71 aims to ensure that existing trees are appropriately protected. **C187** strengthens the policy by clarifying the way in which development which would lead to the felling of or damage to trees will be considered and is necessary to ensure clarity and effectiveness.

Agricultural Land

166. **C027** adds a new paragraph to the plan relating to the protection of the best and most versatile agricultural land, where possible, and is necessary to ensure consistency with paragraph 112 of the NPPF.

Conclusion

167. The Plan contains a range of policies relating to the natural environment. Subject to the inclusion of the modifications referred to above, we find that the Plan is consistent with national policy and will provide sufficient measures to protect, preserve and enhance the natural environment.

Issue 9 – Whether the Plan provides sufficient measures to support the Cambridge economy?

168. Section Five of the Plan: *Supporting the Cambridge Economy* states that Cambridge has a successful local economy that is resilient and dynamic. It further states that the University of Cambridge has helped develop Cambridge as a centre for excellence in the fields of education and research. The Plan aims to strengthen and diversify Cambridge's economy and enable a range of job opportunities across the city.

Development and Expansion of Business Space

169. Policy 40 seeks to encourage new offices, research and development facilities to come forward in specific locations. The supporting text indicates a forecast growth of 22,100 net additional jobs in Cambridge by 2031, including a net gain of some 8,800 jobs relating to class B uses. For purposes of clarity and effectiveness, **C119** adds a further sentence to paragraph 5.6 of the supporting text to make it clear that proposals for development will be

considered alongside the policies in Section 3 of the Plan which relates to the city centre, AoMCs, opportunity areas and site specific proposals.

170. **C120** updates Table 5.2 which relates to planning permissions granted on key employment sites to March 2017. This is necessary to provide an up-to-date framework for the consideration of planning applications, and to ensure consistency throughout the Plan.

Protection of business space

171. The Employment Land Review, as updated in 2012, noted a significant loss of industrial floorspace. The Council recognises that maintaining a good supply of employment land is essential to the Cambridge economy. Policy 41 seeks to safeguard against loss of both floorspace and land within protected industrial sites shown in the Policies Map, and sites outside the protected sites. In relation to sites outside the protected industrial sites **C121** and **C122** which allow for temporary changes of use which generate employment opportunities while marketing of the site is proceeding, and clarify that the policy will not apply to sites in employment use that are allocated for another use are necessary to ensure an appropriate level of flexibility.
172. **C123** and **C124** amend the supporting text to clarify that the policy only seeks to protect employment uses from change of use where a planning application (including a variation of a condition) is required, and to refer to Appendix K of the Plan with regard to the marketing of sites. The changes clarify the way in which the policy should be interpreted and implemented and are necessary to ensure the effectiveness of the Plan.

University Development

173. The Plan recognises the importance of higher education, including the University of Cambridge (UoC) and Anglia Ruskin University, to the economy of the City. Policy 43 seeks to support the development and redevelopment of faculty, research and administrative sites relating to the two universities. The Council proposed modifications to change the title and subtitles of the policy but we are not persuaded that these are soundness issues. **C127** which amends criterion a of the policy to refer to making effective use of land, rather than optimising the use of land, is necessary to ensure appropriate flexibility.
174. The supporting text asserts that the UoC continues to be a world leader in higher education and research and is consistently ranked in the top three research universities globally based on 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 to the city. The University provides over 12,000 jobs.
175. UoC has plans to grow undergraduate and postgraduate numbers by 0.5% and 2% respectively in order to maintain its position as a globally successful university.
176. During the examination the Council updated its assessment of demand for and supply of student accommodation. **C005** is necessary to ensure that regard is had to the most up-to-date evidence available.

177. The policy indicates that within the city centre, the development of the uses set out in the first paragraph will be permitted subject to criteria which include making effective use of the land, including a mix of uses on larger sites to meet the needs of the institution and the improvement of circulation for pedestrians and cyclists together with public realm improvements, reductions in car parking provision and the creation of active frontages.
178. The policy also refers to two allocated sites within the city centre namely: mixed use redevelopment of the Mill Lane/Old Press site (Policy 25) and the New Museums site (U2). In addition, development of sites in the Eastern gateway or near East Road should also be considered for including a significant element of university development. Beyond the city centre, two sites will provide opportunity for enhanced faculty and research facilities.
179. Cambridge Biomedical Campus (Policy 16) will provide the development of medical teaching and research facilities and related university research institutes at the campus along with the continued development of the West Cambridge site at Madingley Road (Policy 18). **C129** which adds the words "and research" to criterion e of Policy 43 is necessary to correct a clear omission and ensure consistency with Policies 16 and 18.
180. **C130** is necessary to clarify the position regarding the preparation of Supplementary Planning Documents (SPD) for Mill Lane/Old Press site and for the New Museums site. The modification also identifies a number of other sites with the potential for change to occur during the Plan period. The modification is necessary for clarity and effectiveness.
181. The Council accepts that the Mount Pleasant House (site R17) site will not be deliverable for mainstream housing. **C219** amends the capacity of the site from 50 dwellings to 270 student rooms. This is necessary to ensure that the proposal will be deliverable and effective.

Specialist Colleges and Language Schools

182. Policy 44 aims to ensure that development of new specialist colleges and language schools provide the necessary supporting accommodation. The policy indicates that existing and new specialist colleges and/or language schools will not be permitted unless they provide residential accommodation, social and amenity facilities for all non-local students. **C131** amends the policy to clarify that the use of family dwellinghouses to accommodate students is not appropriate. This is consistent with Section 6 of the Plan which seeks to maintain a balanced supply of housing.
183. **C132** and **C133** make largely minor changes to the supporting text of the policy but we have concluded that these modifications are necessary for clarity and to ensure consistency. We have however amended the wording of the final sentence of **C132** in order to accord with the thrust of the paragraph as a whole.

Conclusion

184. The Plan contains a range of policies to protect existing employment floorspace, where appropriate to do so, and to support the creation of new employment floorspace. Subject to the inclusion of the modifications indicated above, the Plan is consistent with national policy and will provide sufficient measures to support the Cambridge economy.

Issue 10 – Whether the strategy for the City Centre and retail development is sound.

Hierarchy of centres

185. Policy 6 establishes a hierarchy of centres to which retail and other town centre uses are directed in line with the sequential approach set out in the Framework. The position of individual centres within the hierarchy is broadly based on the findings of the Cambridge Retail and Leisure Study Update 2013 (RD/E/130) (the 2013 Retail Study). We consider that the Beehive Centre has the characteristics of a retail warehouse park with extensive car parking and a predominance of shops selling bulky goods and are not persuaded that it should be included in the hierarchy of centres.

186. Trumpington Local Centre includes the parades of shops on the High Street. The Local Plan extends the centre by including a number of retail/service units and the Village Hall, which adjoin the existing Centre. The large Waitrose store to the south of the Centre has the characteristics of an out of centre convenience store with a large car park and poor pedestrian linkages with the Local Centre. We do not consider that it would be appropriate to include it within the Centre or upgrade Trumpington to a District Centre.

187. We conclude, therefore, that the hierarchy of centres in the Plan, as submitted, is sound.

Impact assessment threshold

188. Policy 6 also sets a threshold of 2,500 sq. metres above which a retail impact assessment will be required. This is the same as the default threshold included in the Framework, and is supported by the conclusions of the 2013 Retail Study. Given the evident vitality and viability of the City Centre there is no evidence to support a locally set lower threshold. The policy includes a clause that would enable the Council to require an impact assessment below the threshold where it has concerns about a cumulative impact or an impact on the role or health or nearby centres in the same catchment area. We consider this approach to be justified by local circumstances, bearing in mind the proposed development of new retail centres at various locations on the edge of the City during the plan period, including Clays Farm and the North West Cambridge Growth Area, and the difficulty of predicting the cumulative impact of such centres on the health of the City Centre.

New retail development

189. The Retail Study 2013 identified no capacity to support additional convenience floorspace in the City, largely as a result of existing commitments. A limited capacity for additional comparison goods floorspace is identified, which it is

expected will be met mainly by redevelopment at the Fitzroy/Burleigh/Grafton area (see below). The Retail Study advises that there is a considerable degree of uncertainty in forecasting over the plan period, and that the Council will need to keep this matter under review. **C022** is necessary to reflect the uncertainty expressed in the retail study. There is no convincing alternative evidence on retail forecasting before us and therefore we find the plan's approach to meeting future retail development needs to be sound, subject to the inclusion of **C022** to ensure the effectiveness of the Plan.

City centre

190. Cambridge city centre is the most dominant comparison shopping destination in the sub-region. The main shopping area comprises two distinct areas, the Historic Core and the Fitzroy/Burleigh Street area (including the Grafton centre), which is located a short distance to the east of the historic core. The Historic Core includes high street multiple retailers, as well as a range of independent shops. The heritage assets of the Historic Core impose constraints, such as the limitations on vehicular access, but are also a fundamental part of its attraction to shoppers and tourists. The historic core has lower vacancy rates than the national average.
191. The Fitzroy/Burleigh/Grafton area includes more mainstream retailers and leisure uses, including a cinema. The age and nature of the shopping units, particularly along the Burleigh Street frontage and in the 1980s built Grafton Centre offer scope for improvement and modernisation. Policy 11 establishes this area as the primary focus for providing additional comparison retail in the City Centre, along with other town centre uses and residential accommodation. **C032** includes an indicative figure for the quantum of new floorspace to be provided which is necessary to ensure that the Plan provides an appropriate foundation for the preparation of a Masterplan/SPD. Given the evident health of the historic core, including the low vacancy rates, and the constraints to new development, we are not persuaded that new development or refurbishment in the Fitzroy/Burleigh/Grafton area will have a detrimental impact on the historic core. Policy 11 also identifies key requirements that development should meet. **C032** adds to the Policy a reference to ensure that development is sensitive to the character and setting of the historic core. This will ensure consistency with national policy.
192. **C033** adds a reference in the reasoned justification to Policy 11 that any student accommodation delivered in the area would be expected to address the identified needs of Anglia Ruskin University, as the site is close to the East Road Campus. This is necessary to ensure consistency with Policy 46 of the Plan.

Development in the Primary Shopping Area

193. Policy 10 seeks to ensure that the number of retail (A1) uses does not fall below 70% in the designated primary frontages, and below 50% in the designated secondary frontages. There is a degree of flexibility to change to another defined centre use where it can be shown that the change would be beneficial to the vitality and viability of the frontage. **C029** and **C030** are necessary to ensure that the text of the reasoned justification is consistent with the intent of the policy.

District, Local and Neighbourhood Centres

194. Policy 72 seeks to ensure that new A1 (shop uses) will only be permitted in proportion to the scale and function of a particular centre. The policy text sets out a number of criteria against which a new development proposal will be considered. The policy also sets a requirement that the number of properties in A1 use should not fall below 55% in district centres. In the local and neighbourhood centres, the requirement is to retain an appropriate mix and balance of uses to provide the day to day needs of local people. **C189** clarifies the approach to uses that will be acceptable on all floors in the designated centres and is necessary for clarity and effectiveness.

Conclusions

195. Subject to the inclusion of the identified MMs, the Plan includes a sound strategy for the city centre and retail development.

Issue 11 – Whether the Plan will facilitate the provision of local services and facilities and visitor accommodation

School Provision

196. **C006** which adds information to Table 2.1 of the Plan is necessary to ensure that shortfall of secondary school places is identified in the Plan together with the intention to meet that need in the eastern part of Cambridge. This is consistent with proposals for Cambridge East (policy 12).

Community, Sports and Leisure Facilities

197. Policy 73 sets out the requirements for the provision of community, sports and leisure facilities, including the loss of such facilities. In terms of new facilities, the policy text differentiates between community and city-wide or sub-regional facilities. **C190** and **C191** add references to the Playing Pitch Strategy (PPS) and the Indoor Sports Facility Strategy (ISFS) which provide up-to-date information to be taken into account in making decisions on planning application. The MMs are therefore necessary for clarity and effectiveness and are supported by Sports England.

198. **C192** seeks to change the wording of paragraph 8.13 to indicate that the PPS and ISFS did not identify any need for a community stadium. However Sports England advises that an assessment of the need for a community stadium was not part of the brief for the PPS. We have made a minor revision to the wording of the MM to reflect that. **C193** removes reference to 'sports' to ensure consistency with the Plan as a whole.

Healthcare Provision

199. Policy 75 seeks to ensure that new or enhanced healthcare facilities are supported subject to certain criteria. The policy affirms that these facilities will be permitted subject to a number of criteria which include scale, range, quality, accessibility, the need to be located in the area which they will serve and, where possible, co-located alongside complementary services. The policy

also requires new primary healthcare facilities to be provided in locations which are supported by sustainable modes of transport. The Council suggested modifications to change the way in which health organisations are referred to. We do not consider this to be a soundness issue.

Visitor Accommodation

200. Policy 77 aims to support proposals for high quality hotel accommodation in appropriate locations. However, the city is a significant visitor destination and we find there to be no justification for limiting provision to hotels. **C196** and **C197** widen the remit of the policy to refer to visitor accommodation. **C203 - C206** similarly amend the text of policy 78 to refer to visitor accommodation, rather than hotels or guesthouses. These MMs are necessary to ensure the Plan is internally consistent and effective. **C199** is necessary to promote the use of sustainable modes of transport, in accordance with the aims of national policy.
201. Policy 77 states that aparthotels or serviced apartments will be treated as residential uses. Legal advice obtained by the Council advises that such accommodation may fall within either use class C1 or C3 depending on the precise nature of the proposed development and the terms on which it is proposed to be offered for occupation. We find no reason to disagree.
202. **C198, C201 and C202** are necessary to reflect this legal advice and to provide a sound policy context for the consideration of proposals for aparthotels and serviced accommodation and thus to ensure the Plan is effective.

List of Protected Public Houses

203. The Council has suggested main modifications to update the list of protected public houses but we are not persuaded that this is a soundness issue. It is a matter which can be addressed when the Plan is reviewed and through the monitoring framework for Policy 76 as set out in Appendix M (see issue 15 below).

Conclusion

204. Subject to the inclusion of the MMs we recommend, the Plan is consistent with national policy and will facilitate the provision of local facilities and services and visitor accommodation.

Issue 12 – Whether the policies addressing climate change and the management of natural resources are justified and consistent with national policy

Technical standards related to the construction or performance of new buildings

205. Policy 27 of the Plan seeks to ensure that new development incorporates the principles of sustainable design and construction and assists in meeting the challenges of a changing climate. The Deregulation Act 2015 requires that local planning authorities should not set any additional local technical standards related to the construction or performance of new dwellings. Modifications **C093 – C100** are necessary to ensure that the Policy is

consistent with the Deregulation Act 2015 and the Written Ministerial Statement of 25 March 2015 as, amongst other things, they: remove reference to the Code for Sustainable Homes; bring water efficiency standards into line with the optional national technical standards; and note that a requirement for carbon efficiency standards for new homes will only apply until commencement of the relevant amendments to the Planning and Energy Act 2008. There is clear evidence that the City is located within an area of water stress (RD/CC/100) which justifies the imposition of the optional national standard.

206. The requirements of the Policy relating to non-residential dwellings (the BREEAM standards) have been shown to be viable in the City through the work undertaken for the CIL Viability Assessment (RD/T/200). The BREEAM excellent standard has been achieved at a range of schemes in the edge of Cambridge growth sites. The policy includes a viability clause so that the standard can be relaxed if its achievement is not economically viable or technically feasible. We are satisfied that the policy accords with PPG 009 Ref ID: 6-009-20150327.

Renewable and low carbon energy generation

207. The WMS of 18 June 2015 set out new considerations to be applied to proposals for wind energy, including a requirement that the site should have been identified as suitable for wind energy development in a Local or Neighbourhood Plan. The WMS was published after the plan had been submitted for examination. **C101** is necessary to clarify that applications for wind turbines will be considered against the WMS not Policy 29 of the Plan. **C103** clarifies that this is an issue which will be reconsidered when the Plan is reviewed.
208. The Council has suggested modifications to policy 30 which deals with energy efficiency improvements to existing dwellings. These are not, in our view, soundness issues. In addition, in our view, it is not necessary for soundness to make explicit reference to the NPPF in connection with energy schemes and safeguarding the natural and historic environment.

Flood risk and water management

209. Policies 31 and 32 deal with water management and flood risk. **C106** is necessary to clarify that groundwater protection is a factor to be taken into account to ensure the effectiveness of the Plan.

Other policies

210. Policies 33 - 36 deal with matters such as contaminated land, light pollution, noise and air quality. We are satisfied that these policies deal with planning issues in accordance with the NPPF and PPG and do not simply replicate the role of other pollution control authorities. **C107 – C118** propose changes to these policies. Taken as a whole they add clarity to the way in which the policies will be implemented and bring the Plan into line with current national policy by, for example, recognising that PPG24 has been revoked.
211. **C218** relates that part of site R12 which is within the air quality management area and requires a planning and development brief in support of a planning

application for proposed residential development. This approach is consistent with national policy in order to deliver sustainable development.

Conclusions

212. Subject to the inclusion of the MMs referred to above we are satisfied that the Plan is consistent with national policy.

Issue 13 – Whether the plan makes adequate provision to meet the needs of gypsies and travellers and travelling showpeople.

213. At the time the Plan was submitted for examination the most up-to-date evidence relating to gypsies and travellers and travelling showpeople was a Needs Assessment completed in 2011. The government published a revised Planning Policy for Travellers in August 2015 (PPTS 2015) which amended the definition of gypsy and traveller to exclude those who have ceased travelling.

214. A new Gypsy and Traveller Accommodation Assessment (GTAA) was commissioned by the Cambridgeshire Authorities together with Kings Lynn and West Norfolk, Peterborough and West Suffolk. This assessment (RD/Strat/221) (GTAA 2016) identified only two gypsy or traveller households in the City, neither of whom had any current or future accommodation needs. No travelling showpeople households were identified in the City. The Plan therefore makes no provision for new pitches or plots.

215. Policy 49 is a criteria based policy against which any applications for gypsy and traveller pitches can be considered. The policy also indicates that if a need is identified in the future, opportunities to meet that need will be sought as part of significant major development sites. As discussed above there are a number of major development sites, originally allocated in the 2006 Local Plan, which are coming forward for development. We find no convincing reasons why such sites should not be considered suitable for the provision of pitches for gypsies and travellers. Consideration of the particular circumstances of individual sites can be taken into account through the masterplanning and planning application processes. **C147 - C151** are necessary to ensure that the policy reflects the outcome of the GTAA 2016 and national policy in PPTS 2015 and in the NPPF, and is consistent with the approach in the emerging South Cambridgeshire Local Plan in relation to cross-boundary sites.

216. Section 124 of the Housing and Planning Act 2016 amended section 8 of the Housing Act 1985 which now requires each local housing authority in England to consider the needs of people residing in or resorting to their district with respect to the provision of: (a) sites on which caravans can be stationed, or (b) places on inland waterways where houseboats can be moored. At the time this matter was considered at the examination, the Council advised that it had not carried out the assessment required under the Housing Act 1985 (as amended). Issues related to houseboat moorings are covered elsewhere in this report. The evidence available from the GTAA (2016) suggests that demand for caravan sites within the City will not be significant. In the circumstances we find that the Plan is sound in relation to this issue.

217. Once the assessment of the needs of people requiring sites on which caravans can be stationed and places where houseboats can be moored, has been

completed, it may be necessary to review Policy 49 which can be done as part of the wider review of the Plan (see Issue 16 below).

Issue 14 – Whether the Plan makes adequate provision for new transport and related infrastructure

Transport

218. Policy 5 of the Plan provides a strategic framework linking the Local Plan to the Cambridgeshire LTP and the TSCSC. Policy 80 seeks to support sustainable access to development by walking, cycling and public transport. The Plan includes an indicative route for the Chisholm Trail a proposed new cycle route running broadly north-south to the east of the City centre. We are satisfied that any potential conflict between the infrastructure needed for the Trail and the City's heritage and natural assets can be mitigated through the development management process.

219. Section 9 of the Plan also contains policies relating to car parking, aviation development, telecommunications and infrastructure delivery through CIL and planning obligations. **C207 – 209** are necessary for clarity. **C210** clarifies the relationship with CIL.

220. Appendix L sets out requirements for car and cycle parking. The use of cycles as a mode of transport is significant in Cambridge. **C262 - 269** are necessary to ensure that cycle parking is available and usable in both residential and other developments and that the Plan is effective in relation to this issue.

Conclusions

221. Where necessary the Areas of Major Change identify specific infrastructure requirements. Taken together with the generic policies relating to transport and other infrastructure provision we consider that the Plan makes adequate provision for new infrastructure to support development.

Issue 15 – Does the Plan include an adequate framework for monitoring the implementation of its policies?

222. Appendix M of the Plan deals with Monitoring and Implementation. The Appendix lists a range of issues to be monitored on a policy by policy basis. It lacks precision in terms of trigger points and action to be taken. The latter is often expressed as seek further engagement with developers, agents and landowners. **C270** sets out a new Appendix M which includes greater precision in relation to trigger points, although the action to be taken, in some cases, remains vague. Despite these shortcomings we find that it will nonetheless be effective and it is a matter that can be addressed through the early review of the Plan (see Issue 16 below).

Issue 16 – Should a commitment to an early review of the Plan be included in the Plan

223. There are a number of issues outlined in this report where our conclusion that the Plan can be found sound depends, to some extent, on an early review of the Plan. The Council has indicated that the preparation of a joint plan with South Cambridgeshire District Council is a requirement of the Greater

Cambridge City Deal. The preparation of a joint plan is an opportunity to review the Local Plans of both areas.

224. The Council's proposed **C028** sets a timetable for the submission of the joint local plan for examination by the end of the summer 2022. This timetable has been set to allow for two stages of consultation, at Regulation 18 and 19. Bearing in mind the level of public interest in this Plan and the emerging South Cambridgeshire Local Plan which led to a large number of representations being received, we consider that the proposed timescale is reasonable.
225. The Council does not have sole control of the adoption date because of the examination process and it would not be reasonable, in this case, to specify an adoption date. Nor should the policy seek to identify every area of the Plan that will need review. That will be a matter for judgement in the light of local circumstances, including the non-statutory spatial plan that is being prepared for the Cambridgeshire and Peterborough Combined Authority, and national policy, including the revised NPPF which is the subject of consultation at the time of writing this report.
226. In the event that the joint plan is not prepared within the anticipated timescale, the weight to be attached to the policies of this plan in the development management process will be a matter for the decision maker, having regard to national policy.

Conclusion

227. In the light of the concerns identified elsewhere in our report, we conclude that it is necessary to include a commitment to an early review of the Plan, and that the policy outlined in **C028** is an appropriate way to achieve that without prejudging what the content of the joint Local Plan or its evidence base should address.

Assessment of Legal Compliance

228. Our examination of the legal compliance of the Plan is summarised below.
229. The Cambridge Local Plan 2014 has been prepared broadly in accordance with the Council's Local Development Scheme, which was updated in 2015. The adoption date for the Plan will be later than anticipated in the LDS but this is because of the time taken to complete the examination which is not a factor within the Council's control.
230. Consultation on the Local Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement.
231. Sustainability Appraisal has been carried out and is adequate. The concerns expressed in our preliminary conclusion have been resolved through the SA Addendum 2015, which appraises sites on the edge of Cambridge. SA of the main modifications has also been carried out. Some representors have argued that not all reasonable alternatives have been subject to sustainability appraisal. However, the Council can exercise its discretion in deciding what

the reasonable alternatives may be and we are satisfied that it has exercised that discretion in a reasonable way.

232. The Habitats Regulations Appropriate Assessment Screening Reports (2013, as updated in 2016) set out why an AA is not necessary and Natural England supports this. Following the judgement by the Court of Justice of the European Union in the case of People over Wind, Peter Sweetman v Coillte Teoranta the HRA screening process was reviewed in 2018 for the Council. The review (RD/EX/160) concluded that the conclusions of the previous HRA screening reports remain valid.
233. The Local Plan includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. See in particular issue 12 above.
234. **C211** corrects the reference to the Cambridgeshire and Peterborough Minerals and Waste Development Plan Documents and clarifies the relationship between this Plan and the Cambridge East AAP. Subject to the inclusion of this MM, the Cambridge Local Plan complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Overall Conclusion and Recommendation

235. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that we recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
236. The Council has requested that we recommend MMs to make the Plan sound and capable of adoption. We conclude that with the recommended main modifications set out in Appendix 1, the Cambridge Local Plan 2014 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Laura Graham

Inspector

Alan Wood

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Schedule of Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission – April 2018

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in italics.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			Section Two: The Spatial Strategy
C001	11 & 12	Vision	<p><i>Amend second sentence of the Vision to read:</i></p> <p>The city will draw inspiration from its iconic historic core, heritage assets, <u>river</u> and structural green corridors, achieving a sense of place in all its parts, with generous, accessible and biodiverse open spaces and well-designed architecture.</p>
C002	14	Figure 2.1: Key Diagram	<p><i>Amend the key diagram to take account of changes to Policy 12: Cambridge East, Site GB2: Land south of Worts' Causeway, Coldham's Lane, NIAB 1 and Cambridge Northern Fringe East.</i></p> <p><i>See amended Figure 2.1 overleaf</i></p> <p><i>Main Modification</i> <i>Amend the key diagram to take account of changes to Cambridge Northern Fringe East.</i></p> <p><i>Main Modification</i> <i>Amend the key diagram to take account of changes to NIAB 1.</i></p> <p><i>Main Modification</i> <i>Amend the key diagram to take account of changes to Policy 12: Cambridge East</i></p> <p><i>Main Modification</i> <i>Amend the key diagram to take account of changes to Coldham's Lane.</i></p> <p><i>Main Modification</i> <i>Amend the key diagram to take account of changes to Site GB2: Land south of Worts' Causeway.</i></p>
C003	18	Paragraph 2.17	<p><i>Amend paragraph 2.17 to read:</i></p> <p>The councils in Cambridgeshire, along with Peterborough City Council have undertaken joint technical work and an update of the strategic housing market assessment (SHMA) for the Cambridge housing market area in order to identify objectively assessed needs for homes and jobs across the sub-region. The councils undertook this work cooperatively and a memorandum of cooperation and joint spatial approach has been agreed. This was published in May 2013. This confirmed Cambridge's need was for 14,000 additional homes and 22,100 jobs between 2011 and 2031. <u>Additional independent technical evidence was prepared in 2016 to further consider need for new housing taking account of national guidance published after the plan was prepared.</u> This has confirmed that the full Objectively Assessed Need for Cambridge is <u>14,000 homes.</u> This need is being met in full in this new plan.</p>

Schedule of Proposed Main Modifications to the *Cambridge Local Plan 2014: Proposed Submission – April 2018*

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification																														
C004	18	After paragraph 2.17	<p>Add new paragraph to read:</p> <p><u>2.17a A Memorandum of Understanding was also agreed between Cambridge City Council and South Cambridgeshire District Council in September 2014, which agrees that the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5 year housing land supply in development management decisions that concern housing development.</u></p>																														
C005	18	Table 2.1: Summary of other needs during the plan period, first row	<p>Amend second paragraph of the table to read:</p> <p>Both universities require land for student hostels rooms accommodation. The University of Cambridge has identified a need to find space for 3,016 (net) rooms for undergraduates and postgraduates to 2031.</p>																														
C006	18	Table 2.1: Summary of other needs during the plan period, second row	<p>Add further text in the second row of the table in relation to other education provision to read:</p> <p><u>The Council will continue to work closely with Cambridgeshire County Council throughout the plan period to ensure that necessary provision for (0-19) education places is appropriately secured in order to meet changing demand arising through new development or demographic changes.</u></p> <p><u>There is an Current identified shortfall (to 2020₁) of approximately 400 at least 1,050 (7 forms of entry) secondary school places. This need will be met by a new secondary school to serve the eastern part of Cambridge, and the three Councils will continue to work together to find the most appropriate location.</u></p>																														
C011	22	Table 2.2: 2031 strategy approach	<p>Amend figures in Table 2.2 as shown below:</p> <table border="1"> <thead> <tr> <th></th> <th>Structure Plan 1999 to 2016</th> <th>%</th> <th>New Local Plan Strategy 2011 to 2031 (both areas)</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Cambridge Urban Area</td> <td>8,900 homes</td> <td>27</td> <td>6,611 <u>6,828</u> homes</td> <td>20 <u>19</u></td> </tr> <tr> <td>Cambridge Fringe Sites</td> <td>8,000 homes</td> <td>25</td> <td>11,891 <u>12,670</u> homes</td> <td>35 <u>35</u></td> </tr> <tr> <td>New settlements</td> <td>6,000 homes</td> <td>18</td> <td>40,335 <u>38,055</u> homes</td> <td>31 <u>23</u></td> </tr> <tr> <td>Villages</td> <td>9,600 homes</td> <td>30</td> <td>4,748 <u>8,220</u> homes</td> <td>14 <u>23</u></td> </tr> <tr> <td>TOTAL 1999 to 2016</td> <td>32,500 homes</td> <td>100</td> <td>33,585 <u>35,773</u> homes</td> <td>100</td> </tr> </tbody> </table>		Structure Plan 1999 to 2016	%	New Local Plan Strategy 2011 to 2031 (both areas)	%	Cambridge Urban Area	8,900 homes	27	6,611 <u>6,828</u> homes	20 <u>19</u>	Cambridge Fringe Sites	8,000 homes	25	11,891 <u>12,670</u> homes	35 <u>35</u>	New settlements	6,000 homes	18	40,335 <u>38,055</u> homes	31 <u>23</u>	Villages	9,600 homes	30	4,748 <u>8,220</u> homes	14 <u>23</u>	TOTAL 1999 to 2016	32,500 homes	100	33,585 <u>35,773</u> homes	100
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C012	24	Policy 3: Spatial strategy for the location of residential development	<p>Amend second paragraph of Policy 3 to read:</p> <p>Provision will be made for the development of not less than 14,000 additional dwellings within Cambridge City Council's administrative boundary over the period from April 2011 to March 2031 to meet the objectively assessed need for homes in Cambridge. This will enable continuous delivery of housing for at least 15 years from the anticipated date of adoption of this local plan. <u>Provision includes two small sites to be released from the Cambridge Green Belt at Worts' Causeway, which will deliver up to 430 dwellings.</u> The housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development. This pProvision includes two small sites to be released from the Cambridge Green Belt at Worts' Causeway, which will deliver up to 430 dwellings. The five year housing land supply will be</p>																														

Schedule of Proposed Main Modifications to the *Cambridge Local Plan 2014: Proposed Submission – April 2018*

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			<u>calculated using the Liverpool methodology and a 20% buffer.</u>																																																						
C013	24 -25	Policy 3: Spatial strategy for the location of residential development	<p><i>Amend the third and fourth paragraph of Policy 3 to read:</i></p> <p>In order to maintain housing provision, planning permission to change housing or land in housing use to other uses will only be supported in exceptional circumstances. <u>Other uses include the provision of student accommodation, where planning permission would usually be required for change of use.</u></p> <p>A full schedule of sites allocated for development in order to meet the headline housing targets is set out in Appendix B and illustrated on the policies map. <u>Permanent purpose built student accommodation will not be supported on sites allocated for housing or with either an extant planning permission for residential development or sites identified as potential housing sites within the Council's Strategic Housing Land Availability Assessment.</u></p>																																																						
C014	25	Paragraph 2.43	<p><i>Amend paragraph 2.43 to read:</i></p> <p>As of April 2012-2013-2015, there is planning permission for 9,385-8,400 <u>7,036</u> new homes within the urban area and in the agreed urban extensions. There are a further 721-732-1,010 planned dwellings on existing allocated sites that do not have planning permission. Completions between 2011/12 and 2012/13-2014/15 account for 331-813-2,860 dwellings. In addition, the Council's strategic housing land availability assessment (SHLAA), <u>together with findings of the council's annual housing trajectory</u> which assesses the capacity for future housing within the existing urban area, indicates capacity for a further 3,754-3,738 <u>3,777</u> dwellings in the urban area of Cambridge (including two small Green Belt releases). Taken together, these could provide 14,191-14,091 <u>14,682</u> new homes for Cambridge over the local plan period (See Table 2.3 – Housing provision to 2031).</p>																																																						
C015	25	Table 2.3: Housing provision to 2031	<p><i>Amend Table 2.3 as shown below.</i></p> <table border="1"> <thead> <tr> <th>Dwelling provision 2011 to 2031</th> <th>Number of dwellings</th> </tr> </thead> <tbody> <tr> <td>Completions</td> <td></td> </tr> <tr> <td>Completions 2011 – 2012</td> <td>331</td> </tr> <tr> <td>Existing Commitments</td> <td></td> </tr> <tr> <td>Urban extensions with planning permission</td> <td>7,000</td> </tr> <tr> <td>Urban extensions without planning permission</td> <td>408</td> </tr> <tr> <td>Large allocations with planning permission</td> <td>1,563</td> </tr> <tr> <td>Allocated sites without planning permission</td> <td>721</td> </tr> <tr> <td>Deliverable sites with planning permission (not allocated)</td> <td>414</td> </tr> <tr> <td>Potential supply</td> <td></td> </tr> <tr> <td>Local plan review allocation sites</td> <td>1,904</td> </tr> <tr> <td>Windfall</td> <td>1,850</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>14,191</td> </tr> <tr> <td>Surplus</td> <td>191</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th></th> <th>Existing Completions and Commitments (both areas)</th> <th>New Sites Cambridge</th> <th>New Sites South Cambs</th> <th>TOTAL</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Cambridge Urban Area</td> <td>5,358</td> <td>1,470</td> <td>0</td> <td>6,611 <u>6,828</u></td> <td>20-19</td> </tr> <tr> <td>Edge of Cambridge</td> <td>11,370</td> <td>890</td> <td>100-410</td> <td>11,891 <u>12,670</u></td> <td>35</td> </tr> <tr> <td>New Settlements and Cambourne West</td> <td>5,965-3,445</td> <td>0</td> <td>4,370 <u>4,610</u></td> <td>10,335 <u>8,055</u></td> <td>31-23</td> </tr> </tbody> </table>	Dwelling provision 2011 to 2031	Number of dwellings	Completions		Completions 2011 – 2012	331	Existing Commitments		Urban extensions with planning permission	7,000	Urban extensions without planning permission	408	Large allocations with planning permission	1,563	Allocated sites without planning permission	721	Deliverable sites with planning permission (not allocated)	414	Potential supply		Local plan review allocation sites	1,904	Windfall	1,850			Total	14,191	Surplus	191		Existing Completions and Commitments (both areas)	New Sites Cambridge	New Sites South Cambs	TOTAL	%	Cambridge Urban Area	5,358	1,470	0	6,611 <u>6,828</u>	20-19	Edge of Cambridge	11,370	890	100-410	11,891 <u>12,670</u>	35	New Settlements and Cambourne West	5,965-3,445	0	4,370 <u>4,610</u>	10,335 <u>8,055</u>	31-23
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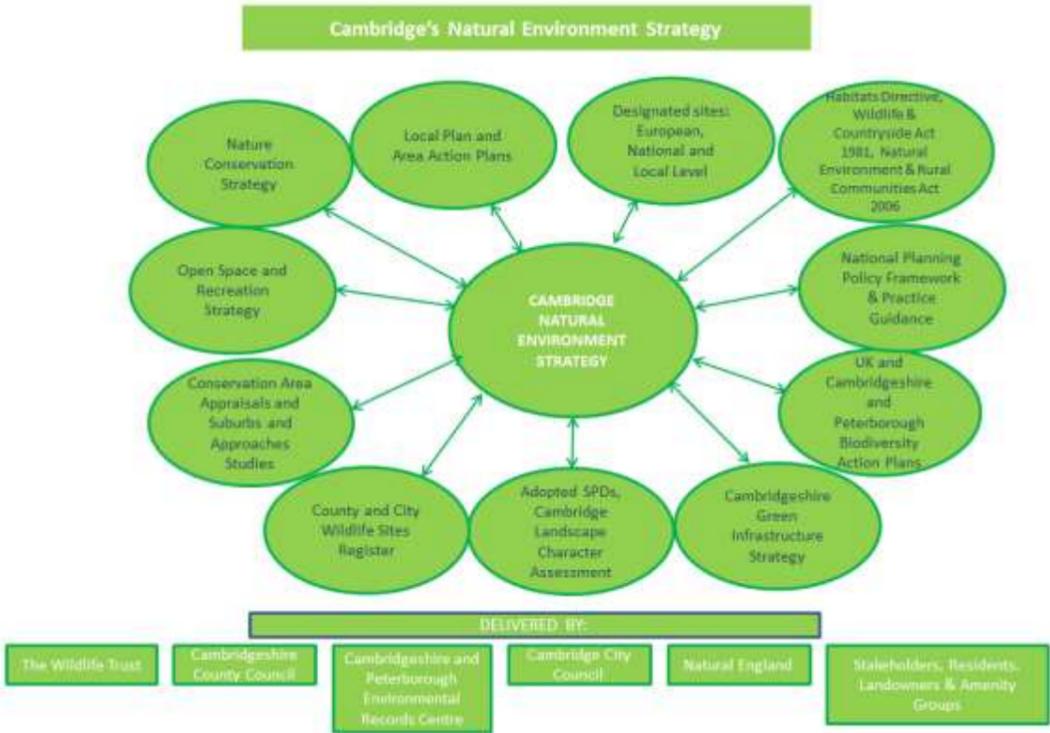
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TOTAL	24,466 -27,457	3,754 2,360	5,365 5,956	33,585 35,773	100										
C016	26	Paragraph 2.45	<p><i>Amend paragraph 2.45 to read:</i></p> <p>The Cambridge housing trajectory set out in Figure 2.2 <u>included and updated each year in the Annual Monitoring Report</u> illustrates the expected rate of delivery of new dwellings. It demonstrates how the objectively assessed need for an additional 14,000 homes to 2031 could be achieved. To meet objectively assessed need, an average of 700 additional dwellings a year are required between 2011 and 2031. <u>As outlined in paragraph 2.17a, the Councils have agreed that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculation of 5 year housing land supply in development management decisions that concern housing development. This is consistent with the development sequence and spatial development strategy for Cambridge and South Cambridgeshire, and the phasing of housing delivery reflecting that strategy. As such, sites at the top of the development sequence in and on the edge of the urban area of Cambridge will deliver in the early and middle part of the plan period. Delivery in South Cambridgeshire will be greater in the middle and latter parts of the plan period, in particular as the fringe sites build out from the edge of Cambridge and move across the administrative boundary into South Cambridgeshire and as the new settlements come forward. There will also be some housing in larger villages early in the plan period.</u></p>												
C017		New paragraph after paragraph 2.45	<p><i>Add new paragraph after 2.45</i></p> <p><u>The Councils have a record of providing significant levels of housing and have a significant level of identified housing supply. The development strategy for Cambridge and South Cambridgeshire has been carried forward from previous plans, and includes two further new settlements. Under these circumstances the appropriate methodology for calculating five year housing land supply across the two authorities is the Liverpool methodology. In response to historic levels of delivery, the appropriate buffer is 20%.</u></p>												
C018	26 & 27	Paragraphs 2.46, 2.47, and Figure 2.2: Housing trajectory	<p><i>Delete paragraphs 2.46, 2.47, and Figure 2.2: Housing trajectory below:</i></p> <p>All dwelling figures in the trajectory are net additional dwellings (i.e. completed dwellings minus losses of dwellings). The yellow horizontal line at 700 dwellings represents the annual average requirement.</p> <p>The maroon bars illustrate the projected net completions on sites that are currently known (i.e. existing commitments). The light blue bars represent total net additional dwellings including local plan allocations and windfall sites.</p> <p>Figure 2.2: Housing Trajectory</p>												

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C019	26	Paragraph 2.48	<p><i>Amend paragraph numbering and paragraph to read:</i></p> <p>The trajectory relies <u>trajectories rely</u> on information about sites that have the potential to deliver dwellings over the next 15 years and beyond., taken from the strategic housing land availability assessment (SHLAA) and work on local plan allocation sites.</p>
C020	26	After Paragraph 2.48	<p><i>Add new paragraphs after paragraph 2.48 to read:</i></p> <p><u>Appendix N sets out the methodology for establishing housing land supply using this approach. The appendix also includes details of the housing land supply position at November 2017. This shows that the Councils both individually and jointly demonstrate a five year housing land supply based on the housing requirement included in the local plans, and that this is anticipated to continue for the remainder of the plan period. The housing supply data will be updated annually and published in the Annual Monitoring Report.</u></p>
C021	28	Policy 4: The Cambridge Green Belt	<p><i>Amend the first paragraph of Policy 4 to read:</i></p> <p>The extent of the Cambridge Green Belt within the administrative area of Cambridge City Council is set out on the policies map. New development in the Green Belt will not <u>only</u> be approved except in very special circumstances, in line with Green Belt policy in the National Planning Policy Framework.</p>
C022	34	Paragraph 2.65	<p><i>Amend paragraph 2.65 to read:</i></p> <p>The Cambridge Retail and Leisure Study Update 2013 has identified capacity for further comparison goods floorspace (clothing, home and electrical goods etc), but no capacity for additional convenience goods floorspace (food and drink and non-durable household goods) above proposals already approved or in the pipeline. The study advises that, due to the level of uncertainty in forecasting over the plan period <u>(including in the short to medium term)</u>, the Council should not plan to meet the identified capacity to 2031, but should focus on planning to meet the capacity identified to 2022 (i.e. 14,141 sq m net). This will be subject to <u>testing and monitoring</u> over the period of the plan, including monitoring of retail and leisure development in the wider sub-region area, and this will inform the timescale for the next review of retail and leisure needs in Cambridge.</p>
C023	34 & 35	Policy 7: The River Cam	<p><i>Amend the first paragraph of Policy 7 to read:</i></p> <p>Development proposals along the River Cam <u>corridor</u> should:</p> <ol style="list-style-type: none"> include an assessment of views of the river and a demonstration that the proposed design of the development has taken account of the assessment in enhancing views to and from the

Schedule of Proposed Main Modifications to the *Cambridge Local Plan 2014: Proposed Submission – April 2018*

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>river;</p> <p>b. protect<u>preserve</u> and enhance the unique physical, natural, <u>historically</u> and culturally distinctive landscape of the River Cam;</p> <p>c. raise, where possible, the quality of the river, adjacent open spaces and the integrity of the built environment in terms of its impact, location, scale, design and form;</p> <p>d. propose, where possible <u>and appropriate to context</u>, enhancement of the natural resources of the River Cam and offer opportunities for re-naturalisation of the river;</p> <p>e. enable, where possible, opportunities for greater public access to the River Cam; and</p> <p>f. take account of and support, as appropriate, the tourism and recreational facilities associated with the river.</p>
C024	35	Paragraph 2.69	<p><i>Amend paragraph 2.69 to read:</i></p> <p>The River Cam has also been designated as a county wildlife site in recognition of the river's importance in linking semi-natural habitats, including ecologically-designated sites such as Stourbridge Common Local Nature Reserve and Sheep's Green and Coe Fen Local Nature Reserve, with the wider countryside of South Cambridgeshire. Although highly modified in places, the river <u>Although the river is almost entirely modified by human action, and its wildlife value severely depleted by river works and the effects of draining and raising the level of the riverside commons, nevertheless it</u> supports a healthy population of fish and their predators, including otters and kingfishers. Several species of bat use the river, its tributaries and adjacent habitats for foraging and commuting, while the numerous willow pollards offer roosting sites. If sensitively managed, the river and its banks provide opportunities for declining species such as the water vole to recover and disperse.¹ <u>The River Cam and its associated floodplain habitats and tributaries function together as an ecological network, which requires enhancement, in line with paragraph 117 of the NPPF.</u></p>
C025	36	Policy 8: Setting of the city	<p><i>Amend the first and following paragraphs of Policy 8 to read:</i></p> <p>Development on the urban edge, including sites within and abutting green <u>infrastructure</u> corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, will only be supported where it:</p> <p>a. responds to, conserves and enhances the landscape setting, approaches and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessments*, <u>Cambridgeshire Green Infrastructure Strategy</u> and their successor documents;</p> <p>b. promotes access to the surrounding countryside/open space, where appropriate; and</p> <p>c. <u>safeguards the best and most versatile agricultural land unless sustainable development considerations and the need for development are sufficient to override the need to protect the agricultural value of land; and</u></p> <p>c. <u>d.</u> includes landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity.</p> <p>Proposals where the primary objective is to conserve or enhance biodiversity, particularly proposals for landscape-scale enhancement across local authority boundaries, will also be supported. <u>The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy.</u></p> <p><i>Amend footnote (see asterix above for location of footnote) to read:</i></p> <p>Cambridge City Council (2002): Inner Green Belt Boundary Study; LDA (2002); Cambridge Green Belt Study; Cambridgeshire and Peterborough Structure Plan – Report of the Panel</p>

¹ Cambridge Nature Conservation Strategy 2006, RD/NE/080

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>(February 2003); Cambridge Local Plan Inspector's Report (2006); Cambridge City Council (May 2012); Inner Green Belt Appraisal; Cambridge City Council (December 2012), Inner Green Belt Boundary Study; LDA Design Cambridge Inner Green Belt Boundary Study (November 2015) and Cambridge Inner Green Belt Boundary Study (November 2015) Supplement – March 2016.</p>
C026	36	Paragraph 2.73	<p><i>Amend paragraph 2.73 insert new paragraph including New Figure 2.2 Cambridge's Natural Environment Strategy to read:</i></p> <p>Cambridge has a distinct and unique character and landscape setting and is surrounded by attractive green space, much of which is accessible. Cambridge is characterised by its compact nature, well-defined and vegetated edges, <u>open spaces</u>, and the green corridors that extend into the city centre from the countryside. These green corridors are protected as part of the Cambridge Green Belt or as Protected Open Space. A number of studies have considered the setting of the city and features that are considered to be critical to this setting. These studies have all highlighted that the interface between the urban edge and the countryside is one of the important and valued landscape features of the city, contributing to the quality of life and place enjoyed here.</p> <p><u>Given the multiplicity of sites which make up Cambridge's natural environment and the strategic objectives of this Local Plan, the strategy for its management and enhancement is, in itself, one of a multi-document, multi-layered approach. This approach includes a number of interrelated initiatives, policies and players. Together, as illustrated in Figure 2.2, they represent Cambridge's natural environment strategy to deliver new green infrastructure and enhance existing blue and green infrastructure and deliver biodiversity enhancements, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city's natural environment.</u></p> <p>Figure 2.2: Cambridge's Natural Environment Strategy:</p>  <p>The diagram, titled 'Cambridge's Natural Environment Strategy', features a central green circle labeled 'CAMBRIDGE NATURAL ENVIRONMENT STRATEGY'. Surrounding this central circle are ten other green ovals, each representing a different component or policy, with arrows pointing towards the center. These components include: 'Nature Conservation Strategy', 'Local Plan and Area Action Plans', 'Designated sites: European, National and Local Level', 'Habitats Directive, Wildlife & Countryside Act 1981, Natural Environment & Rural Communities Act 2006', 'National Planning Policy Framework & Practice Guidance', 'UK and Cambridgeshire and Peterborough Biodiversity Action Plans', 'Cambridgeshire Green Infrastructure Strategy', 'Adopted SPDs, Cambridge Landscape Character Assessment', 'County and City Wildlife Sites Register', and 'Conservation Area Appraisals and Suburbs and Approaches Studies'. Below the central circle is a horizontal bar labeled 'DELIVERED BY:'. Underneath this bar are six green rectangular boxes representing the organizations responsible for delivery: 'The Wildlife Trust', 'Cambridgeshire County Council', 'Cambridgeshire and Peterborough Environmental Records Centre', 'Cambridge City Council', 'Natural England', and 'Stakeholders, Residents, Landowners & Amenity Groups'.</p>
C027	37	New paragraph after 2.74	<p><i>Insert new paragraph to read:</i></p> <p><u>The long term capability of the best and most versatile agricultural land should be protected and areas of lower quality agricultural land should be used for development in preference to the best and most versatile agricultural land, where possible. Retaining the best and most versatile agricultural land enhances future options for sustainable food production and helps secure other important ecosystem services. Development has an irreversible adverse impact on the finite</u></p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>national and local stock of the best and most versatile agricultural land. Avoiding loss of this land is the priority as mitigation is rarely possible. Masterplanning should seek to target development in areas of poorer quality land, where possible, and developers should consider impacts on soil resources during construction and operation, adhering to Defra’s Code of Practice to protect soil resources and its successor documents.</u></p>
C028	36	After paragraph 2.75	<p>Add new policy 8a (after policy 8) and supporting text after paragraph 2.75 as follows:</p> <p><u>Policy 8a: Review of the Local Plan</u></p> <p><u>The Council will undertake an early review of the Local Plan to commence before the end of 2019, and with submission to the Secretary of State for examination anticipated by the end of Summer 2022. The new Local Plan will be prepared jointly by Cambridge and South Cambridgeshire Councils for their combined districts (Greater Cambridge). Specific matters to be addressed by the review include the following:</u></p> <ul style="list-style-type: none"> <u>a. an updated assessment of housing needs.</u> <u>b. the progress being made towards implementation of the spatial strategy for Greater Cambridge including the new settlements at Waterbeach and Bourn Airfield.</u> <u>c. working with the local housing authority, consideration of the implications of an assessment required by the Housing Act 1985, as amended by the Housing and Planning Act 2016, of the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed.</u> <p><u>2.76 Through the Greater Cambridge City Deal the Councils committed to an early review of their local plans beginning in 2019. This was in order to establish what impact the anticipated changed infrastructure landscape and economic growth in the area might have on housing need and other aspects of spatial and transport planning. In addition, during the public examination into the adopted Local Plan a number of issues were highlighted for specific attention in the next review of the Local Plans. These relate to the assessment of housing needs, progress in delivering the development strategy and in particular the new settlements, and provision to meet the requirements of caravan dwellers. Policy 8a accordingly requires that the next full review of the Local Plan should start in 2019 with submission for examination anticipated by the end of Summer 2022.</u></p> <p><u>Furthermore, a non-statutory spatial plan is being prepared for the Cambridgeshire and Peterborough Combined Authority. It is expected that, although non-statutory, the spatial plan will provide a strategy for the wider area that will inform the form and content of the joint local plan and should therefore precede its preparation.</u></p>
			<p>Section Three: City Centre, areas of major change, opportunity areas and site specific proposals</p>
C029	44	Policy 10: Development in the City Centre Primary Shopping Area	<p><i>Amend title of table within Policy 10 to read:</i></p> <p>Uses suitable and not suitable at ground floor level in the primary shopping area</p> <p><u>Uses suitable on all floors in the primary shopping area and those not suitable at ground floor level in the primary shopping area</u></p> <p><i>Amend header row of table in Policy 10 to read:</i></p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			Centre uses (uses suitable <u>on all floors</u> at ground floor level in the PSA)
C030	45	Paragraph 3.7	<p><i>Amend the paragraph 3.7 to read:</i></p> <p>The main secondary frontages are also shown on the policies map and fall within the PSA. In the secondary frontages there is more scope for different uses complementary to the retail function of the City Centre, such as cafés, restaurants, bars and pubs, banks and estate agents. In some parts of the secondary frontage there are existing concentrations of uses, for example food and drink uses along Bridge Street, and food and drink and estate agents/employment agents along Regent Street. The concentration of uses provides a distinct character, but the Council would generally like to maintain a diversity of uses along frontages to maintain footfall and vitality and viability, and avoid any amenity problems such as those that can be associated with concentrations of food and drink uses. In the secondary frontages the Council wants retail to be the predominant use or where it is already below this level there should be no further losses of retail.</p>
C032	46	Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change	<p><i>Amend the first and following paragraphs of Policy 11 to read:</i></p> <p>The Fitzroy/Burleigh Street/Grafton Area of Major Change (AOMC), as shown in Figure 3.1, is the primary focus for providing additional comparison retail in the City Centre, along with other mixed uses.</p> <p>This area is supported as a location for expansion and/or redevelopment for retail and leisure use (A1, A2, A3, A4 and D2), with residential and student accommodation on upper floors. <u>The evidence base suggests that up to 12,000 sq m of new comparison retail floorspace could be provided in the area although</u> the precise quantum of net new retail floorspace and residential/student units will be subject to testing and demonstration through the development of a masterplan for the area.</p> <p>Development should:</p> <ul style="list-style-type: none"> a. be of a high quality, with well-designed edges securing significant townscape improvements to Burleigh Street and East Road; b) <u>be sensitive to surrounding residential areas and the character and setting of the historic core and heritage assets;</u> c. improve the bus interchange, including an increase in capacity and better waiting facilities for passengers; d. be focused on providing access by sustainable modes of transport including improvements for pedestrians and cyclists such as a managed cycle parking facility, and with no increase in car parking above current levels; e. improve the public realm along Fitzroy Street and Burleigh Street, by removing unnecessary signage and street furniture, and using a simple and durable palette of materials; and f. promote linkages to the historic core. <p>The Council will coordinate the production of a masterplan for the area, bringing together the scheme promoter, other landowners, Cambridgeshire County Council and other relevant stakeholders. The scheme promoter will be expected to prepare the masterplan and a comprehensive transport assessment and travel plan in consultation with the council. It <u>The masterplan will need to be consulted upon locally and adopted by the Council as a supplementary planning document (SPD) before the submission of any major planning application. A comprehensive transport assessment and travel plan will be required as a part of the masterplanning process.</u></p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C033	46 - 47	Paragraph 3.10	<p><i>Amend paragraph 3.10 to read:</i></p> <p>This part of the City Centre provides the greatest opportunity for accommodating the need for additional comparison retail, but also leisure, student accommodation and housing. The Cambridge Retail and Leisure Study Update 2013 identified it as the first priority for comparison retail in sequential terms, and the Cambridge City Centre Capacity Study 2013 identified it as an area of potential change. <u>Given the proximity of the area of major change to Anglia Ruskin University's East Road Campus, student accommodation delivered in this area would be expected to address the identified needs of Anglia Ruskin University.</u></p>
C034	49	Policy 12: Cambridge East	<p><i>Delete current policy wording and replace with the following to read:</i></p> <p>Within the administrative area of Cambridge City Council, land at Cambridge East, including Cambridge Airport, is safeguarded for longer term development beyond 2031. Development on safeguarded land will only occur once the site becomes available and following a review of the Cambridge East AAP.</p> <p>Land north of Newmarket Road, land north of Coldham's Lane and land north of Teversham Drift, as shown on Figure 3.2, is allocated for residential development within the plan period. Proposals for residential development on these sites will only be supported if:</p> <p>a. it can be shown that environmental and health impacts (including noise) from the airport can be acceptably mitigated for residents; and</p> <p>b. due consideration has been given to safeguarding the appropriate future development of the wider site.</p> <p>Where it can be clearly demonstrated that residential development will impede the ongoing safe use of Cambridge Airport, proposals will be refused.</p> <p>This policy replaces policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.</p> <p><u>1. Land at Cambridge East is allocated for development as shown on the Policies Map:</u></p> <p>a) <u>Land north of Newmarket Road during the plan period (R45).</u></p> <p>b) <u>Land north of Coldham's Lane for residential during the plan period (R41).</u></p> <p>c) <u>Land north of Cherry Hinton (R47) for approximately 780 dwellings during the plan period (along with adjoining land allocated in Policy SS/3 of the South Cambridgeshire Local Plan for approximately 420 dwellings).</u></p> <p><u>2. Proposals for residential development on sites a), b), and c) as shown on the Policies Map, will be supported if:</u></p> <p>d) <u>acceptable mitigation of environmental and health impacts (including noise) from the airport can be provided; and</u></p> <p>e) <u>a masterplan is submitted for the development of site R47 and adjoining land in South Cambridgeshire which safeguards the appropriate future development of the wider safeguarded land; and</u></p> <p>f) <u>the continued authorised use of Cambridge Airport does not pose a safety risk.</u></p> <p><u>3. The masterplan for site R47, as shown on the Policies Map (together with adjoining land in South Cambridgeshire on site SS/3), will make provision for a primary and secondary school, a local centre with community hub, open space and a spine road connecting Coldham's Lane with Cherry Hinton Road. Vehicular access to the site will only be permitted via the new spine road, unless needed for emergency access.</u></p> <p><u>4. The rest of the Cambridge East site is safeguarded for longer term development beyond 2031.</u></p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>Development on safeguarded land will only occur once the site becomes available and following a review of both this plan and the Cambridge East Area Action Plan.</u></p> <p><u>5. This policy replaces Policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.</u></p>
C035	50	Paragraph 3.16	<p><i>Amend paragraph 3.16 to read:</i></p> <p>In reviewing the future options for this large site, Cambridge City Council and South Cambridgeshire District Council have concluded that it is appropriate that <u>this the site allocated in the AAP remains out of the Green Belt and be safeguarded as a strategic reserve of land to be developed at a later date.</u> The corridor of Green Belt running from Coldham's Common to Teversham will remain as Green Belt. <u>Policies in the existing Cambridge East AAP will remain other than policies CE/3 and CE/35. For areas within Cambridge City Council's administrative area, this policy replaces both policies CE/3 and CE/35. This policy safeguards the main airport site for longer term development needs beyond 2031. If circumstances changed, a review of this policy and the AAP could examine the consequences of the change in circumstances.</u></p>
C036	50	Paragraph 3.17	<p><i>Amend paragraph 3.17 to read:</i></p> <p><u>There is potential for residential development on several smaller parcels of land. There is an opportunity during the plan period to deliver residential development on parts of Cambridge East while the airport remains on the site. A number of specific sites and a broad location South of the Green Corridor are allocated in Policy 12 (1) and Policy SS/3 (1) of the South Cambridgeshire Local Plan (see Figure 3.2). These were identified in the AAP as capable of coming forward ahead of the Airport site, and potentially without it. Careful consideration of how the ongoing airport activities will interact with any new residential use will need to be undertaken at the planning application stage, to ensure that the new residences have an acceptable level of amenity, and that they do not impede on the ongoing use of the airport. In terms of how any development might impede use of the airport, it will be for the airport operators to demonstrate how the development does this. Any development that comes forward in advance of the wider site will have to be carefully planned so that it is capable of working both with and without the wider development, so as not to prejudice the potential delivery of development on the safeguarded land at some point in the future if it becomes available. This policy makes it clear that these areas are not part of the wider safeguarded site and could come forward for development before 2031. A masterplan for site R47 and adjoining land in South Cambridgeshire will be required in order to ensure a comprehensive and coordinated approach to bringing these sites forward for development. The masterplan will take into account the context of the surrounding area, including development proposals on site R41 (Land north of Coldham's Lane). While vehicular access to the site will be from the new spine road off Coldham's Lane and Cherry Hinton Road, access for emergency vehicles only from alternative points will need to be considered at an early stage, if the site becomes available and following a review of the Cambridge East AAP. In delivering appropriate future development across the wider site, consideration will need to have been given to the allocations made by the adopted Cambridgeshire and Peterborough Minerals and Waste plan documents.</u></p>
C037	50	Two new paragraphs below paragraph 3.17	<p><i>Insert new paragraphs after paragraph 3.17, to read:</i></p> <p><u>Cambridge City Council and South Cambridgeshire District Council accept that there is an existing need for a new secondary school to serve the eastern part of Cambridge in response to demographic pressures. A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton will require the early provision of the secondary school. Residential development on land north of Coldham's Lane, Church End and Teversham Drift (R47) should not come forward before there is an agreed approach to the delivery of sufficient secondary school capacity in the area, including land for the provision of a secondary school being made available. As an exception to policy CE/6 of the Cambridge East AAP, the secondary school need not be included in the local centre. In common with practice elsewhere around Cambridge and in line with national policy on Green Belt, it will be acceptable for school playing fields to be located in the retained Green Belt.</u></p> <p><u>This policy safeguards the main airport site for longer-term development needs beyond 2031. Were circumstances to change, a review of this Plan and the Cambridge East AAP could</u></p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>examine the consequences of the change. Policies in the existing Cambridge East AAP will remain other than Policies CE/3 and CE/35.</u></p>
C038	51	Figure 3.2: Cambridge East	<p><i>Insert amended Figure 3.2 overleaf:</i></p>
C039	53	Policy 13: Areas of major change and opportunity areas – general principles, criterion e	<p><i>Amend criterion e to read:</i></p> <p>e. where the development is based on clearly articulated and justified objectives and approach through the provision of a site-wide masterplan, strategies and/or other over-arching coordination documents; and,</p>
C040	53	Policy 13: Areas of major change	<p><i>Amend last part of Policy 13 to read:</i></p>

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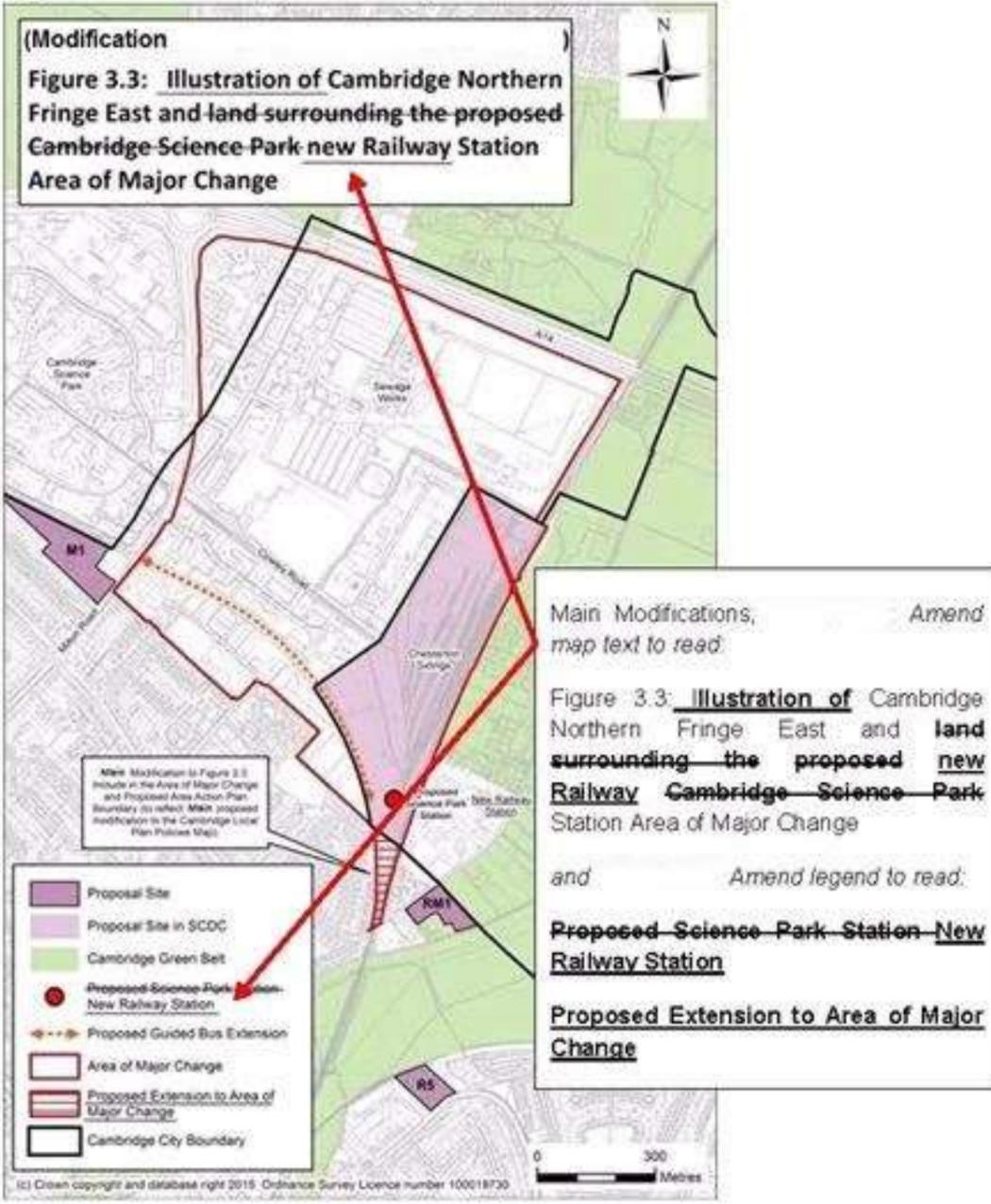
Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		and opportunity areas – general principles	In protecting existing assets, <u>including heritage assets</u> , landscape and water management, development should: <ul style="list-style-type: none"> i. seek to protect existing public assets, including open space and leisure facilities. Where the loss of such assets is unavoidable, appropriate mitigation should be provided, including where applicable the replacement of assets in an alternative location, in addition to infrastructure generated by the needs of the development; j. ensure public rights of way are protected, and enhanced where possible; k. develop a new, strong landscape framework that is guided by and incorporates existing positive landscape and townscape features <u>and heritage assets</u>; and, l. where practicable, undertake on-site strategic landscaping to the agreed framework early in the development of the site so that this will become established as development proceeds.
C041	54	Paragraph 3.24	<i>Amend paragraph 3.24 to read:</i> This policy outlines a number of important additional requirements applicable to the consideration of planning applications for each of the AOMCs and opportunity areas. The purpose is to ensure that each area can be designed with the principles of sustainable development in mind, with appropriate densities of development, and supporting mixed uses and activity appropriate to the scale of development. It also requires the protection/provision of landscape and other environmental requirements. <u>In conservation areas development should preserve or enhance the character or appearance of the area concerned. Buildings that make a positive contribution to local townscape should generally be retained and integrated into development.</u>
C042	54	Paragraph 3.26	<i>Amend paragraph 3.26 to read:</i> Substantive <u>Substantial</u> development will not be permitted in advance of the preparation and approval of a site-wide masterplan, strategies and/or other overarching documents as required by the scale and nature of development. Limited small-scale development may be permitted, providing it would not prejudice the longer-term development of the sites and is not considered to be premature in advance of the preparation of these documents.
C043	54	Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park station Area of Major Change.	<i>Amend Policy 14 to read:</i> Policy 14: <u>Cambridge</u> Northern Fringe East and land surrounding the proposed <u>new railway</u> Cambridge Science Park station Area of Major Change
C044	54	Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park station Area of Major Change Paragraph 1	<i>Amend first paragraph to read:</i> The <u>Cambridge Northern Fringe East and the new railway station will enable the creation of a revitalised, employment focussed</u> Council is seeking the wider regeneration of this part of the city, shown in Figure 3.3, with the creation of a revitalised, employment-focused area centred on a new transport interchange.
C045	55	Policy 14 Northern Fringe East and land surrounding the proposed Cambridge	<i>Amend second paragraph to read:</i> The area, <u>shown on the Policies Map, and illustrated in Figure 3.3,</u> is allocated for high quality mixed-use development, <u>including primarily for</u> employment uses such as B1, B2 and B8, as well as a range of supporting commercial, retail, leisure and residential uses (subject to acceptable environmental conditions).

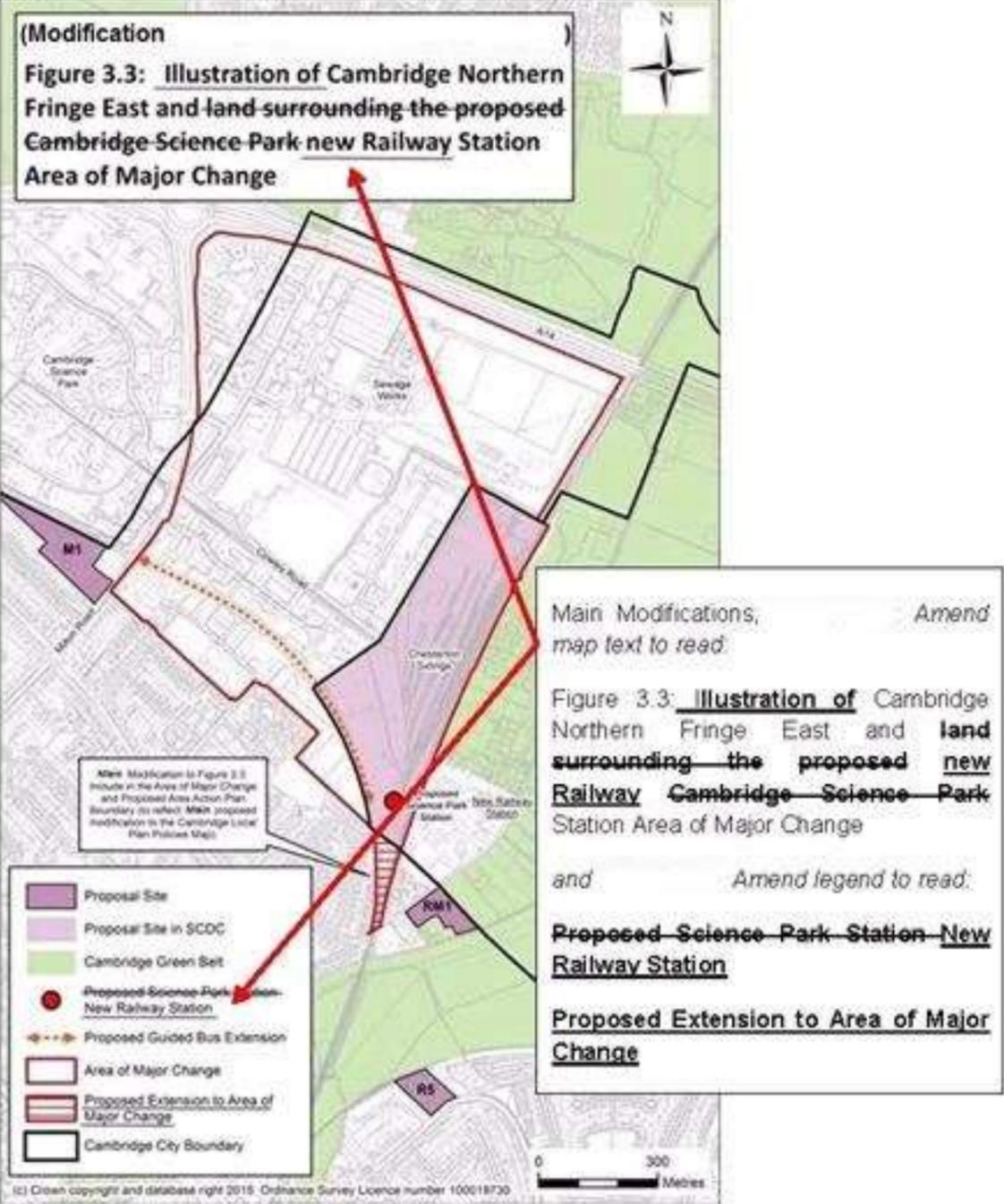
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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Science Park station Area of Major Change Paragraph 2	
C046	55	Policy 14 Northern Fringe East and land surrounding the proposed Cambridge Science Park station Area of Major Change Paragraph 3	<p><i>Amend third paragraph to read:</i></p> <p>The quantum amount <u>amount</u> of development, site capacity, viability, time scales <u>timescales</u> and phasing of development will be established through the preparation of an <u>Area Action Plan (AAP)</u> for the site. Planning applications will only be considered when the area action plan has been adopted. The AAP will be developed jointly with <u>between Cambridge City Council and South Cambridgeshire District Council</u>, and will involve close collaborative working with Cambridgeshire County Council, Anglian Water and other stakeholders in the area. The final boundaries of land that the joint AAP will consider will be determined in the local plans of each authority and by the AAP.</p>
C047	55	Policy 14 Northern Fringe East and land surrounding the proposed Cambridge Science Park station Area of Major Change Paragraph 4	<p><i>Amend fourth paragraph to read:</i></p> <p>All proposals should:</p> <ol style="list-style-type: none"> take into account existing site conditions and environmental and safety constraints; demonstrate that environmental and health impacts (including odour) from the <u>Cambridge Water Recycling Centre waste water treatment works</u> can be acceptably mitigated for occupants; ensure that appropriate access and linkages, including for pedestrians and cyclists, are planned for in a high quality and comprehensive manner; recognise the existing local nature reserve at Bramblefields, <u>the protected hedgerow on the east side of Cowley Road which is a City Wildlife Site, the First Public Drain, which is a wildlife corridor, and other ecological features,</u> and where development is proposed, provide for appropriate ecological mitigation, <u>compensation and enhancement</u> measures either on- or off-site; and ensure that the development would not compromise opportunities for the due consideration has been given to safeguarding the appropriate future redevelopment of the wider site area.
C048	55	Paragraph 3.28	<p><i>Amend paragraph 3.28 to read:</i></p> <p>Cambridge Northern Fringe East is within the Cambridge City Council and South Cambridgeshire District Council authority boundaries. A coordinated approach to planning of the area across district boundaries will be needed. An early review of the site through a jointly prepared area action plan will ensure a coordinated approach is taken, and will enable the feasibility of development and its viability to be properly investigated. <u>The majority of the area is within Cambridge with Chesterton Sidings and part of the St.John's Innovation Park within South Cambridgeshire. An early review of the site through a jointly-prepared Area Action Plan will ensure a coordinated approach is taken. This will enable the feasibility of development and its viability to be properly investigated and will ensure a comprehensive approach to redevelopment.</u></p>
C049	55	Paragraph 3.29	<p><i>Amend paragraph 3.29 to read:</i></p> <p>The proposed new <u>new</u> railway station on the sidings in South Cambridgeshire will be served by the Cambridgeshire Busway and will include cycle <u>parking facilities</u> and car parking facilities. The station will significantly improve the accessibility of the site and surrounding area, including access to and from <u>the Cambridge Business Park, St. John's Innovation Park and Cambridge Science Park,</u> and St John's Innovation Centre <u>making the area a highly attractive business location.</u></p>
C050	55	Insert New Paragraph between	<p><i>The following additional text to be added to the supporting text between paragraphs 3.29 and 3.30:</i></p>

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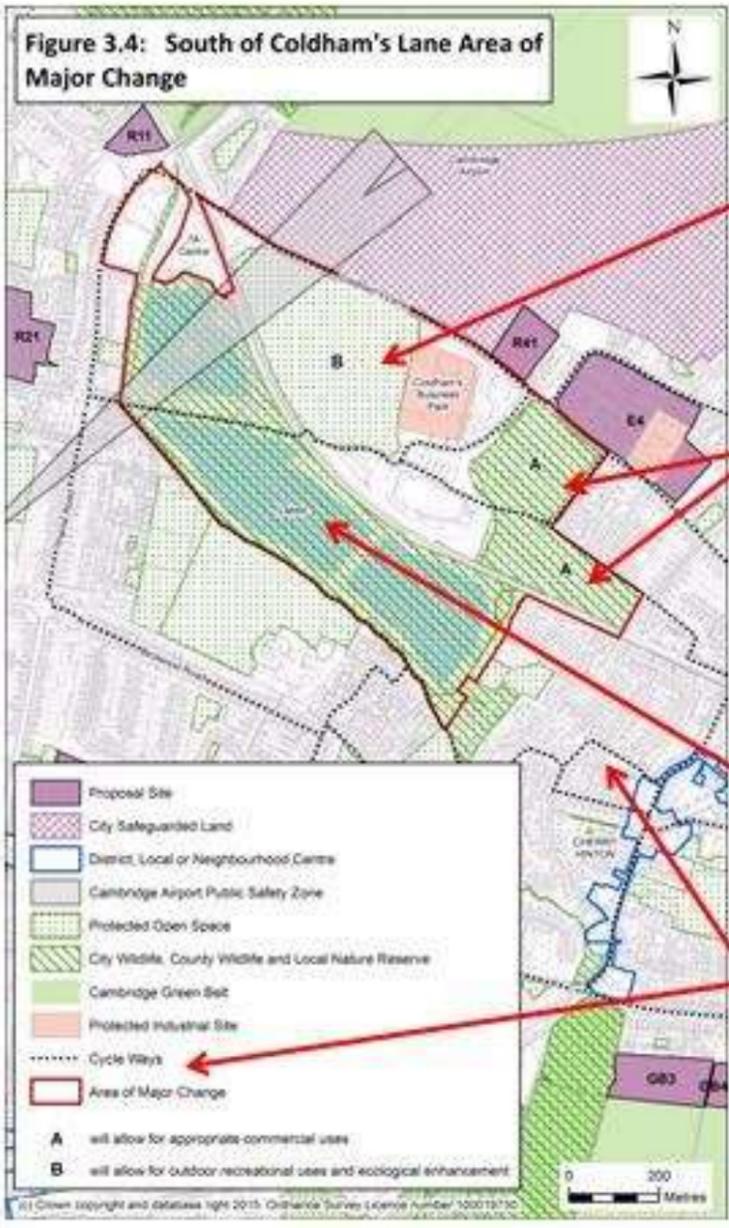
Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		paragraphs 3.29 and 3.30	<u>The new railway station will provide a catalyst for regeneration of this area. Early development around the new station could help create a vibrant area around this key infrastructure to meet the needs of users of the station and bring forward further phased delivery elsewhere within the CNFE area. Planning applications will be considered on their own merits before the AAP has been adopted and subject to ensuring that they would not unduly prejudice the outcome of the AAP process and the achievement of the comprehensive vision for the area as a whole which will be established by the AAP.</u>
C051	55 and 56	Paragraph 3.30	<p><i>Replace paragraph 3.30 to read:</i></p> <p>This area forms part of an area of search for a household waste recycling centre to serve the north of Cambridge, and as a location for inert waste recycling. There are also minerals and waste and rail safeguarding areas covering the sidings and other areas of land. Any proposals for these facilities will need to be compatible with other uses in the area.</p> <p><u>The adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Site Specific Proposals Plan (2012) designate a safeguarding area for the existing Cambridge Water Recycling Centre and another for an existing aggregates railhead; as well as a Waste Consultation Area for an existing waste management facility. In addition, an area of search is identified for a household (waste) recycling centre to serve the north of Cambridge and an inert waste recycling facility. Any development proposals will need to be assessed against the above minerals and waste policies and specifically will need to prove they are compatible to ensure the existing safeguarded aggregates railhead and waste operations can continue without conflict.</u></p>
C052	56	Paragraph 3.31	<p><i>Amend paragraph 3.31 to read:</i></p> <p>The sidings, in South Cambridgeshire, currently have a number of businesses importing aggregate using the railway that is used for construction and road maintenance in the wider Cambridge area. This provides an important source of building materials for the wider area. The operations associated with the ongoing use of these facilities produce noise and dust, and how they will operate in the longer term will be considered in the area action plan.</p>
C053	56	Paragraph 3.32	<p><i>Amend paragraph 3.32 to read:</i></p> <p>Exploration in respect of the viability and feasibility of redevelopment of the <u>Cambridge Water Recycling Centre waste water treatment works</u> to provide a <u>smaller new treatment works facility either elsewhere or at a smaller scale</u> on the current site will be undertaken as part of the feasibility investigations in drawing up the AAP. <u>If a reduced footprint were to be achieved on the current site, this could release valuable land and to enable a wider range of uses.</u> Residential development could be <u>possible an option</u>, subject to appropriate ground conditions, <u>contamination issues</u>, amenity and air quality.</p>
C054	56	Paragraph 3.33	<p><i>Amend paragraph 3.33 to read:</i></p> <p>The development of Cambridge Northern Fringe East will require partnership working between landowners and developers, as well as the two local authorities and Cambridgeshire County Council. <u>Highways England will also be engaged with on strategic road network issues.</u></p>
C055	56	Paragraph 3.34 supporting text of Policy 14	<p><i>Delete paragraph 3.34:</i></p> <p>The principal land uses, access and transport arrangements are shown in Figure 3.3: Northern Fringe East and land surrounding the planned Cambridge Science Park Station.</p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C056	57	Figure 3.3: Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change	<p>Amend Figure 3.3 title to read:</p> <p>Figure 3.3: <u>Illustration of Cambridge Northern Fringe East and land surrounding the proposed new Railway Cambridge Science Park Station Area of Major Change</u></p> <p>Insert amended Figure 3.3 as shown below</p> <p>Figure 3.3: Amended figure site area, title and legend.</p> 
C057	57	Figure 3.3: Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change	<p>Amend Figure 3.3 legend to read:</p> <p>Extend the Area of Major Change on the map and amend the map legend to include the triangular parcel of land to the south of Chesterton sidings. The area of land is shown in red hatching.</p> <p>The map legend is expanded to include red hatching and text as below:</p> <p><u>Proposed Extension to Area of Major Change</u></p> <p>Insert amended Figure 3.3 as shown below</p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>Figure 3.3: Amended figure site area, title and legend.</p>  <p>(Modification)</p> <p>Figure 3.3: Illustration of Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park new Railway Station Area of Major Change</p> <p>Main Modifications, Amend map text to read:</p> <p>Figure 3.3: Illustration of Cambridge Northern Fringe East and land surrounding the proposed new Railway Cambridge Science Park Station Area of Major Change</p> <p>and Amend legend to read:</p> <p>Proposed Science Park Station New Railway Station</p> <p>Proposed Extension to Area of Major Change</p> <p>Make Modification to Figure 3.3 include in the Area of Major Change and Proposed Area Action Plan boundary to reflect Make proposed modification in the Cambridge Local Plan Policies Map.</p> <p>Legend:</p> <ul style="list-style-type: none"> Proposal Site Proposal Site in SCDC Cambridge Green Belt Proposed Science Park New Railway Station Proposed Guided Bus Extension Area of Major Change Proposed Extension to Area of Major Change Cambridge City Boundary <p>© Crown copyright and database right 2015. Ordnance Survey Licence number 100018730</p>
C058	58	Policy 15: South of Coldham's Lane Area of Major Change	<p>Amend criterion a of Policy 15: South of Coldham's Lane Area of Major Change to read:</p> <p>a. the area immediately south of Coldham's Lane (lying north of the railway line), which will allow for appropriate commercial uses on closed landfill sites <u>the areas marked A on Figure 3.4</u> and some outdoor recreational uses <u>and ecological enhancement on the area marked B on Figure 3.4</u>; and</p>
C059	58	Policy 15: South of Coldham's Lane Area of Major Change	<p>Amend text below criterion b of Policy 15: South of Coldham's Lane Area of Major Change to read:</p> <p>Both southern and northern parts of the site could contribute to the creation of a new urban country park. The northern part of the area <u>The areas marked A on Figure 3.4</u> could provide for relocation of 'space intensive' uses such as builders' merchants sales and storage facilities which are currently located on land elsewhere in the city that could be made available for housing.</p>
C060	58	Policy 15: South of Coldham's Lane Area of	<p>Amend criterion g of Policy 15: South of Coldham's Lane Area of Major Change to read:</p> <p>g. recognises existing sites of local nature conservation importance within and surrounding the site, and where development is proposed, provides for appropriate ecological mitigation</p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Major Change, criterion g	<u>and/or enhancement measures, as compared to the 2005 Cambridge City Wildlife Survey baseline.</u>
C061	59	Paragraph 3.37 of supporting text to Policy 15: South of Coldham's Lane Area of Major Change	<p><i>In tandem with the proposed modifications to Figure 3.4 (see below), amend the final sentence of paragraph 3.37 to read:</i></p> <p>3.37 Future uses will need to be sensitive to the nature conservation value of some of these sites. The former landfill sites at Coldham's Lane include areas of potential ecological importance. Any redevelopment of these sites <u>the eastern portion of the landfill sites marked as areas A on Figure 3.4</u> will require mitigation <u>ecological enhancement as part of any redevelopment on site and provision of enhanced wildlife habitat and publicly accessible open space on the western portion of the landfill sites marked as area B on Figure 3.4.</u></p>
C062	60	Figure 3.4: South of Coldham's Lane Area of Major Change	<p><i>The following amendments to Figure 3.4 are recommended to clarify the proposal (see amended Figure 3.4 overleaf):</i></p> <ul style="list-style-type: none"> • Annotation (marked with an A) of the eastern portion of the landfill sites north of the railway line which could be developed for commercial uses; • Annotation (marked with a B) of the western portion of the landfill sites north of the railway line which would provide enhanced wildlife habitat and publicly accessible open space. • Remove the word 'Cambridge' from the text over the two larger lakes. • Amend the colour of the cycleways in order to ensure they can be read in conjunction with the boundary of the area of major change (PM/3/004).

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			 <p>Figure 3.4: South of Coldham's Lane Area of Major Change</p> <p>Main Modification Annotation (marked with a B) of the western portion of the landfill sites north of the railway line which would provide enhanced wildlife habitat and publicly accessible open space.</p> <p>Main Modification Annotation (marked with an A) of the eastern portion of the landfill sites north of the railway line which could be developed for commercial uses.</p> <p>Main Modification Remove the word 'Cambridge' from the text over the two larger lakes.</p> <p>Main Modification Amend the colour of the cycleways in order to ensure they can be read in conjunction with the boundary of the area of major change.</p> <p>Legend:</p> <ul style="list-style-type: none"> Proposal Site City Safeguarded Land District, Local or Neighbourhood Centre Cambridge Airport Public Safety Zone Protected Open Space City Wildlife, County Wildlife and Local Nature Reserve Cambridge Green Belt Protected Industrial Site Cycle Ways Area of Major Change <p>A will allow for appropriate commercial uses B will allow for outdoor recreational uses and ecological enhancement</p>
C063	65	Policy 17: Southern Fringe Areas of Major Change, criterion g	<p><i>Amend criterion g to read:</i></p> <p>g. create a distinctive gateway to the city <u>and a high quality urban edge</u> as approached by road from the south and respect key views;</p>
C064	67-68	Policy 18: West Cambridge Area of Major Change	<p><i>Amend first paragraph and following to read:</i></p> <ol style="list-style-type: none"> Development of this area will be permitted in line with the existing planning permissions. For new development, tThe principal land uses will be: <ol style="list-style-type: none"> D1 educational uses, associated sui generis research establishments² and academic research institutes where it is in the national interest or where they can show a special need to be located close to the University of Cambridge in order to share staff, equipment or data, and to undertake joint collaborative working; and a mix of commercial research and development of products or processes <u>uses within use class B1(b) that can demonstrate a special need to be located close to the University of Cambridge will support knowledge transfer and/or open innovation in respect of D1 higher educational uses, associated sui generis research establishments, academic research institutes, and/or other Class B1(b) uses already authorised or granted permission pursuant to this policy.;</u>

² Research establishments/institutions are taken to mean sui generis uses affiliated with one of the Universities, the Medical Research Council or Addenbrooke's Hospital, where there is a need for regular day-to-day contact or sharing of materials, staff and equipment.

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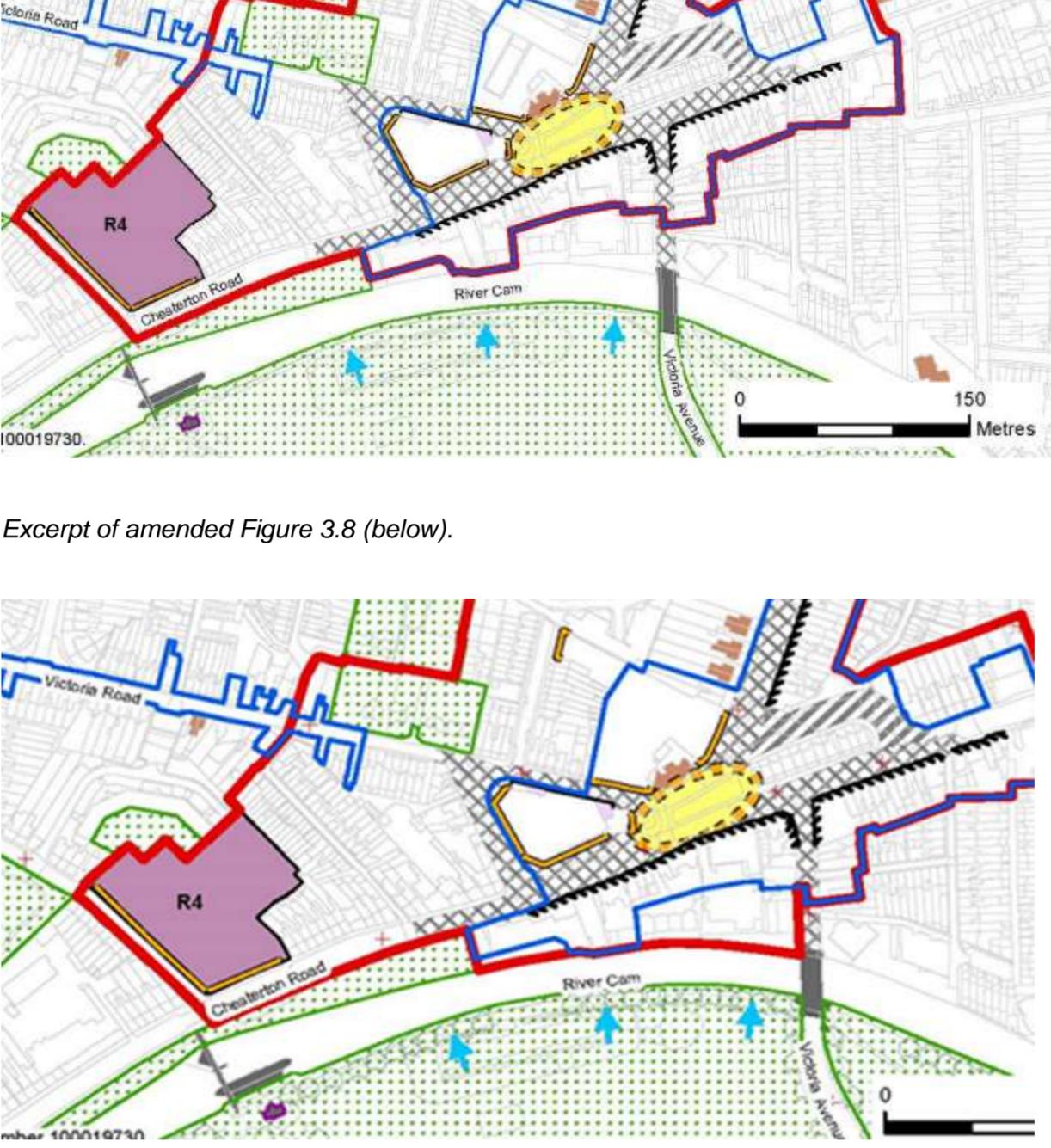
Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><i>[The following section (3) has been moved from its previous position within the policy, where it followed the paragraph (now labelled as 5) related to small-scale community facilities. Criteria c – i have also been moved up accordingly]</i></p> <p>3. Any densification of development on the site that results in a significant increase in floorspace, over that already approved, will be supported providing that:</p> <p>c. a revised masterplan <u>supporting an outline planning application (OPA) is submitted and agreed</u> has been proposed that takes an integrated and comprehensive approach to the provision and distribution of the uses, and supporting facilities and amenities;</p> <p>d. phasing of the development will be determined through the masterplan <u>outline planning permission (OPP)</u> and as the need is proven;</p> <p>e. <u>the approach to appropriate development heights will be determined through the OPP</u> development should not exceed four commercial storeys (16 metres in total) and given giving consideration to the sensitivity of the landscape within the Green Belt to the south and west a lower overall height may be appropriate along these edges;</p> <p>f. proposals respect the important adjacent Green Belt setting to the south and west, and other neighbouring residential uses and views of the city from the west;</p> <p>g. it includes a comprehensive transport strategy for the site, incorporating a sustainable transport plan to minimise reliance on private cars. This should include assessing the level, form and type of car parking on the site;</p> <p>h. that walking, cycling and public transport links (including access for all) to the city centre, railway station(s), other principal educational and employment sites, and other key locations within the city are enhanced to support sustainable development; and</p> <p>i. that proposals provide appropriate green infrastructure which is well integrated with the existing and new development and with the surrounding area.</p> <p>4. The development will also include further phases of the sports centre.</p> <p>5. Small-scale community facilities, amenities, and A1 (local shop), A3 (café), A4 (public house), D1 (crèche) type uses and student accommodation will be acceptable, if they support existing occupants on the site and add to the social spaces and vibrancy of the area, essential to its continued success.</p> <p>6. The council will be supportive of a site-wide approach to renewable or low carbon energy generation or the future proofing of buildings to allow for connections to energy networks.</p> <p>7. <u>The precise quantum of new floorspace will be subject to testing and demonstration through the development of a revised OPA for the site.</u></p>
C065	68	Paragraph 3.64	<p><i>Insert clarification as a footnote to the text to confirm the inclusion of pre existing buildings in the floorspace calculation:</i></p> <p>The overall site (allocation reference M13), which covers 66.5 hectares, was the subject of an outline planning approval in 1999 that set out the density of development permitted. A masterplan was subsequently agreed with the University of Cambridge for the development of approximately 250,000 sq m of space⁴, which creates a strategic framework to guide future development of the site. It also includes guidelines for monitoring the progress of development.</p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>⁴ <u>This figure includes pre existing buildings</u></p>
C066	69	Paragraph 3.68 – 3.70	<p><i>Amend text to read:</i></p> <p>3.68 There is a generous supply of employment land for these uses around the city. The Council therefore will not be looking at West Cambridge to provide land for general research and development, but instead to provide a development cluster focusing on occupiers with strong links to the University of Cambridge and academic association with cognate activities that would benefit from proximity. This will encourage the development of the higher education cluster and thus benefit the economy of Cambridge and the United Kingdom. It will be appropriate for firms who wish to locate on West Cambridge to demonstrate a clear need to be close to other research facilities associated with the University of Cambridge.</p> <p><u>There is frequently a functional relationship between the commercial research sector and the academic research sector, which is of benefit to both, as well between organisations within each sector, in particular through the encouragement of knowledge transfer and open innovation. Knowledge transfer refers to the exchange of knowledge and information between and within the commercial and academic sectors. Open innovation promotes collaborative working between and within the academic research sector and the commercial research sector with the objective of accelerating the rate and scope innovation within both sectors and of expanding the market for external use of product of research. The West Cambridge site will provide a development cluster for University science and technology research, knowledge transfer and/or open innovation.</u></p> <p>3.69 Accordingly, a needs statement is required to support planning applications for West Cambridge, for built development to satisfactorily demonstrate the need for the development on West Cambridge at the time and that it cannot reasonably be met elsewhere. This would take into account factors such as viability, the demand for various uses, land availability, ownership, location, accessibility and suitability.</p> <p><u>Planning applications for new development should be accompanied by a Planning Statement setting out how proposals for commercial research will support knowledge transfer and/or open innovation in respect of D1 higher educational uses, associated sui generis research establishments, academic research institutes and/or other Class B1(b) uses already authorised or granted permission pursuant to this policy.</u></p> <p>3.70 The new proposals will need to be accompanied by an illustrative new site wide masterplan to be brought forward as part of a new outline planning application to advise on the form, content, density and phasing of the development, and how it will be integrated with the existing city. The outline planning permission should determine appropriate heights across the site, taking account of the Green Belt setting, views of the City from the west and other neighbouring residential uses. The increased density will provide further opportunities to enhance the built form, public realm and street scene of the area. Progress will be monitored and reviewed against the masterplan outline planning permission over the period of the plan.</p>
C067	72 - 73	Policy 19: NIAB 1 Area of Major Change	<p><i>Amend text to read:</i></p> <p>Policy 19: NIAB 1 <u>Land between Huntingdon Road and Histon Road</u> Area of Major Change</p> <p>NIAB 1 (Land between Huntingdon Road and Histon Road) is proposed for to deliver a high quality inclusive new neighbourhood on the edge of the city.</p> <p>The principal land use will be a mix of residential properties, including Affordable Housing. Other land uses that will be complementary uses necessary for a <u>the creation of a sustainable and vibrant community. These will include:</u></p> <ul style="list-style-type: none"> a secondary school; a. a primary school; b. retail facilities (A1 to A5) within a designated local centre; c. a foodstore of <u>up to 2000 sq m net;</u>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>d. community facilities, including a health centre, library, police office and meeting rooms spaces; and</p> <p>e. open space and recreation, <u>including allotments, and provision for children and teenagers.</u> children's play areas and youth provision.</p> <p>Some of the above uses could be dealt with comprehensively with other sites in the North West Quadrant (see Figure 3.6) including on land in South Cambridgeshire, subject to timing and phasing. Other uses will be delivered on other sites in the wider North West Quadrant (see Figure 3.6) including the provision of a secondary school on land between Huntingdon Road and Histon Road in South Cambridgeshire.</p> <p>Development should:</p> <p>f. compensate adequately for the loss of the existing Christ's and Sidney Sussex sports grounds;</p> <p>g. include a comprehensive transport strategy for the site, incorporating a sustainable transport plan to minimise reliance on private cars;</p> <p>h. only be directly accessed by motor vehicles from Huntingdon Road and Histon Road (through South Cambridgeshire);</p> <p>i. provide a direct route for public transport, including access for all, through the development, and a circuitous route for private motor vehicles;</p> <p>j. where possible retain and enhance existing definitive footpaths that cross the site, or provide suitable and safe equivalent links as part of the development;</p> <p>k. provide for walking, cycling, and wheelchair user improvements <u>for people with disabilities</u> (accessible for all) on- and off-site to offer more sustainable travel choices for residents, including an orbital cycle link from Huntingdon to Histon Road along the western boundary and enhancing the footpath to Thornton Way; and</p> <p>l. respect, take account of and integrate with the adjacent NIAB sites 2 and 3 in South Cambridgeshire, and ensure the timely provision of related infrastructure.</p>
C068	73	Paragraph 3.74 – 3.80	<p><i>Amend text to read:</i></p> <p>3.74 The vision for <u>land between Huntingdon Road and Histon Road, also known as the NIAB 1 site or Darwin Green 1 site,</u> is to create a distinctive, integrated and accessible new residential neighbourhood for Cambridge, to the highest quality of design and embodying the principles of sustainability. The land is allocated for housing and associated mixed-use development, and any design will need to ensure good connections to other areas of the city.</p> <p>3.75 An outline application has been approved, subject to the signing of the S106 agreement <u>Approval has been granted for up to 1,593 dwellings with associated community, educational, open space and retail uses.</u> The total area of the site within the city is approximately 53 hectares. A small part at the eastern end of the NIAB 1 site is within South Cambridgeshire, which includes the access off Histon Road. <u>As part of the S106 agreement, contributions have been secured for off-site mitigation to compensate the loss of Christ's and Sidney Sussex sports grounds.</u></p> <p>3.76 Key constraints on the site include noise pollution from the A14. In addition, definitive footpaths cross the site linking Histon Road and Huntingdon Road with Girton. The existing National Institute of Agricultural Botany (NIAB) building on Huntingdon Road, which is a local heritage asset <u>adjoining the site,</u> will need to be retained and integrated within the scheme <u>respected.</u></p> <p>3.77 The Informal Planning Policy Guidance on Foodstore Provision in North West Cambridge (March 2011) identified the need for a <u>foodstore of up to 2,000 sq m net foodstore</u> on the NIAB site and another <u>foodstore of up to 2,000 sq m net foodstore</u> on the North West Cambridge site. <u>A separate planning application will bring this element forward.</u></p>

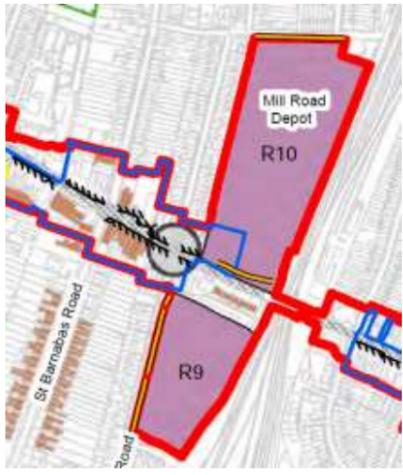
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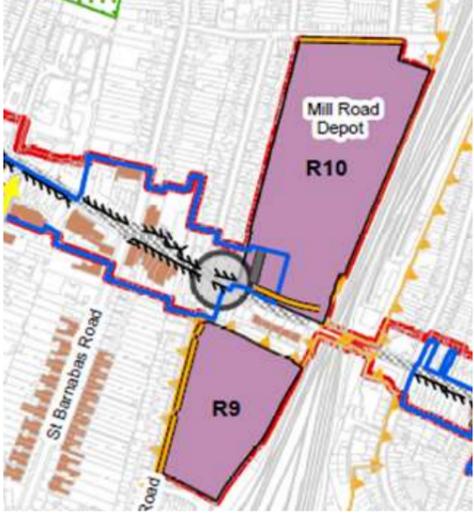
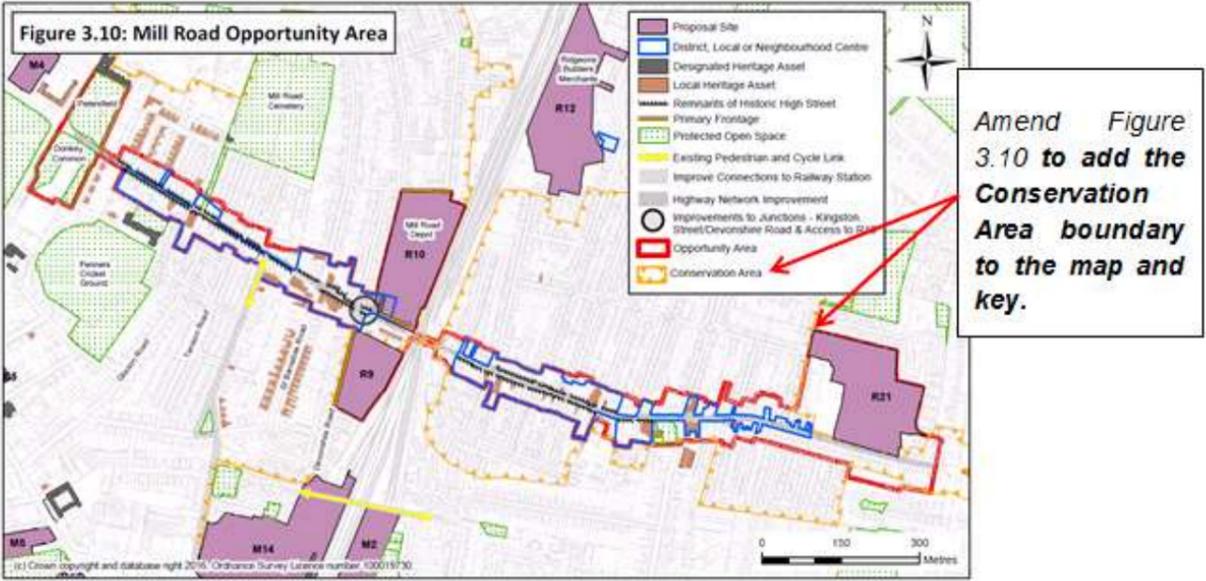
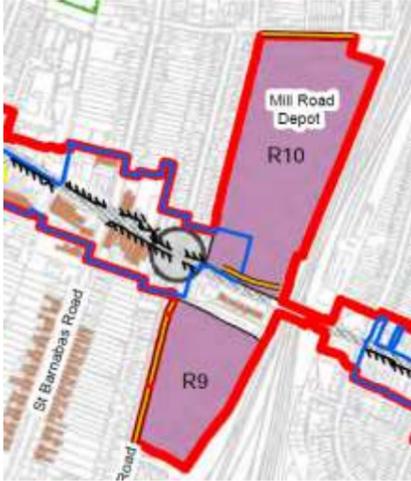
Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>3.78 Figure 3.6 provides a diagrammatic representation of the principal land uses, access and transport arrangements and landscape provision for the <u>NIAB site</u> and its relationship with North West Cambridge, West Cambridge, and the rest of the city.</p> <p>3.79 Any further planning applications within this area will need to be in accordance with the outline consents and/or this policy. The design will also need to take account of existing character, retain environmental features of value, enhance biodiversity and create a well-integrated edge with NIAB 2 <u>development with its context</u>.</p> <p>3.80 Development should be mindful of neighbouring developments <u>on land between Huntingdon Road and Histon Road in South Cambridgeshire, also known as NIAB 2 and 3 or Darwin Green 2 and 3</u>, and the land between Huntingdon Road and Madingley Road, and <u>where possible comprehensive, phased and integrated solutions to elements such as education, transport and community facilities should be considered supported</u>. The secondary school is included in the current proposals for NIAB 2, and if this is delivered this will meet the needs of NIAB 1.</p>
C069	74	Policy 20: Station Areas West and Clifton Road Area of Major Change.	<p><i>Amend second paragraph of Policy 20 to read:</i></p> <p>The AOMC known as the Clifton Road Area will be subject to the preparation and adoption of a supplementary planning document (including detailed traffic assessment) to guide the future development of the area, before any <u>major</u> planning application is submitted. The SPD will set out the vision for the area as a distinctive new mixed-use neighbourhood, well integrated with and responsive to the established context, including the residential areas adjacent to the site. This highly accessible and sustainable location will need to be linked to the station by new cycle and pedestrian infrastructure, and future vehicle movements will be expected to be no greater than current levels.</p>
C070	75	Criterion q of Policy 20. Station Areas West and Clifton Road Area of Major Change	<p><i>Amend criterion q to read:</i></p> <p>q. allow the potential for future improvements to the access for pedestrians and cyclists between Station Areas West and Clifton Road Area, <u>including investigation of a possible foot and cycle eastern entrance to the railway station</u>; and</p>
C071	78-79	Paragraph 3 of Policy 21: Mitcham's Corner Opportunity Area.	<p><i>Amend text to read:</i></p> <p>Development Proposals will deliver a series of coordinated streetscape and public realm improvements to streets and junctions within the Mitcham's Corner area. These will be set out in a masterplan <u>Development Framework Supplementary Planning Document</u> for the area, which must be approved before any <u>major planning</u> application is submitted and will:</p>
C072	78-79	Criterion e of Policy 21: Mitcham's Corner Opportunity Area	<p><i>Amend criterion e to read:</i></p> <p>e. use a simple <u>an appropriate</u> and durable palette of materials</p>
C073	80	Figure 3.8. of Policy 21: Mitcham's Corner Opportunity Area.	<p><i>Amend Figure 3.8 to extend the southern boundary of the Mitcham's Corner Opportunity Area.</i></p> <p>Original map insert below.</p>

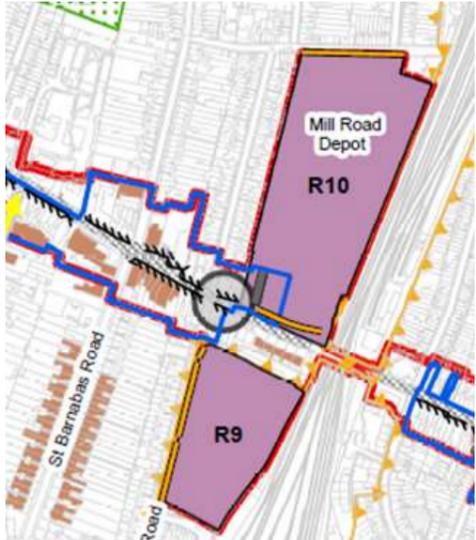
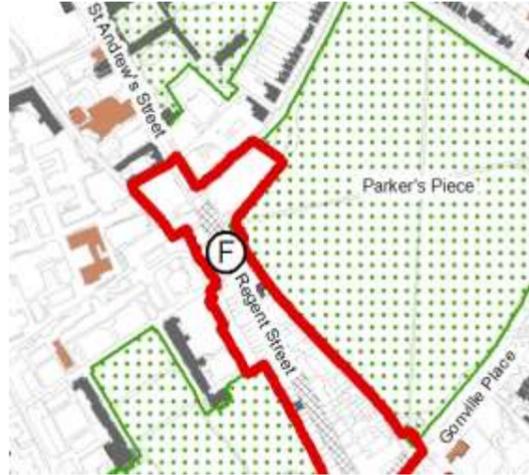
Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			 <p>Excerpt of amended Figure 3.8 (below).</p>
C074	81	Policy 22: Eastern Gate Opportunity Area, second paragraph	<p><i>Amend text to read:</i></p> <p>The character of the area will be enhanced <u>by developing buildings of a scale and massing that respond to context and reflect the predominantly residential nature of the area creating a block structure and developing building forms which moderate the scale and massing of new development in a manner that is responsive to their context and reflecting the finer urban grain of the area</u> (building heights are indicated on Figure 3.9).</p>
C075	81	Policy 22: Eastern Gate Opportunity Area, criterion e	<p><i>Amend criterion e to read:</i></p> <p>e. use a simple <u>an appropriate</u> and durable palette of materials</p>
C076	82	Paragraph 3.91	<p><i>Amend paragraph 3.91 to read:</i></p> <p>The vision for the Eastern Gate area is to reconnect people and places and it is focused on regenerating and transforming this key approach to the city through high quality development coupled with a series of key projects. Opportunities for improving the area by successfully integrating new development and for rediscovering and realising the potential of underused spaces exist throughout Eastern Gate. The five key public realm and infrastructure projects</p>

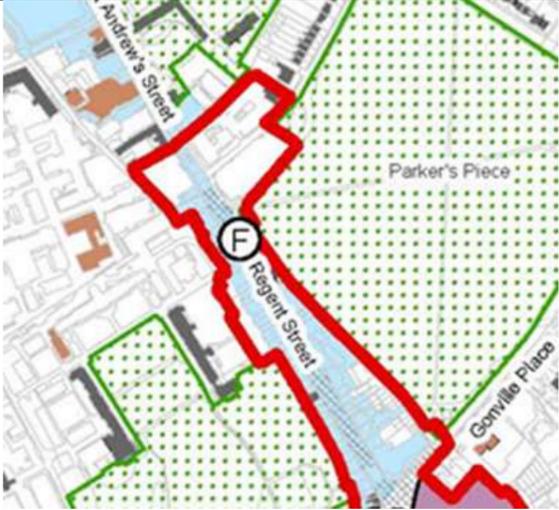
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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			identified in the policy and in Figure 3.9 will address the problems associated with the congested roads and junctions, and will help to integrate currently separated local communities. Appropriate storey heights are shown in Figure 3.9. For example, 3–4 + 1 means that developments of three to four storeys in height are likely to be appropriate, with the opportunity for an additional top storey set back from the building frontage. <u>Any proposals that seek to exceed the storey heights set out in Figure 3.9 will need to be tested in a robust way, and applicants will need to demonstrate through accurate 3D computer modelling that their proposal will not unacceptably impact upon the surrounding context.</u>
C077	85	Criterion c of Policy 23: Mill Road Opportunity Area	<i>Amend criterion c to read:</i> c. create a series of events <u>public realm improvements based around junctions and crossings</u> in the road network, which respond to key spaces and buildings;
C078	85	Criterion e of Policy 23: Mill Road Opportunity Area	<i>Amend criterion e to read:</i> e. create a more comfortable and simplified pedestrian environment by providing <u>improved</u> more generous pavements and more direct crossings that respond to key desire lines; and
C079	85	Criterion f of Policy 23: Mill Road Opportunity Area	<i>Amend criterion f to read:</i> f. use a simple <u>an appropriate</u> and durable palette of materials.
C080	85	Paragraph 3.93	<i>Amend text to read:</i> The Mill Road Opportunity Area sets out a new policy approach to Mill Road in order to maintain and enhance the distinctive <u>and historic</u> character of the area. It also sets out opportunities to improve the public realm along Mill Road. Mill Road has its own character with a diverse range of shops, high quality historic environment and sense of being a distinctive local community. Mill Road has two district centres, providing a range of shops and services either side of the railway bridge. <u>The majority of the Opportunity Area also falls within the Mill Road Conservation Area.</u>
C081	86	Paragraph 3.96	<i>Amend text to read:</i> Mill Road is an extremely busy, narrow road and there are conflicts between cars, buses and cyclists. In places, the pavements are narrow and cluttered with signs, lampposts and parked bicycles, making it difficult to move along them, particularly with a pram or wheelchair <u>or for those who are disabled</u> . The policy seeks to encourage improvements to the public realm and ensure that any development proposals in the area contribute to them. <u>It could, for example, be a specific landscape treatment at a junction to aid traffic calming and improve the environment.</u>
C082	87	Figure 3.10	<i>Within Figure 3.10, extend the marking for 'remnants of historic high street' to cover the terraced housing along the northern side of Mill Road between Ditchburn Place and Petersfield Mansions.</i> <i>Excerpt of original Figure 3.10 (below)</i>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			 <p data-bbox="695 1003 1234 1047"><i>Excerpt of amended Figure 3.10 (below)</i></p> 
C083	87	Figure 3.10	<p data-bbox="695 1774 2001 1857"><i>Amend Figure 3.10 to include all listed buildings (illustrated as a grey rectangle), including at Bharat Bhavan (old library building).</i></p> <p data-bbox="695 1917 1209 1961"><i>Excerpt of original Figure 3.10 (below)</i></p>  <p data-bbox="695 2540 1234 2585"><i>Excerpt of amended Figure 3.10 (below)</i></p>

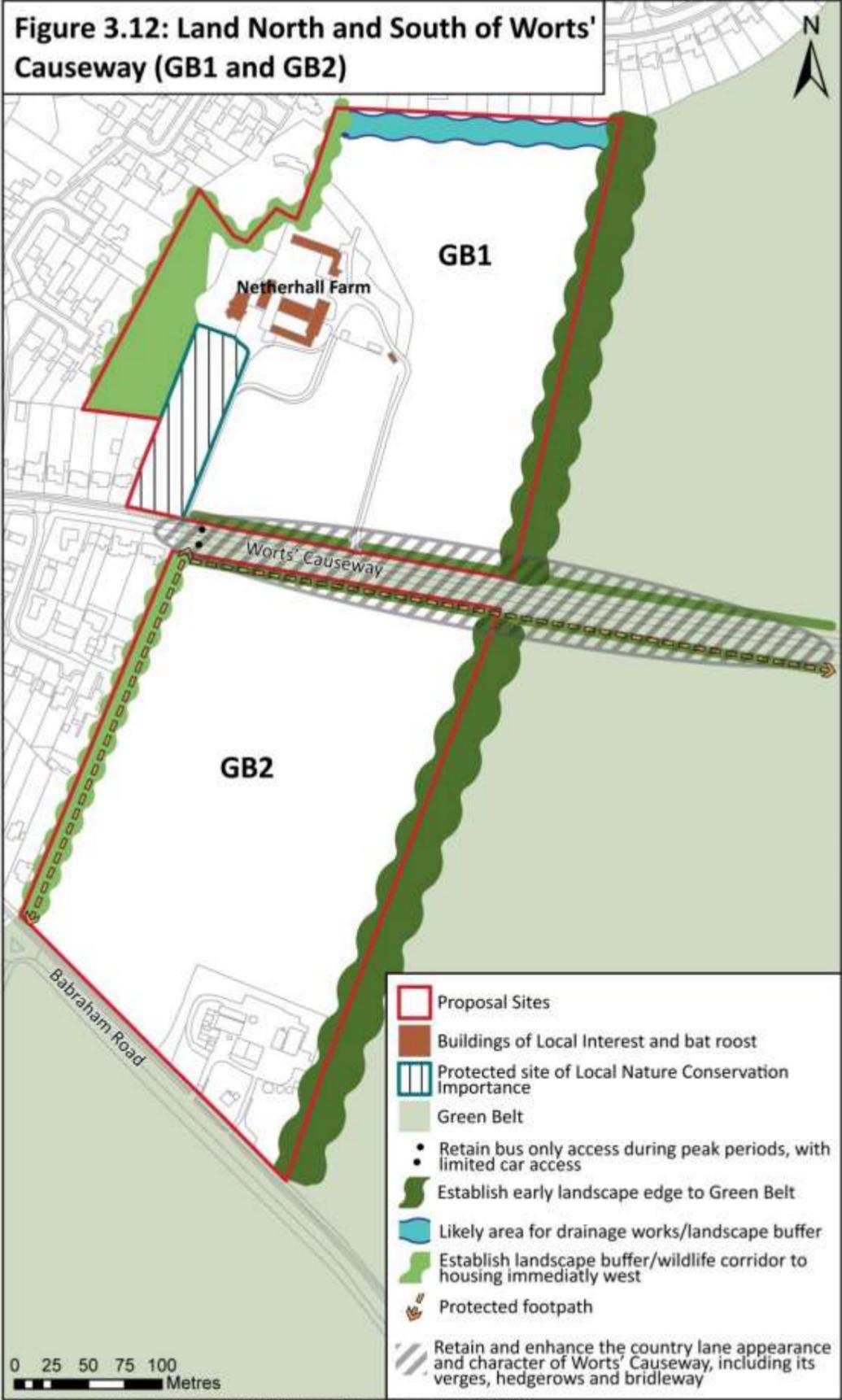
Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			
C084	87	Figure 3.10	<p>Amend Figure 3.10 to add the Conservation Area boundary to the map and key.</p> <p>See amended Figure 3.10 overleaf:</p>
C085			 <p>Amend Figure 3.10 to add the Conservation Area boundary to the map and key.</p>
C086	87	Figure 3.10	<p>Amend Figure 3.10 to move junction improvement to Mill Road Depot access (illustrated as a grey circle).</p> <p>Excerpt of Original Figure</p> 

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><i>Excerpt of Amended Figure</i></p> 
C087	88	<p>Criterion e of Policy 24: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area.</p>	<p><i>Amend criterion e to read:</i></p> <p>e. use a simple <u>an appropriate</u> and durable palette of materials.</p>
C088	90	<p>Figure 3.11</p>	<p><i>Extend the opportunity area of Figure 3.11 to include:</i></p> <p><u>1 Regent Street and Furness Lodge</u></p> <p>Excerpt of original image (below).</p>  <p><i>Excerpt of amended Figure 3.11 (below):</i></p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification										
													
C089	92	Paragraph 3.102	<p><i>Amend paragraph 3.102 and table to read:</i></p> <p>In 2008, the council and the University of Cambridge undertook a viability assessment for development of the site in producing the Old Press/Mill Lane SPD (January 2010), which led to this indicative capacity being reached³. <u>Since this work was undertaken, further work has been undertaken by the University of Cambridge and it is now clear that the site is likely to deliver student accommodation rather than housing:</u></p> <table border="1" data-bbox="802 1341 1740 1941"> <thead> <tr> <th>Land use</th> <th>Indicative floorspace/units</th> </tr> </thead> <tbody> <tr> <td>Residential Student Accommodation</td> <td><u>Student accommodation: Indicative capacity of 350 student rooms*</u> Up to 150 units Note: If student residential is provided, there is the potential for up to 200 student residential units or the equivalent square metreage in student accommodation</td> </tr> <tr> <td>Commercial (excluding retail)</td> <td>Up to 6,000 sq m</td> </tr> <tr> <td>Hotel</td> <td>Up to 75 bedrooms</td> </tr> <tr> <td>Other (excluding retail)</td> <td>Up to 1,000 sq m</td> </tr> </tbody> </table> <p><u>* The indicative capacity of this site is subject to detailed testing, including consideration of the site's constraints, particularly the historic environment.</u></p>	Land use	Indicative floorspace/units	Residential Student Accommodation	<u>Student accommodation: Indicative capacity of 350 student rooms*</u> Up to 150 units Note: If student residential is provided, there is the potential for up to 200 student residential units or the equivalent square metreage in student accommodation	Commercial (excluding retail)	Up to 6,000 sq m	Hotel	Up to 75 bedrooms	Other (excluding retail)	Up to 1,000 sq m
Land use	Indicative floorspace/units												
Residential Student Accommodation	<u>Student accommodation: Indicative capacity of 350 student rooms*</u> Up to 150 units Note: If student residential is provided, there is the potential for up to 200 student residential units or the equivalent square metreage in student accommodation												
Commercial (excluding retail)	Up to 6,000 sq m												
Hotel	Up to 75 bedrooms												
Other (excluding retail)	Up to 1,000 sq m												
C090	92	Paragraph 3.103	<p><i>Amend paragraph 3.103 to read:</i></p> <p>The purpose of the masterplan for the Old Press/Mill Lane site is to provide the basis for determining future planning applications and the phasing of development. Before the masterplan is submitted, there should be extensive consultation with stakeholders and residents. <u>However, regard will also be had to the most recent Historic Core Conservation Area Appraisal which provides more up-to-date information in respect of the heritage assets on this site and will therefore take precedence in respect of those assets.</u></p>										

³ Old Press/Mill Lane SPD Option Appraisal: Summary Report (February 2009) and Old Press/ Mill Lane SPD (January 2010).

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C092	241	<p>Figure 3.12</p> <p>Site GB2: Land south of Worts' Causeway</p>	<p>Increase the size of site GB2 (original boundary illustrated below) to include Newbury Farm (0.9 hectares).</p> <p>See amended Figure 3.12 overleaf.</p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification								
			<p>Figure 3.12: Land North and South of Worts' Causeway (GB1 and GB2)</p>  <p>The map shows a large area of land divided into two Green Belt sections, GB1 to the north and GB2 to the south, separated by Worts' Causeway. Netherhall Farm is located in the northern part of GB1. The map includes various planning designations: red outlines for proposal sites, brown buildings for local interest, blue hatched areas for protected sites, and green areas for the Green Belt. It also shows landscape buffers, drainage works areas, and protected footpaths. A scale bar indicates 0 to 100 metres, and a north arrow is present.</p> <p>© Crown copyright and database right 2013. Ordnance Survey Licence No. 10019730.</p>								
			<p>Section Four: Responding to climate change and managing resources</p>								
C093	101 & 102	Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use	<p><i>Amend Policy 27 text and table to read:</i></p> <p>New homes:</p> <table border="1" data-bbox="802 2436 1734 2748"> <thead> <tr> <th>Year*</th> <th>Minimum Code for Sustainable Homes standard</th> <th>On-site reduction of regulated carbon emissions relative to Part L 2006</th> <th>Water efficiency</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>Level 4</td> <td>44%</td> <td>80 litres/head/day</td> </tr> </tbody> </table>	Year*	Minimum Code for Sustainable Homes standard	On-site reduction of regulated carbon emissions relative to Part L 2006	Water efficiency	2014	Level 4	44%	80 litres/head/day
Year*	Minimum Code for Sustainable Homes standard	On-site reduction of regulated carbon emissions relative to Part L 2006	Water efficiency								
2014	Level 4	44%	80 litres/head/day								

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification																			
						110 litres/person/day																
			2016	Level 4	44% - note this requirement will only apply until commencement of the amendments to Section (1) (c) of the Planning and Energy Act 2008- 60% on-site, with remainder dealt with through allowable solutions (as per national zero carbon policy)	80 litres/head/day 110 litres/person/day																
			New non-residential development:																			
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			<p><u>Where redevelopment/refurbishment of existing buildings is proposed, the development of bespoke assessment methodologies to assess the environmental impact of the proposals for submissions with the planning application will be supported, subject to agreement of the scope of the alternative methodology with the council. Proposals that lead to levels of environmental performance equivalent to or higher than BREEAM will be supported. Where proposals relate to designated heritage assets, care will need to be taken to ensure that any proposals related to environmental performance are considered against the significance of the heritage asset and do not cause unacceptable harm to the asset's significance.</u></p>																			
C094	103 - 105	Table 4.1: Areas to be covered in the sustainability statement	<p><i>Amend table to remove references to the Code for Sustainable Homes to read:</i></p> <p>Table 4.1: Areas to be covered in the sustainability statement</p>																			

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification	
			Issue: Aim/objective	Recommended approach
			Climate change adaptation: All developments should be designed to be adaptable to our changing climate, both in terms of building design and their wider landscape setting	Adaptation measures can be implemented at a variety of scales, from individual buildings up to community and conurbation scale, as described in the Town and Country Planning Association’s Climate change adaptation by design. A guide for sustainable communities (2007). Figure 4.1 (below) provides examples of how adaptation measures can be integrated into the design of new developments; precise measures will vary from development to development. Measures that will have benefits beyond site boundaries, and that will have a cumulative impact in areas where development is to be phased, should also be pursued
			Carbon reduction: All development should be designed to minimise carbon and other greenhouse gas emissions associated with new development	<p>A hierarchical approach, as illustrated in Figure 4.2, should be taken to reducing carbon emissions. A three-pronged approach should be taken that:</p> <ul style="list-style-type: none"> • minimises the energy demand of new buildings; • utilises energy efficient supply through low carbon technologies; and • supplies energy from new, renewable energy sources. <p><u>Consideration should also be given to the role that the masterplanning, scale, layout, building orientation and massing of developments can play in reducing carbon emissions associated with energy use, for example through the promotion of natural ventilation strategies and passive solar design.</u></p> <p>Developments should also seek to reduce transport-related carbon emissions through location and the promotion of sustainable modes of transport. Policy 27 (above) sets requirements for carbon reduction for both new homes and non-residential buildings</p>
			Water management: To introduce high levels of water efficiency in new developments in order to respond to the severe water stress facing Cambridge	All new developments should be designed to optimise the opportunities for efficient water use, reuse and recycling, including integrated water management and water conservation. Policy 27, above, sets targets for water consumption in line with Level 5 of the national Code for Sustainable Homes (CfSH) <u>the new national technical standards for new residential development</u> and BREEAM standards for non-residential development
			Site waste management: All new development should be designed to reduce construction	Developments should be designed in a way that reduces the amount of construction waste, and maximises the reuse and recycling of materials at all stages of a development’s lifecycle. In order to increase rates of recycling and reduce waste being sent to landfill, storage capacity for waste, both internal and external, should be an integral element of the design of new developments.

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>waste and to make it easier for future occupants to maximise levels of recycling and reduce waste being sent to landfill.</p> <p>Reference should be made to the requirements set out in the RECAP Waste Management Design Guide and the Council's own guidance on household waste and recycling facilities in new developments⁴. The Council will be supportive of innovative approaches to waste management</p>
			<p>Use of materials: All new developments should be designed to maximise resource efficiency and identify, source, and use environmentally and socially responsible materials</p> <p>There are four principal considerations that should influence the sourcing of materials:</p> <ul style="list-style-type: none"> • Responsible sourcing – sourcing materials from known legal and certified sources through the use of environmental management systems and chain of custody schemes including the sourcing of timber accredited by the Forestry Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC); • Secondary materials – reclaiming and reusing material arising from the demolition of existing buildings and preparation of sites for development, as well as materials from other post-consumer waste streams; • Embodied impact of materials – the aim should be to maximise the specification of major building elements to achieve an area-weighted rating of A or B as defined in the Building Research Establishment (BRE) Green Guide to Specification. Consideration should also be given to locally-sourced materials; • Healthy materials – where possible developers should specify materials that represent a lower risk to the health of both construction workers and occupants. For example, selecting materials with zero or low volatile organic compound (VOC) levels to provide a healthy environment for residents
C095	107	Paragraph 4.6	<p><i>Amend the first sentence of this paragraph to read:</i></p> <p>This policy also sets out requirements in relation to sustainable construction standards, <u>and carbon reduction for non-residential development and water efficiency for both residential and non-residential development.</u></p>
C096	107 - 108	Paragraph 4.7	<p><i>Amend paragraph 4.7 to read:</i></p> <p>Nationally described sustainable construction standards have been developed for new homes (the Code for Sustainable Homes, CfSH) and new non-residential buildings (the BRE Environmental Assessment Method, BREEAM). Alongside these standards sits the Government's zero carbon policy agenda, which requires all new homes to be zero carbon by 2016, and all non-residential buildings to be zero carbon by 2019, with public buildings leading the way in 2018.</p>

⁴ Available at <https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C097	108	Paragraph 4.8	<p><i>Amend paragraph 4.8 to read:</i></p> <p>There are many approaches that can be taken to meeting the construction standards required by this policy, including construction methods such as Passivhaus Standard. The Council will be supportive of innovative approaches to meeting and exceeding the standards set out in the policy. Where other construction standards are proposed for new developments, for example Leadership in Energy and Environmental Design (LEED), these will be supported, provided that it can be demonstrated that they are broadly in line with the standards set out above, particularly in relation to carbon reduction and water efficiency. While there are no nationally described standards for residential development, the Council will be supportive of schemes that seek to utilise standards such as the BRE's Home Quality Mark, the Passivhaus Standard or Leadership in Energy and Environmental Design (LEED). The development of bespoke standards for new housing and non-residential development would also be supported.</p>
C098	108	Paragraph 4.9	<p><i>Amend paragraph 4.9 to read:</i></p> <p>It may be possible in some areas for development to exceed the policy requirements set out above. For example, developments located within the strategic district heating area may be able to achieve higher levels of carbon reduction than set out in policy, which in turn could lead to higher construction standards being achievable. In order to maximise opportunities to exceed minimum policy requirements, developers will be encouraged to engage with the Council from an early stage through pre-application discussions. The policy will also be reviewed periodically so that it can be updated to reflect any significant changes to construction standards <u>and the national technical standards</u>.</p>
C099	108	Paragraph 4.10	<p><i>Delete paragraph 4.10:</i></p> <p>Where redevelopment/refurbishment of existing buildings is proposed, the development of bespoke assessment methodologies to assess the environmental impact of the proposals for submission with the planning application will be supported.</p>
C100	109	Policy 28: Allowable Solutions for zero carbon development and supporting text paragraphs 4.13 – 4.16	<p><i>Delete Policy 28 and supporting text in paragraphs 4.13 – 4.16 in their entirety. This includes deletion of Figure 4.3: The zero carbon hierarchy.</i></p>
C101	111	Policy 29: Renewable and low carbon energy generation	<p><i>Amend the first paragraph and following text of Policy 29 to read:</i></p> <p>Proposals for development involving the provision of renewable and/or low carbon energy generation, including community energy projects, will be supported, subject to the acceptability of their wider impacts. As part of such proposals, the following should be demonstrated:</p> <ol style="list-style-type: none"> a. that any adverse impacts on the environment, including local amenity and impacts on the historic environment and the setting of heritage assets, have been minimised as far as possible. These considerations will include air quality concerns, particularly where proposals fall within or close to the air quality management area(s) or areas where air pollution levels are approaching the EU limit values, as well as noise issues associated with certain renewable and low carbon technologies; and b. that where any localised adverse environmental effects remain, these are outweighed by the wider environmental, economic or social benefits of the scheme. <p><u>Note that this policy does not apply to applications for wind turbines, which would be considered against the requirements set out in the Local Planning Written Ministerial Statement, dated 18 June 2015.</u></p>

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C103	112	Insert new paragraph after 4.21	<p><i>Insert the following new paragraph to read:</i></p> <p><u>The wind resource in Cambridge is highly constrained due to the relatively modest raw resource and the urban characteristics of the area. To this end, this Local Plan does not seek to allocate areas of land as being suitable for wind turbines. This approach will be reviewed as part of any subsequent review of the Local Plan.</u></p>
C106	114	Policy 31: Integrated water management and the water cycle, criterion k	<p><i>Amend criterion k of Policy 31 to read:</i></p> <p>k. All hard surfaces are permeable surfaces where reasonably practicable, <u>and having regard to groundwater protection.</u></p>
C107	120	Policy 33: Contaminated Land	<p><i>Amend first paragraph and following text of Policy 33 to read:</i></p> <p>Development will be permitted where the applicant can demonstrate that:</p> <ul style="list-style-type: none"> a. there will be no adverse health impacts to future occupiers from ground contamination resulting from existing/previous uses of the area; and b. there will be no adverse impacts, from ground contamination, to the surrounding occupiers, <u>controlled waters and the environment from suspected/identified ground contamination from existing/previous uses,</u> caused by the development; and c. <u>there will be no impact to future and surrounding occupiers from on-site and off-site gas migration.</u> <p>Where contamination is suspected <u>or known to exist,</u> an assessment should be undertaken to identify existing/former uses in the area that could have resulted in ground contamination; and if necessary:</p> <ul style="list-style-type: none"> d. design and undertake an intrusive investigation to identify the risks of ground contamination, including <u>groundwater and ground gases;</u> and if necessary <u>proven there is a risk;</u> e. <u>submit a remediation strategy and/or adopt and implement mitigation measures,</u> to ensure a safe development and ensure that the site is stable and suitable to the new use in accordance with the National Planning Policy Framework; f. ensure that there are no adverse health impacts to future/surrounding occupiers <u>and groundwater impacts</u> and which minimise impact that there is no deterioration of the environment. <p>Proposals for sensitive developments on existing or former industrial areas will be permitted where it is demonstrated that the identified contamination is capable of being suitably remediated for the proposed end use.</p>
C108	120 and 121	Paragraphs 4.40 – 4.44	<p><i>Amend paragraphs 4.40 – 4.44 to read:</i></p> <p>4.40 The growth of rail infrastructure and an expanding population in the 1800s in Cambridge led to chalk quarrying, clay extraction, engineering and energy provision, through town gas production, during the industrial age. The last century has also seen considerable landfilling of voids left by clay and chalk marl extraction, electronics manufacturing and engineering.</p>

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			<p>4.404 Pollution can arise from any of the activities presented above and many other sources a number of activities and sources. Land and groundwater can present a potential source of pollution if they have been contaminated by previous land uses. <u>Groundwater is the primary source of potable supply to Cambridge and also provides flow to watercourses used for irrigation, public supply and industry.</u></p> <p>4.412 Land contamination is a material consideration for the purposes of planning. It is important to ensure that proposed developments are situated on land that will be safe and suitable for the proposed use <u>and will not cause pollution elsewhere.</u> There will be situations where remediation works will be required to make land safe prior to being developed; for example, if a site’s previous use was a petrol station, there will be a need to ensure that no residual fuel is left on-site in storage tanks or in the soil itself as it may cause a health hazard for future users, <u>underlying aquifers and their abstractors.</u> In some instances, the level and type of contamination may make land unsuitable for certain types of development; for example, recently closed former landfill sites are <u>may be considered to be unsuitable for residential development.</u> <u>Gas monitoring, including a gas risk assessment and protective measures, if necessary, will be required for sites within the 250m buffer zone of a former landfill site.</u></p> <p>4.423 On a precautionary basis, the possibility of contamination should be assumed when considering both development plans and individual planning applications in relation to all land subject to or adjacent to previous industrial use and also where uses are being considered that are particularly sensitive to contamination. <u>Initial assessment will be needed to identify the land and groundwater sensitivity of a site to pollution. It will need to be shown that the development is appropriate for its location.</u> Conditions shall be applied to planning permissions to secure appropriate pollution prevention or mitigation measures where required. In major developments, it will also be required to demonstrate sustainable forms of managing contaminated land (mitigation measures), which reduce the need to landfill and minimise the impacts on climate change.</p> <p>4.43-4 In the context of this policy, examples of sensitive developments include housing, schools, hospitals and children’s playing areas. The Department of the Environment Industry Profiles, available for download from the Environment Agency website, provide details on the processes and substances associated with common industrial uses. <u>For guidance on the principles and practice for groundwater protection, the interested parties should refer to the Environment Agency website (currently GP03:2012 or any document which supersedes it).</u></p>
C109	122	<p>Policy 35: Protection of human health from noise and vibration</p>	<p>Amend Policy 35 to read:</p> <p>Policy 35: Protection of human health <u>and quality of life</u> from noise and vibration</p> <p>Development will be permitted where it is demonstrated that:</p> <ul style="list-style-type: none"> it will not lead to significant adverse effects <u>and impacts</u>, including cumulative effects <u>and construction phase impacts wherever applicable</u>, on health <u>and quality of life/amenity</u> from noise and vibration; <u>and</u> or that significant adverse <u>noise effects/impacts</u> can be minimised <u>by through</u> appropriate reduction and/or mitigation measures <u>secured through the use of conditions or planning obligations, as appropriate</u> (prevention through <u>high quality acoustic</u> design is preferable to mitigation). <p><u>People’s health and quality of life needs be protected from unacceptable noise impacts by effectively and appropriately managing the relationship between noise sensitive development and noise sources through land use planning. Noise must be carefully considered when new development might create additional noise and when development would be sensitive to existing or future noise.</u></p> <p><u>Residential and other noise sensitive development will be permitted where it can be demonstrated that future users of the development will not be exposed internally and externally to unacceptable levels of noise pollution/disturbance from existing or planned uses. This would include proposed noise sensitive development that may experience adverse impacts as a result of exposure to noise from existing or planned/future (i) transport sources (air, road, rail and</u></p>

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			<p><u>mixed sources) or (ii) industrial, trade or business / commercial sources.</u></p> <p><u>Noise generating development including industrial, trade or business/commercial uses with associated transport noise sources will be permitted where it can be demonstrated that any nearby noise sensitive uses (as existing or planned) will not be exposed to noise that will have an unacceptable adverse impact on health and quality of life both internally and externally.</u></p> <p><u>A Noise Impact Assessment will be required to support applications for noise sensitive and noise generating development as detailed above including consideration of any noise impacts during the construction phase wherever applicable, when noise sensitive uses are likely to be exposed to significant or unacceptable noise exposure and impacts.</u></p> <p>Developers of major sites and sites that include noise sensitive development located close to existing noise sources shall provide a noise assessment, with the information presented in Table 4.2: Noise exposure categories (NEC), below, also taking into account nationally and internationally accepted guidance at the time of the application. Proposals that are sensitive to noise and located close to existing noise sources will be permitted where adequate noise mitigation measures are provided as part of the development package.</p> <p>Development of sites that include noisy activities or plant or activities that operate at unsocial hours shall provide a noise assessment based on current national guidelines available at the time of the application.</p>
C110	122	Paragraph 4.47	<p><i>Amend paragraph 4.47 to read:</i></p> <p><u>Noise, including vibration, can have a significant adverse impact upon environmental quality, health and quality of life including amenity.</u> Noise not only causes annoyance but it can also cause serious disturbance such as the loss of sleep. Research by the World Health Organisation (WHO) has also shown noise to cause measurable health affects <u>effects</u>. <u>Due to the urban nature of Cambridge, noise levels vary from relatively quiet areas within some of the city's public parks to noisier areas close to business and commercial in the city centre, near busy roads, the A14, M11 and industrial areas including Cambridge Airport.</u></p>
C111	122	<i>New paragraph after 4.47</i>	<p><i>This new paragraph moves existing text from the second sentence onwards of existing paragraph 4.47 into a new paragraph, with some new text added to read:</i></p> <p>Some aspects of noise are covered by other legal controls, such as nuisance law. These controls cannot meet the aim of the planning system, which is the protection of amenity, and the test of 'statutory nuisance' sets a much higher standard than that of 'unacceptable harm'. Neither do they include the impact on from transport-related noise on a development. Therefore noise is a material planning consideration. However, it is not the role of the local plan to prevent all forms of development that may result in some measure of noise, but rather to control development that may have significant adverse effects <u>and reduce and minimise other adverse impacts</u>. The plan does not seek to duplicate the statutory nuisance and noise controls provided by other legislation.</p>
C112	123	Paragraph 4.48	<p><i>Amend paragraph 4.48 to read:</i></p> <p>This policy relates to noise from all potential sources and protects <u>and secures a good standard of amenity for all existing and future occupants of land and buildings</u>, particularly to noise-sensitive receptors, including people living and working in Cambridge. It will also aim to protect any 'Quiet Areas' <u>(or areas of tranquillity)</u> that may be identified in the future under the Environmental Noise (England) Regulations 2006.</p>
C113	123	<i>New paragraphs after paragraph 4.48</i>	<p><i>Insert six new paragraphs after paragraph 4.48 and new figure (see the figure at the end of this schedule) to read:</i></p> <p><u>Where a Noise Impact Assessment is required, the remit and methodology shall be agreed in</u></p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>advance and shall be undertaken in accordance with the most relevant national and industry codes of practice, British Standards and technical guidance, and shall:</u></p> <ul style="list-style-type: none"> • <u>identify all significant sources of noise and noise sensitive receptors either existing or proposed;</u> • <u>assess the likely short and long term impacts of noise generated or noise sensitive receptor exposure to noise both internally and externally in and around buildings;</u> • <u>assess the suitability of the site for development proposed, having regard to noise impact on quality of life and health both internally and externally; and</u> • <u>if proposals are identified as giving rise to unacceptable noise impact, either through noise exposure or generation, demonstrate in detail, including through good acoustic design, how the development will be designed, located and noise otherwise avoided or mitigated to reduce and minimise any unacceptable adverse impacts.</u> <p><u>The internal and external acoustic environment and good acoustic design in and around new noise sensitive and noise generating development should be considered as early as possible in the development control process. This shall include:</u></p> <ul style="list-style-type: none"> • <u>consideration of the feasibility of relocating or reducing noise from relevant sources;</u> • <u>adequate distance separation from noise sources;</u> • <u>site and building layout/orientation;</u> • <u>internal room configuration</u> • <u>provision and retention of acoustic barriers or other screening;</u> • <u>acoustic insulation of buildings/noise sources;</u> • <u>building ventilation strategy;</u> • <u>noise limits at site boundaries;</u> • <u>the need for restrictions on types of activity and/or limitations on hours of operation.</u> <p><u>Consideration should also be given to whether adverse effects in a building can be completely removed by closing windows. In the case of new residential development, if the proposed mitigation relies on windows being kept closed, a suitable alternative means of ventilation is likely to be necessary. In the hierarchy of mitigation measures, noise should be mitigated at source and reliance on building envelope noise insulation schemes and the sealing of the building envelope should be the last resort. Care should be taken to ensure that good acoustic design is an integrated solution and that noise mitigation should not adversely affect general living conditions, including issues of overheating and thermal comfort, or result in design which is unacceptable in other planning respects and requirements.</u></p> <p><u>Noise Action Plans and Important Areas</u></p> <p><u>National planning practice guidance states that where relevant, Noise Action Plans, and, in particular the Important Areas identified through the process associated with the Environmental Noise Directive and corresponding regulations should be taken into account when considering noise impacts. “Important Areas” for road and rail have been identified within Cambridge and an indicative plan of these areas is detailed in Figure 4.4 below.</u></p> <p><u>Insert Figure 4.4: Cambridge – Noise Action Planning Important Areas (IAs) in dark red for roads and railways – Environmental Noise (England) Regulations 2006.</u></p> <p><u>These areas give a good indication of those places that are exposed to the highest levels of existing road and rail transport noise. Proposals for new residential development in these locations need to be carefully considered and opportunities to reduce noise levels in these areas should be secured to improve the acoustic quality of the environment. The local authority</u></p>

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			<p>environmental health department may also be able to provide additional information about the <u>location of identified Important Areas.</u></p> <p><u>Cambridge Airport is a recognised as a noise source within Cambridge. Under the Environmental Noise Regulations, DEFRA has approved a Cambridge Airport- Noise Action Plan 2014- 2019. The action plan also contains airport noise contours, which will be of relevance to development proposals within close proximity to the airport. Further policy relevant to Cambridge Airport is contained within Policy 83: Aviation Development.</u></p>								
C114	123	After existing paragraph 4.48 and new paragraphs proposed in modification above	<p>Insert new Figure 4.4 to read:</p> <p><u>Cambridge City – Noise Action Planning Important Areas (IAs) in dark red for roads and railways – Environmental Noise (England) Regulations 2006.</u></p> <p>See amended Figure 4.4 overleaf.</p> <p><u>Cambridge City – Noise Action Planning Important Areas (IAs) in dark red for roads and railways – Environmental Noise (England) Regulations 2006.</u></p> 								
C115	123	Paragraph 4.49	<p>Delete paragraph 4.49:</p> <p>For the purposes of the above, noise includes vibration.</p>								
C116	123 – 124	Table 4.2 Noise exposure categories (adapted from Planning Policy Guidance Note 24: Planning and Noise)	<p>Delete tables 4.2 and associated supporting text:</p> <p>Table 4.2: Noise exposure categories (adapted from Planning Policy Guidance Note 24: Planning and Noise)</p> <table border="1"> <thead> <tr> <th>Noise exposure category</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level</td> </tr> <tr> <td>B</td> <td>Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise</td> </tr> <tr> <td>C</td> <td>Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise</td> </tr> </tbody> </table>	Noise exposure category	Description	A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level	B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise	C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise
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			<p style="text-align: center;">D Planning permission should normally be refused</p> <p>A recommended range of noise levels is given below for each of the noise exposure categories for dwellings exposed to noise from road, rail, air, and 'mixed sources'.</p> <p>The noise exposure categories should not be used for assessing the impact of industrial noise on proposed residential development, because the nature of this type of noise and local circumstances may necessitate individual assessment and because there is insufficient information on people's response to industrial noise to allow detailed guidance to be given.</p> <p>However, at a mixed-noise site where industrial noise is present but not dominant, its contribution should be included in the noise level used to establish the appropriate NEC.</p> <p>The NEC procedure is only applicable where consideration is being given to introducing residential development into an area with an existing noise source, rather than the reverse.</p> <table border="1" data-bbox="804 958 1766 2745"> <thead> <tr> <th colspan="5" data-bbox="804 958 1766 1032">Noise levels⁰ corresponding to the noise exposure categories (NEC) for new dwellings (LAeq,T dB)</th> </tr> <tr> <th data-bbox="804 1032 913 1199">Existing noise source</th> <th data-bbox="913 1032 1123 1199">A</th> <th data-bbox="1123 1032 1333 1199">B</th> <th data-bbox="1333 1032 1543 1199">C</th> <th data-bbox="1543 1032 1766 1199">D</th> </tr> </thead> <tbody> <tr> <td data-bbox="804 1199 913 1581">Road traffic</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="804 1299 913 1374">07.00 – 23.00</td> <td data-bbox="913 1299 1123 1374"><55</td> <td data-bbox="1123 1299 1333 1374">55 – 63</td> <td data-bbox="1333 1299 1543 1374">63 – 72</td> <td data-bbox="1543 1299 1766 1374">>72</td> </tr> <tr> <td data-bbox="804 1374 913 1581">23.00 – 07.00¹</td> <td data-bbox="913 1374 1123 1581"><45</td> <td data-bbox="1123 1374 1333 1581">45 – 57</td> <td data-bbox="1333 1374 1543 1581">57 – 66</td> <td data-bbox="1543 1374 1766 1581">>66</td> </tr> <tr> <td data-bbox="804 1581 913 1964">Rail traffic</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="804 1685 913 1760">07.00 – 23.00</td> <td data-bbox="913 1685 1123 1760"><55</td> <td data-bbox="1123 1685 1333 1760">55 – 66</td> <td data-bbox="1333 1685 1543 1760">66 – 74</td> <td data-bbox="1543 1685 1766 1760">>74</td> </tr> <tr> <td data-bbox="804 1760 913 1964">23.00 – 07.00¹</td> <td data-bbox="913 1760 1123 1964"><45</td> <td data-bbox="1123 1760 1333 1964">45 – 59</td> <td data-bbox="1333 1760 1543 1964">59 – 66</td> <td data-bbox="1543 1760 1766 1964">>66</td> </tr> <tr> <td data-bbox="804 1964 913 2347">Air traffic²</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="804 2098 913 2172">07.00 – 23.00</td> <td data-bbox="913 2098 1123 2172"><57</td> <td data-bbox="1123 2098 1333 2172">57 – 66</td> <td data-bbox="1333 2098 1543 2172">66 – 72</td> <td data-bbox="1543 2098 1766 2172">>72</td> </tr> <tr> <td data-bbox="804 2172 913 2347">23.00 – 07.00¹</td> <td data-bbox="913 2172 1123 2347"><48</td> <td data-bbox="1123 2172 1333 2347">48 – 57</td> <td data-bbox="1333 2172 1543 2347">57 – 66</td> <td data-bbox="1543 2172 1766 2347">>66</td> </tr> <tr> <td data-bbox="804 2347 913 2745">Mixed sources³</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="804 2513 913 2588">07.00 – 23.00</td> <td data-bbox="913 2513 1123 2588"><55</td> <td data-bbox="1123 2513 1333 2588">55 – 63</td> <td data-bbox="1333 2513 1543 2588">63 – 72</td> <td data-bbox="1543 2513 1766 2588">>72</td> </tr> <tr> <td data-bbox="804 2588 913 2745">23.00 – 07.00</td> <td data-bbox="913 2588 1123 2745"><45</td> <td data-bbox="1123 2588 1333 2745">45 – 57</td> <td data-bbox="1333 2588 1543 2745">57 – 66</td> <td data-bbox="1543 2588 1766 2745">>66</td> </tr> </tbody> </table>	Noise levels ⁰ corresponding to the noise exposure categories (NEC) for new dwellings (LAeq,T dB)					Existing noise source	A	B	C	D	Road traffic					07.00 – 23.00	<55	55 – 63	63 – 72	>72	23.00 – 07.00 ¹	<45	45 – 57	57 – 66	>66	Rail traffic					07.00 – 23.00	<55	55 – 66	66 – 74	>74	23.00 – 07.00 ¹	<45	45 – 59	59 – 66	>66	Air traffic ²					07.00 – 23.00	<57	57 – 66	66 – 72	>72	23.00 – 07.00 ¹	<48	48 – 57	57 – 66	>66	Mixed sources ³					07.00 – 23.00	<55	55 – 63	63 – 72	>72	23.00 – 07.00	<45	45 – 57	57 – 66	>66
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			<p>4</p> <p>Notes</p> <p>0 — Noise levels: the noise level(s) (LAeq,T) used when deciding the NEC of a site should be representative of typical conditions.</p> <p>1 — Night-time noise levels (23.00–07.00): sites where individual noise events regularly exceed 82 dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq,8h (except where the LAeq,8h already puts the site in NEC D).</p> <p>2 — Aircraft noise: daytime values accord with the contour values adopted by the Department for Transport which relate to levels measured 1.2m above open ground. For the same amount of noise energy, contour values can be up to 2 dB(A) higher than those of other sources because of ground reflection effects.</p> <p>3 — Mixed sources: this refers to any combination of road, rail, air and industrial noise sources. The ‘mixed source’ values are based on the lowest numerical values of the single source limits in the table. The ‘mixed source’ NECs should only be used where no individual noise source is dominant.</p>																												
C117	125	Policy 36: Air quality, odour and dust	<p>Amend text between criterion b. and c. of Policy 36 to read:</p> <p>Specifically applicants, where reasonable and proportionate, a According to the end-use and nature of the area and application, <u>applicants</u> must demonstrate that:</p>																												
C118	125	Policy 36: Air quality, odour and dust , criterion h	<p>Amend criterion h of Policy 36 to read:</p> <p>h. any impacts on the proposed use from existing poor air quality, odour and emissions are appropriately <u>monitored and mitigated by the developer.</u></p>																												
			Section Five: Supporting the Cambridge economy																												
C119	134	Paragraph 5.6	<p>Add a new sentence at the end of paragraph 5.6 to read:</p> <p><u>Proposals for the development of employment uses will be considered alongside the policies in Section Three of the plan and the allocations in Appendix B.</u></p>																												
C120	136	Table 5.2 and following paragraphs 5.9	<p>Amend Table 5.2 and paragraph 5.9 by splitting paragraph 5.9 into 5.9 and 5.9a, and, inserting an additional new paragraph 5.9b to read:</p> <p>Table 5.2 Key employment sites in Cambridge <u>with planning permission at 31 March 2017</u></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Employment use</th> <th>Net floorspace (sq m)</th> <th>Net land (hectares)</th> </tr> </thead> <tbody> <tr> <td>Station Areas West</td> <td>Offices</td> <td>34,096 <u>16,942</u></td> <td>5.97 <u>0.67</u></td> </tr> <tr> <td>West Cambridge *(NB: increased land and floorspace to be determined through development management)</td> <td>Research and development</td> <td>19,896*</td> <td>3.03</td> </tr> <tr> <td>Cambridge Biomedical Campus and Addenbrooke’s</td> <td>Offices and research and development</td> <td>151,333 <u>163,547</u></td> <td>16.43</td> </tr> <tr> <td>North West Cambridge</td> <td>Research and development</td> <td>6,883 <u>31,200</u></td> <td>0.87 <u>7.55</u></td> </tr> <tr> <td>Fulbourn Road (GB3 and GB4)**</td> <td>Offices and research and development</td> <td>25,193 <u>20,408**</u></td> <td>3.7 <u>4.41</u></td> </tr> <tr> <td>Cambridge Northern Fringe East</td> <td>Offices and research and development</td> <td>To be determined through an area action plan</td> <td>To be determined through an area action plan</td> </tr> </tbody> </table> <p>*For West Cambridge, the figures relate to the outstanding consent on the site as of 31 March 2017. Paragraph 5.9b outlines the long term aspirations for the site.</p> <p>**Fulbourn Road (GB3 & GB4) has planning permission for all of GB4 and part of GB3. There is the potential for further floorspace to be delivered on site.</p> <p>Source: Cambridge Business Commitments and Completions 2017, Cambridgeshire County</p>	Site	Employment use	Net floorspace (sq m)	Net land (hectares)	Station Areas West	Offices	34,096 <u>16,942</u>	5.97 <u>0.67</u>	West Cambridge *(NB: increased land and floorspace to be determined through development management)	Research and development	19,896*	3.03	Cambridge Biomedical Campus and Addenbrooke’s	Offices and research and development	151,333 <u>163,547</u>	16.43	North West Cambridge	Research and development	6,883 <u>31,200</u>	0.87 <u>7.55</u>	Fulbourn Road (GB3 and GB4)**	Offices and research and development	25,193 <u>20,408**</u>	3.7 <u>4.41</u>	Cambridge Northern Fringe East	Offices and research and development	To be determined through an area action plan	To be determined through an area action plan
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			<p><u>Council.</u></p> <p>5.9 There are six key employment sites in Cambridge that will deliver new jobs and prosperity to the Cambridge area. <u>These are:</u></p> <ul style="list-style-type: none"> • <u>Station Areas West;</u> • <u>West Cambridge;</u> • <u>Cambridge Biomedical Campus and Addenbrooke’s;</u> • <u>North West Cambridge;</u> • <u>Fulbourn Road (GB3 & GB4); and</u> • <u>Cambridge Northern Fringe East</u> <p><u>5.9a</u> Developments on these sites will help grow the Cambridge Cluster, by ensuring there is sufficient employment land available in the right locations. Most of these new allocations are for new office or research and development land, as indicated by the forecasts. Many of these sites are highly specialised and their occupancy is restricted; for example, Addenbrooke’s has a strong clinical, health and biomedical focus, while West Cambridge has an academic and physical science focus. The specialised nature of these sites means that their build out may be slow as the site managers have particular objectives when seeking to find occupants.</p> <p><u>5.9b</u> <u>Table 5.2 sets out the committed level of employment floorspace and the amount of land for the key employment sites that had planning permission at 31 March 2017. The level of employment development at West Cambridge is being reviewed in line with the aspirations in Policy 18 of the Plan. The site could provide approximately 468,300 sq m of academic and commercial space in total, of which around 210,400 sq m would be for B1(b) commercial uses. The precise amount of floorspace to come forward will be agreed as part of the development management process, subject to design, transport and other considerations. In terms of Cambridge Northern Fringe East, the Council has commenced work on an Area Action Plan for the area with South Cambridgeshire District Council. The development potential of this area will be significantly enhanced by the opening of the new Cambridge North Station in May 2017. This will link up with the wider transport network, including the Cambridge to Huntingdon Busway. The precise amount of employment floorspace to be provided in this highly accessible and sustainable urban location at Northern Fringe East will be determined by any planning permissions granted and the comprehensive vision for the area as a whole which will be established through the Area Action Plan.</u></p>
C121	138	Policy 41: Protection of business space	<p><i>Add an additional sentence after the final paragraph of Policy 41 to read:</i></p> <p><u>Temporary changes of use to sui generis uses that generate employment opportunities will be appropriate while marketing of the site takes place (e.g. taxi businesses, vehicle hire).</u></p>
C122	138	Policy 41: Protection of business space	<p><i>Add two new final sentences to policy 41 to read:</i></p> <p><u>This policy does not apply to sites in employment use that are allocated for another use and being developed for the use they are allocated for. The principle of the loss from employment use was accepted when the site was allocated.</u></p>
C123	139	Paragraph 5.18	<p><i>Insert at the end of paragraph 5.18 to read:</i></p> <p><u>This policy only seeks to protect employment uses from change of use where a planning application (including variation of condition) is required.</u></p>
C124	140	Paragraph 5.19	<p><i>Add a final sentence paragraph 5.19 to read:</i></p> <p><u>Appendix K of the Plan provides some guidance as to how any marketing campaign is expected to be carried out, and under what circumstances a shorter time period would be considered</u></p>
		:	:
C127	141	Policy 43: University faculty development	<p><i>Amend criterion a of Policy 43 to read:</i></p> <p>a. optimise the <u>make effective use</u> of land, including a mix of uses on larger sites to meet the needs of the relevant institution, and</p>

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C129	141	Policy 43: University faculty development, criterion e	<i>Amend criterion e of Policy 43 to read:</i> e. the development of medical teaching <u>and research</u> facilities and related university research institutes at Cambridge Biomedical Campus (see Policy 16); and
C130	142	Paragraph 5.23	<i>Insert additional sentences at end of paragraph 5.23:</i> The University of Cambridge has an overall estate comprising around 650,000 sq m on 247 hectares, 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. <u>The only other key locations where significant change is still planned are the Old Press/Mill Lane area and the New Museums site. An SPD has been prepared for Old Press/Mill Lane and a Development Framework SPD has been prepared for New Museums. In addition to these sites, other sites where there is the potential for change to occur during the Plan period, include the Sidgwick Site, the Old Addenbrooke's Site, the Downing Site, the former Scroope House Site (Department of Engineering), and the Department of Chemistry (Lensfield Road).</u>
C131	143	Policy 44: Specialist colleges and language schools	<i>Insert additional sentence at end of the first paragraph of Policy 44:</i> The development of existing and new specialist schools will not be permitted unless they provide residential accommodation, social and amenity facilities for all non-local students (students arriving to study from outside Cambridge and the Cambridge sub-region), with controls in place to ensure that the provision of accommodation is in step with the expansion of student places. <u>The use of family dwelling houses to accommodate students of specialist colleges and/or language schools only is not appropriate.</u>
C132	143	Paragraphs 5.28 – 5.31	<i>Amend paragraphs 5.28 – 5.31 to read:</i> There are a growing number of specialist schools <u>colleges</u> in Cambridge, including secretarial and tutorial colleges, pre-university foundation courses and crammer schools. These schools <u>colleges</u> concentrate on GCSE and A level qualifications and pre-university foundation courses. They attract a large number of students and contribute significantly to the local economy. Cambridge is also an important centre for the study of English as a foreign language. For more than 50 years, overseas students have been coming to Cambridge to study English in language schools (another form of specialist college) . The city has <u>22 a large number of permanent and temporary foreign language schools</u> and a fluctuating number of around 30 temporary schools, which set up in temporary premises over the summer months. Currently, the annual student load at these centres is thought to be around 31,000, although the average stay is only five 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 students, including people working in business as well as the more traditional younger students. The Cambridge Cluster Study 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 <u>they</u> contribute £78m per annum to the local economy. The National Planning Policy Framework (NPPF) supports a policy approach that seeks to take advantage of this benefit. Therefore the <u>The Council</u> considers it appropriate to support the <u>expansion of growth</u> of such colleges and schools where they also seek to manage the impacts of their growth.
C133	144	Paragraphs 5.32 – 5.33	<i>Amend paragraphs 5.32 – 5.33 to read:</i> <u>Specialist colleges and language schools can place additional burdens on the housing market. This policy seeks to ensure that when specialist colleges and language schools seek to grow, those burdens are mitigated. The applicant will need to demonstrate how many additional students will be generated by the proposal. This will allow the Council to judge the residential,</u>

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			<p>social and amenity impact generated. The Council will be flexible in considering any <u>require</u> a robust method of calculating the additional number of students arising from any proposal, and will consider a range of mechanisms to agree an upper limit to the number of additional students. The range of mechanisms considered may include, but not be limited to, controlling the hours of operation, the number of desk spaces and the number of students. This will ensure that a proposal will generate a specific level of growth that can be measured and mitigated. Student accommodation is dealt with under Policy 46 in Section Six.</p> <p>The housing market in Cambridge is already under significant pressure. The growth of specialist colleges and language schools should not worsen this situation. Appropriate residential accommodation can take the form of home-stay (with resident families in the area) or the use of existing accommodation outside term time, and the use of purpose-built student accommodation within the curtilage of the <u>college/school</u>. Use of family dwelling houses to accommodate students only is not appropriate, as this will put additional pressure on the housing market. Promoters of language school and specialist college development will be expected to submit evidence to demonstrate how this issue is being addressed as a part of their planning application.</p>								
			<p>Section Six: Maintaining a balanced supply of housing</p>								
C134	147 & 148	Policy 45: Affordable housing and dwelling mix	<p><i>Amend the first paragraph and following text of Policy 45 to read:</i></p> <p>Planning permission will only be granted for residential development on sites with capacity for between 2 and 9 dwellings, if provision is made for a minimum of 10 per cent affordable housing. On such sites, financial contributions towards affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.</p> <p>Planning permission will only be granted for residential development on sites with capacity for between 10 and 14 dwellings or on sites of between 0.3 and 0.49 hectares, if provision is made for a minimum of 25 per cent affordable housing on-site.</p> <p>Furthermore, planning permission will only be granted for residential development on sites with capacity for 15 dwellings or more or on sites of 0.5 hectares or more, if provision is made for a minimum of 40 per cent affordable housing on-site.</p> <p><u>Planning permission will only be granted for residential development on sites where the minimum percentage of affordable housing has been secured on site in line with the thresholds and percentages set out in the table below:</u></p> <table border="1" data-bbox="699 1804 1266 2131"> <thead> <tr> <th data-bbox="699 1804 936 1843">No. of dwellings</th> <th data-bbox="936 1804 1266 1947">Minimum percentage of affordable housing required</th> </tr> </thead> <tbody> <tr> <td data-bbox="699 1947 936 2015">2-9 units</td> <td data-bbox="936 1947 1266 2015">10%</td> </tr> <tr> <td data-bbox="699 2015 936 2083">10-11-14 units</td> <td data-bbox="936 2015 1266 2083">25%</td> </tr> <tr> <td data-bbox="699 2083 936 2131">15 or more units</td> <td data-bbox="936 2083 1266 2131">40%</td> </tr> </tbody> </table> <p>On sites capable of delivering between 2 and 9 dwellings, financial contributions towards the provision of affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.</p> <p>Where it appears that a larger site has been subdivided into smaller development parcels in order to circumvent the requirements of this policy, or for any other reason, the threshold and the <u>pro-rata</u> percentage of affordable housing sought will apply to the <u>requirement from the larger area as a whole</u>. The required density on a given site will need to have regard to its wider context and other policies of this plan. <u>All Developments of 11 dwellings or more, or on sites of less than 11 units if the combined gross internal floorspace of the proposed development exceeds 1,000 sqm will provide affordable housing.</u></p> <p>The occupation of affordable housing will be limited to people in housing need and shall be available in perpetuity. Affordable housing shall be provided on development sites with the capacity of 40-11 dwellings or more in accordance with the percentages and thresholds set out above unless exceptional circumstances are demonstrated. Where affordable housing is provided, it shall be of tenure blind design</p>	No. of dwellings	Minimum percentage of affordable housing required	2-9 units	10%	10-11-14 units	25%	15 or more units	40%
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			<p>indiscernible from and well integrated with the general market housing.</p> <p>Developments should include a balanced mix of dwelling sizes*, types and tenures to meet projected future household needs within Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing. and to the council's Affordable Housing Supplementary Planning Document in force at the time planning permission is applied for.</p> <p>All sites** including employment related housing will be required to make affordable housing provision in line with the thresholds <u>and percentages</u> set out above. <u>Affordable housing provision should be calculated on the basis that the thresholds are to be considered against the net increase in the number of units on the site.</u></p> <p><u>Further details on the practical implementation of this policy will be set out in an up to date Affordable Housing Supplementary Planning Document.</u></p> <p>*Measured by the number of bedrooms to be provided in each dwelling.</p> <p>** <u>Except for Starter Homes Exception Sites</u></p>
C135	148	Paragraph 6.3	<p><i>Amend paragraph 6.3 to read:</i></p> <p>With a strong economy, Cambridge is at the centre of an area of significant housing growth planned for the coming years. With high housing costs but only limited land available for housing, the city also has a strong housing need. The council recognises that meeting housing need is a key priority. <u>However, following assessment of development viability across the city, the affordable housing requirement is not applied to planning applications for student accommodation.</u></p>
C136		Paragraph 6.4	<p><i>Amend paragraph 6.4 to read:</i></p> <p>As much of the city's housing supply is delivered on small sites, it is important that these sites contribute to the provision of affordable housing, subject to viability and the effective management of housing by Registered Providers. The council's Small Sites Affordable Housing Viability Study (2013) showed that most small sites providing between 2 and 9 homes are capable of making a financial contribution towards the provision of affordable housing elsewhere. Most sites in Cambridge with the capacity to deliver between 11 and 14 residential units can deliver 25 per cent affordable housing whilst remaining viable, whilst most schemes containing 15 or more residential units remain viable with 40 per cent affordable housing.³³ In instances where higher levels of affordable housing than the percentages set out in the policy are proposed, this is supported by the council as it will contribute to meeting affordable housing need. Where a developer considers that meeting the affordable housing target percentage will be unviable, robust evidence of this must be provided in the form of an independent viability appraisal. Negotiations between the council and the developer will need to take place to ensure clarity about the particular circumstances which have given rise to the development's reduced viability or non-viability, either on an open book valuation or involving an independently commissioned assessment using the Homes and Communities Agency's Development Appraisal Tool³⁴ or other equivalent tools agreed with the council in advance of assessment.</p>
C137	149	Paragraph 6.5	<p><i>Amend paragraph 6.5 to read:</i></p> <p>The council has adopted this approach to overcome concerns about the number of planning applications coming forward in the city below the previously adopted affordable housing threshold of 15 dwellings. However, it is noted that the introduction of single percentage for affordable housing at a lower threshold than 15 dwellings could make schemes less viable or unviable and could reduce the amount of housing delivered. A graduated approach towards affordable housing requirements, starting at lower site size thresholds and percentages, is considered more appropriate. <u>Where applications are made for outline planning permission, a planning obligation will be required to secure affordable housing in accordance with the thresholds and percentages in the policy.</u></p>
C138	149	Paragraph 6.6	<p><i>Amend paragraph 6.6 to read:</i></p>

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			<p>On smaller sites delivering under 10 units, financial contributions will be the standard approach in supporting the delivery of affordable housing. On larger sites delivering 110 units or more, developers will be expected to deliver whole units on site with financial contributions sought for fractions of units. <u>Note that a vacant building credit may apply to developments bringing vacant buildings on site back into lawful use or where such buildings are demolished as part of a development. If a vacant building credit is allowed the effect would be to reduce the expected affordable housing contribution from a site.</u></p>
C139	151	Policy 46: Development of student housing, criterion e	<p><i>Amend the first paragraph and following text of Policy 46 to read:</i></p> <p>Proposals for new student accommodation will be permitted if they meet identified needs of an existing educational institution within the city of Cambridge in providing housing for students attending full-time courses of one academic year or more. <u>Schemes should demonstrate that they have entered into a formal agreement with at least one existing educational establishment within Cambridge providing full-time courses of one academic year or more. This formal agreement will confirm that the proposed accommodation is suitable in type, layout, affordability and maintenance regime for the relevant institution. The Council will seek appropriate controls to ensure that, within academic terms, the approved schemes are occupied solely as student accommodation for an identified institution.</u> Applications will be permitted subject to:</p> <ul style="list-style-type: none"> a. there being a proven need for student accommodation to serve the institution; b. the development not resulting in the loss of existing market housing and affordable housing; c. it being in an appropriate location for the institution served; d. the location being well served by sustainable transport modes; e. having appropriate management arrangements in place to ensure students do not keep cars in Cambridge <u>discourage students from keeping cars in Cambridge;</u> f. rooms and facilities being of an appropriate size for living and studying; and g. <u>minimising if appropriate, being warden-controlled to minimise any potential for antisocial behaviour and, if appropriate, being warden-controlled.</u> <p>The loss of existing student accommodation will be resisted unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.</p> <p>In the instance of institutions where students do not attend full-time courses of one academic year or more, their accommodation requirements will be expected to be provided within the site of the institution which they attend; or by making these institutions will be expected to provide residential accommodation for their students within their own sites; make effective use of existing student accommodation within the city outside term time; or by use of home-stay accommodation.</p> <p><u>Permanent purpose built student accommodation will not be supported on sites allocated for housing, or with an extant planning permission for residential development, or sites identified as potential housing sites within the Council's Strategic Housing Land Availability Assessment.</u></p>
C140	152	Paragraph 6.11	<p><i>Amend paragraph 6.11 to read:</i></p> <p>The presence of two large universities <u>and a number of other educational institutions</u> has a significant impact on Cambridge's demography and on its housing market, with one in four of its residents studying at one of the universities. The student communities, including undergraduates and postgraduates, contribute significantly to the local economy, and to the vibrancy and diversity of the city. Out of term time and throughout the year, the city is also a temporary home to conference delegates and other students attending pre-university courses <u>and short courses</u> at specialist schools and colleges, or studying English as a foreign language at one the city's language schools.</p>
C141	152	New Paragraph after Paragraph	<p><i>Insert new Paragraph after Paragraph 6.13:</i></p>

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		6.13	<p>The Council commissioned a study⁵ to identify the demand for and supply of student accommodation within the city. This study provides information on the potential level of purpose built student accommodation to address current and future student numbers (to 2026) if all students were to be accommodated in purpose built student accommodation. Having considered the findings of the study, the Council recognises that student accommodation can be provided in a variety of ways, including through allocations for student accommodation and through windfall sites. The Plan, including policy 46, is intended to deliver accommodation to address the identified future growth aspirations of the institutions and to provide additional flexibility. The City Council is not seeking through the Local Plan to provide purpose built student accommodation for all of the existing resident student population. The student accommodation study identifies that the University of Cambridge is looking to grow by a further 2,874 students to 2026. While Anglia Ruskin University has confirmed that it has no growth aspirations to 2026, a number of the other institutions in Cambridge have stated aspirations to grow. These institutions have a total growth figure to 2026 of 230 students. This gives rise to a total growth figure for the universities and the other institutions of 3,104 to 2026. Taking into account student accommodation units under construction or with planning permission, allocations in the Local Plan and the remaining allocation at North West Cambridge, these sources of supply would address and go beyond the growth figure of 3,104 and would provide flexibility. Any provision over and above these sources of supply would need to be considered on its merits against the criteria in Policy 46 and having regard to the absence of any policy requirement at either national or local level for all students to be provided with purpose built student accommodation.</p> <p>6.14 In order to show that the known needs of specific institutions are being met, Evidence must be provided as a part of the application to show a linkage with at least one higher or further education institution. This will need to comprise a formal agreement with the institution which confirms that the accommodation will be occupied by students of the institution undertaking full-time courses of one academic year or more. When planning permission is granted for new student accommodation, a planning agreement will be used to robustly secure that use and the link to the particular institution for whom the accommodation is to be provided. This policy only applies in instances where planning permission is required for development housing more than six students (sui generis). It is accepted that, due to the relatively short lifespan of tenancies and the lifestyle of student occupants, different amenity standards should apply from those for permanent accommodation. However, student accommodation should still be well designed, providing appropriate space standards and facilities. Student accommodation should be well designed, providing appropriate internal and/or amenity space standards and facilities. The provision of amenity space will need to reflect the location and scale of the proposal. Provision should be made for disabled students. The ability to accommodate disabled students should be fully integrated into any student housing development, in keeping with the requirements of Policy 51.</p>
C142	152 - 153	Policy 47: Specialist housing	<p><i>Amend first paragraph and following text of Policy 47 to read:</i></p> <p>Planning permission will be granted for the development of specialist housing, subject to the development being:</p> <ol style="list-style-type: none"> supported by evidence of the demonstrable need for this form of development within Cambridge; suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care; accessible to local shops and services, public transport and other sustainable modes of transport, and community facilities appropriate to the needs of the intended occupiers; and in a location that avoids excessive concentration of such housing within any one street or small area. <p>Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Cambridge in accordance with Policy 45. If development, including change of use, would involve a net loss of specialist residential floorspace, this will only be permitted where appropriate replacement specialist housing accommodation will be made that satisfies the four criteria a–d or it is demonstrated that there is no local need for the floorspace to be retained for the current use, last use or for any</p>

⁵ Assessment of Student Housing Demand and Supply for Cambridge City Council, Cambridge Centre for Housing and Planning Research, January 2017.

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			<u>other form of specialist housing and that there is no demand for the floorspace from other operators of specialist housing.</u>
C143	153	Paragraph 6.15, second sentence	<p><i>Delete second sentence of paragraph 6.15 to read:</i></p> <p>This policy relates to housing designed and designated for occupation by older people, people with disabilities, and vulnerable people with specific housing needs, referred to within the policy and hereafter as 'specialist housing'. Specialist housing can be developed with particular groups of people in mind such as older people (including the frail elderly and those with dementia), people with physical, sensory and learning disabilities, young people at risk, people with alcohol or drug dependency, those requiring refuge from harassment and violence, and others who may, for a variety of reasons, be excluded from or find it more difficult to integrate with, the local community. People with the need for specialist housing contribute to the community in many ways, but for some their ability to participate fully in society is hampered by poor or inappropriate housing, which affects their physical or mental health, or their ability to receive the support they need to live as independently as possible.</p>
C144	153	Paragraph 6.16	<p><i>Amend paragraph 6.16 to read:</i></p> <p>Forms of housing covered under this policy include:</p> <ul style="list-style-type: none"> • sheltered housing • residential care and nursing homes • extra-care housing • shared homes • cluster units • <u>respite, rehabilitation and convalescent accommodation</u> • hostel accommodation.
C145	154	Paragraph 6.19	<p><i>Insert new paragraph below paragraph 6.19 to read:</i></p> <p><u>Where a proposal includes the loss of specialist residential floorspace, the applicant will be expected to provide appropriate replacement floorspace as required by the policy or will be expected to provide adequate evidence of lack of local need and demand for the floorspace for any form of specialist housing. In providing evidence of lack of local need and demand, the facility will be required to have been offered on the open market and the guidance within Appendix K should be adhered to. Local need in this instance is considered to be city-wide.</u></p>
C146	155	Paragraph 6.22	<p><i>Amend paragraph 6.22 to read:</i></p> <p>It is also important to ensure that HMOs provide a standard of accommodation equivalent to that enjoyed by other residents and that the amount of activity generated by the proposed level of occupation does not detract from the amenities of neighbouring occupiers. The criteria for Lifetime Homes will therefore be applied to proposals for change of use to HMOs, and minimum space standards for development should also be aspired to in the provision of new HMOs. <u>Policy 51: Accessible Homes and Policy 50: Residential Space Standards will therefore be aspired to for proposals of change of use to HMOs and should also be applied to the provision of new HMOs. The application of the space standards will help to determine the number of occupiers that a property can reasonably accommodate as a HMO. This not only ensures reasonable living conditions for occupiers, but will also ensure that the intensification of such activity associated with any HMO is proportionate to the size of the property.</u></p>
C147	155 - 156	Policy 49: Provision for Gypsies and Travellers	<p><i>Amend the first paragraph and following text of Policy 49 to read:</i></p> <p>The Council, working with neighbouring authorities, will maintain a local assessment of need for pitches for Gypsies and Travellers and plots for Travelling Showpeople. The outcome of these <u>this</u> assessments will assist the Council in determining planning applications. The latest published evidence (December 2014<u>2016</u>) indicates there is a <u>no identified need for just one pitches or plots in Cambridge between 2014</u><u>2016</u> and 2031. This local plan therefore makes no <u>specific provision for new sites in Cambridge.</u> Proposals for permanent, transit and emergency stopping provision for Gypsies and Travellers will only be permitted where:</p> <p>a. the applicant or updated council evidence has adequately demonstrated a clear need for the</p>

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			<p>site in the city, and the number, type and tenure of pitches/plots proposed, which cannot be met by a lawful existing or available allocated site;</p> <p>b. the site is accessible to local shops, services and community facilities by public transport, on foot or by cycle;</p> <p>c. the site has safe and convenient vehicular, pedestrian and cycle access for the type of vehicles that could reasonably be expected to use or access the site;</p> <p>d. the site is capable of being provided with essential utilities, including mains water, electricity, sewerage, drainage and waste disposal;</p> <p>e. the site will provide an acceptable living environment and the health and safety of the site's residents should not be put at risk. Factors to be taken into account include flood risk, site contamination, air quality and noise;</p> <p>f. the site will not have an unacceptable adverse impact on the amenity of nearby residents or the appearance or character of the surrounding area. The site should respect the scale of the surrounding area and appropriate boundary treatment and landscaping should be capable of being provided;</p> <p>g. the site will allow the needs of the residents of the site to be met without putting undue pressure on local services; and</p> <p>h. the site provides adequate space for vehicle parking, turning and servicing of large vehicles, storage, play and residential amenity.</p> <p>Should up to date needs assessment indicate there is a need, then opportunities to deliver sites for Gypsies and Travellers will be sought as part of significant major development sites. The location of site provision will be identified through the masterplanning and design process. Sites in the Green Belt would not be appropriate, unless exceptional circumstances can be demonstrated at the masterplanning and planning application stage. <u>Gypsy and Traveller sites are inappropriate development in the Green Belt. Any proposals in the Green Belt would also have to demonstrate compliance with national and local policy regarding development in the Green Belt.</u> Sites will not be located in identified areas of green separation. Sites provided will meet the following criterion in addition to the above criteria (a– h):</p> <p>i. sites will be well-related to the major development, enabling good access to the services and facilities, and providing safe access on foot, cycle and public transport. Access should not rely on minor residential roads.</p>
C148	157	Paragraph 6.23	<p><i>Replace paragraph 6.23 with the following text to read:</i></p> <p><u>The Government's Planning Policy for Traveller Sites requires that local planning authorities set targets for the provision of Gypsy and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities. The Government's policy approach requires Councils to maintain a five year land supply of Traveller sites, in a similar way to housing, and identify deliverable sites to meet the needs identified for the first five years. This planning guidance was revised in 2015, in particular revising the definition of Gypsies and Travellers for the purposes of planning. Applicants will need to demonstrate that they meet the definitions provided by the Government's Planning Policy for Traveller Sites.</u></p> <p>The Government's Planning Policy for Traveller Sites requires local planning authorities to:</p> <ul style="list-style-type: none"> • set out targets for the provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople; • to maintain a five-year land supply of sites; • to identify and update annually deliverable sites to meet the accommodation needs of Travellers within their area within the first five years; • identify a supply of sites or broad locations for growth in later years of the plan period; • work collaboratively with neighbouring authorities to provide flexibility in identifying

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			sites.
C149	157	Paragraph 6.24	<p><i>Split paragraph 6.24 into two paragraphs and amend to read:</i></p> <p>These requirements necessitate collaborative working with neighbouring authorities on both assessment of need and ongoing provision. In informing debate on need, a number of Cambridgeshire, Norfolk and Suffolk authorities commissioned the Gypsy and Traveller Accommodation Needs Assessment 2014-2016 (GTANA) to cover the period 2011-2031 2016-2036. This assessment concluded that <u>there was no identified Cambridge's need in Cambridge was for one for permanent pitches for Gypsies and Travellers or plots for Travelling Showpeople between 2014-2016 and 2026-2031. The Local Plan does not propose any allocations. There was no identified need for plots⁶ for Travelling Showpeople within Cambridge's administrative area. The assessment acknowledges that it was not possible to determine the travelling status of existing households who did not participate in surveys carried out for the purpose of the assessment. These households may or may not include individuals who meet the definition provided in the Planning Policy for Traveller Sites and therefore give rise to some need for pitch provision. However, the extent of such need (if any) cannot be identified. Any proposals for sites will be considered according to Policy 49: Provision for Gypsies and Travellers.</u></p> <p>Reference is made in t The GTANA refers to need for transit/emergency stopping place provision, but it was not possible to determine precise demand for such temporary accommodation in any one local authority area, particularly in light of changes to the Planning Policy for Traveller Sites potentially leading to more households travelling. The GTANA notes that beyond the immediate need, assessments of growth are based on modelling, and the best information available. There will be a need to monitor and review the plan, as necessary, to take account of up to date evidence.</p>
C150	157	Paragraph 6.25	<p><i>Amend paragraph 6.25 to read:</i></p> <p>The Government's Planning Policy for Traveller Sites requires plans to identify specific sites or broad locations, where need will be met within the plan period. The Council considers that significant major developments provide an opportunity to deliver provision to meet any longer-term needs. This would allow the delivery of pitches as an integral part of the development, in sustainable locations close to services and facilities. <u>Given the significant education, health and disability-related inequalities experienced by many Gypsies and Travellers, the provision of pitches within sustainable, major developments could help to address these issues. Additionally, aAs stated in The Road Ahead: Final Report of the Independent Task Group on Site Provision and Enforcement for Gypsies and Travellers, published by the Department for Communities and Local Government in December 2007, the approach of integrating the provision of accommodation for Gypsies and Travellers as part of new development helps to erode misconceptions and distrust.</u></p>
C151	158	Insert new paragraph after paragraph 6.26	<p><i>Insert new paragraph after paragraph 6.26 to read:</i></p> <p><u>When applications for planning permission or reserved matters approval come forward for large scale new communities or significant major development sites, consideration will be given to whether there is a current need for Gypsy and Traveller site provision, and the opportunity to deliver appropriately a site or sites within that phase of the development will be reviewed.</u></p>
C152	158 - 159	Policy 50: Residential space standards	<p><i>Amend wording of table from Policy 50 to read:</i></p> <p>Internal residential space standards</p> <p>New residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the table below: <u>the Government's Technical housing standards – nationally described space standard (2015)⁷</u></p>

⁶ Where there is sufficient space for living accommodation and the storage of equipment.

⁷ Or successor document

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			<p>The Internal design standard requires that:</p> <ul style="list-style-type: none"> a. <u>the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below</u> b. <u>a dwelling with two or more bedspaces has at least one double (or twin) bedroom</u> c. <u>in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide</u> d. <u>in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²</u> e. <u>one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide</u> f. <u>any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)</u> g. <u>any other area that is used solely for storage and has a head room of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all</u> h. <u>a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement</u> i. <u>the minimum floor to ceiling height is 2.3m for at least 75% of the Gross</u> <p><u>Internal Area</u></p> <table border="1" data-bbox="867 1403 1818 2709"> <thead> <tr> <th>Designed occupancy</th> <th>Dwelling type</th> <th>Unit size in sq m</th> </tr> </thead> <tbody> <tr> <td colspan="3">Flats</td> </tr> <tr> <td>1 bedspace</td> <td>Studio</td> <td>37</td> </tr> <tr> <td>2 bedspaces</td> <td>1 bed flat</td> <td>50</td> </tr> <tr> <td>3 bedspaces</td> <td>2 bed flat</td> <td>61</td> </tr> <tr> <td>4 bedspaces</td> <td>2 bed flat</td> <td>70</td> </tr> <tr> <td>4 bedspaces</td> <td>3 bed flat</td> <td>74</td> </tr> <tr> <td>5 bedspaces</td> <td>3 bed flat</td> <td>86</td> </tr> <tr> <td>5 bedspaces</td> <td>4 bed flat</td> <td>90</td> </tr> <tr> <td>6 bedspaces</td> <td>4 bed flat</td> <td>99</td> </tr> <tr> <td colspan="3">2 storey houses</td> </tr> <tr> <td>4 bedspaces</td> <td>2 bed</td> <td>83</td> </tr> <tr> <td>4 bedspaces</td> <td>3 bed</td> <td>87</td> </tr> <tr> <td>5 bedspaces</td> <td>3 bed</td> <td>96</td> </tr> <tr> <td>5 bedspaces</td> <td>4 bed</td> <td>100</td> </tr> <tr> <td>6 bedspaces</td> <td>4 bed</td> <td>107</td> </tr> <tr> <td colspan="3">3 storey houses</td> </tr> <tr> <td>5 bedspaces</td> <td>3 bed</td> <td>102</td> </tr> </tbody> </table>	Designed occupancy	Dwelling type	Unit size in sq m	Flats			1 bedspace	Studio	37	2 bedspaces	1 bed flat	50	3 bedspaces	2 bed flat	61	4 bedspaces	2 bed flat	70	4 bedspaces	3 bed flat	74	5 bedspaces	3 bed flat	86	5 bedspaces	4 bed flat	90	6 bedspaces	4 bed flat	99	2 storey houses			4 bedspaces	2 bed	83	4 bedspaces	3 bed	87	5 bedspaces	3 bed	96	5 bedspaces	4 bed	100	6 bedspaces	4 bed	107	3 storey houses			5 bedspaces	3 bed	102
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<p><u>Table 6.2 - Minimum gross internal floor areas and storage (m²) Number of bedrooms(b)</u></p> <table border="1"> <thead> <tr> <th>Number of bedrooms (b)</th> <th>Number of bed spaces (persons)</th> <th>1 storey dwellings</th> <th>2 storey dwellings</th> <th>3 storey dwellings</th> <th>Built-in storage</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1b</td> <td>1p</td> <td>39 (37)⁸</td> <td></td> <td></td> <td>1.0</td> </tr> <tr> <td>2p</td> <td>50</td> <td>58</td> <td></td> <td>1.5</td> </tr> <tr> <td rowspan="2">2b</td> <td>3p</td> <td>61</td> <td>70</td> <td></td> <td rowspan="2">2.0</td> </tr> <tr> <td>4p</td> <td>70</td> <td>79</td> <td></td> </tr> <tr> <td rowspan="3">3b</td> <td>4p</td> <td>74</td> <td>84</td> <td>90</td> <td rowspan="3">2.5</td> </tr> <tr> <td>5p</td> <td>86</td> <td>93</td> <td>99</td> </tr> <tr> <td>6p</td> <td>95</td> <td>102</td> <td>108</td> </tr> <tr> <td rowspan="4">4b</td> <td>5p</td> <td>90</td> <td>97</td> <td>103</td> <td rowspan="4">3.0</td> </tr> <tr> <td>6p</td> <td>99</td> <td>106</td> <td>112</td> </tr> <tr> <td>7p</td> <td>108</td> <td>115</td> <td>121</td> </tr> <tr> <td>8p</td> <td>117</td> <td>124</td> <td>130</td> </tr> <tr> <td rowspan="3">5b</td> <td>6p</td> <td>103</td> <td>110</td> <td>116</td> <td rowspan="3">3.5</td> </tr> <tr> <td>7p</td> <td>112</td> <td>119</td> <td>125</td> </tr> <tr> <td>8p</td> <td>121</td> <td>128</td> <td>134</td> </tr> <tr> <td rowspan="2">6b</td> <td>7p</td> <td>116</td> <td>123</td> <td>129</td> <td rowspan="2">4.0</td> </tr> <tr> <td>8p</td> <td>125</td> <td>132</td> <td>138</td> </tr> </tbody> </table> <p>Further detail on how to apply this standard can be found by referring to the technical housing standards – nationally described space standard (2015)*</p> <p>In order to ensure reasonable living conditions, residential development should have reasonable room sizes and convenient and efficient room layouts to meet the changing needs of residents over their lifetimes. Such development will:</p>						Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage	1b	1p	39 (37) ⁸			1.0	2p	50	58		1.5	2b	3p	61	70		2.0	4p	70	79		3b	4p	74	84	90	2.5	5p	86	93	99	6p	95	102	108	4b	5p	90	97	103	3.0	6p	99	106	112	7p	108	115	121	8p	117	124	130	5b	6p	103	110	116	3.5	7p	112	119	125	8p	121	128	134	6b	7p	116	123	129	4.0	8p	125	132	138
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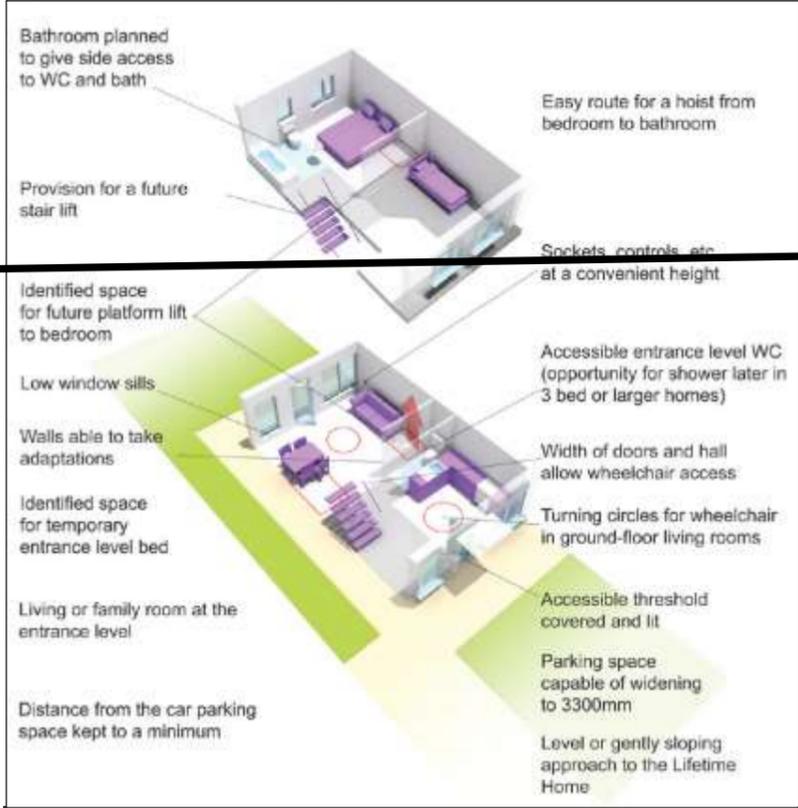
⁸ Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m²

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			<p>a. have minimum bedroom sizes for single and double bedrooms of 7.5 sq m and 11.5 sq m respectively;</p> <p>b. any room designated on plan as a study will need to be of at least the size of a single bedroom; and</p> <p>c. rooms will have a minimum headroom of 2.1m in order to allow for reasonable levels of storage and a sense of space. Any floorspace where the ceiling height is less than 2.1m will not count towards the gross internal floor area.</p> <p>Applicants should state the number of bedspaces/occupiers a home is designed to accommodate rather than simply the number of bedrooms. When designing homes for more than six people/bedspaces, developers should allow approximately 10 sq m per additional bedspace/person.</p> <p>External residential space standards</p> <p>All new residential units will be expected to have direct access to an area of private amenity space. The form of amenity space will be dependent on the form of housing and could include a private garden, roof garden, balcony, glazed winter garden or ground-level patio with defensible space from any shared amenity areas. In providing appropriate amenity space, development should:</p> <p>j. d. consider the location and context of the development, including the character of the surrounding area;</p> <p>k. e. take into account the orientation of the amenity space in relation to the sun at different times of year;</p> <p>l. f. address issues of overlooking and enclosure, which may otherwise impact detrimentally on the proposed dwelling and any neighbouring dwellings; and</p> <p>m. g. design the amenity space to be of a shape, size and location to allow effective and practical use of and level access to the space by residents.</p> <p><u>Footnote</u> *Or successor document</p>
C153	160	Paragraph 6.30	<p><i>Amend paragraph 6.30 to read:</i></p> <p>Calculating <u>Considering</u> how much space might be required will be based on bedspaces. External amenity space would not include car parking or turning areas. Suitable arrangements for access to refuse and recycling bins should be made, in order to prevent bins/bags being transported through dwellings.</p>
C154	161	Policy 51: Lifetime Homes and Lifetime Neighbourhoods	<p><i>Amend first paragraph and following text of Policy 51 to read:</i></p> <p>Policy 51: Lifetime Homes and Lifetime Neighbourhoods <u>Accessible Homes</u></p> <p>In order to create Lifetime Homes and Neighbourhoods <u>accessible homes</u>:</p> <p>a. all housing development should be of a size, configuration and internal layout to enable the Lifetime Homes Standard <u>Building Regulations requirement M4 (2) 'accessible and adaptable dwellings'</u> to be met; and</p> <p>b. 5 per cent* of the affordable housing component of every housing schemes development <u>providing or capable of acceptably providing 20 or more self-contained affordable homes**</u>, including conversions and student housing, should <u>meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' to be wheelchair accessible</u> either meet Wheelchair Housing Design Standards, or be easily adapted to meet them <u>for residents who are wheelchair users.</u></p> <p>Compliance with the criteria should be demonstrated in the design and access statement submitted with the planning application.</p> <p><u>Footnotes:</u></p>

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			<p>* Rounded up to the nearest whole unit.</p> <p>** Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use. Additional guidance on the applicable requirements of the Building Regulations (amended 2015) can be found in: Approved Document M Access to and use of buildings Volume 1: Dwellings.</p>
C155	161	Paragraph 6.32	<p><i>Amend paragraph 6.32 to read:</i></p> <p>This plan throughout adopts the principle of inclusive design: “The design of mainstream products and/or services that are accessible to, and usable by, as many people as reasonably possible ... without the need for special adaptation or specialised design” (BSI 2005). This principle applied to housing has resulted in the concept of Lifetime Homes and indeed goes wider to the concept of Lifetime Neighbourhoods, which enable an increasingly aging society to get out and about in the areas in which they live – both physically and virtually – and connect with other people and services in the immediate neighbourhood and beyond. <u>The Lifetime Homes and Wheelchair Housing Design Standards have now been superseded by optional housing standards on accessibility introduced by the Government through Part M of Building Regulations in 2015.</u></p>
C156	161	Paragraph 6.33	<p><i>Amend paragraph 6.33 to read:</i></p> <p><u>An accessible home</u> Lifetime Home (see Figure 6.1) supports changing needs of residents from raising children through to mobility issues faced in old age or through disability. This essentially allows people to live in their home for as much of their life as possible. Such homes have design features that have been tailored to foster accessible living, helping to accommodate old age, injury, disability, pregnancy and pushchairs or enable future adaptation to accommodate this diversity of use.</p>
C157	161	Paragraph 6.34	<p><i>Amend paragraph 6.34 to read:</i></p> <p>The standards for <u>housing to meet Building Regulations requirements M4 (2) and M4 (3)</u> Lifetime Homes and wheelchair accessibility relate primarily to the layout of self-contained homes for permanent occupancy. <u>Meeting Building Regulations requirements M4 (2) and M4 (3) will normally be controlled through the use of a planning condition to ensure that the relevant homes are delivered to meet the standards. The National Planning Practice Guidance states that Local Plan policies for wheelchair accessible homes (M4 (3)) should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. In the interest of mixed and balanced communities, the Council would also encourage developers to build wheelchair accessible market homes. As occupants of student housing will only stay for a limited period, student housing is not expected to meet Lifetime Homes standards. However, 5 per cent of student flats or study bedrooms (together with supporting communal spaces) should be built to meet the needs of disabled people. Within the required percentage, half of the units should be designed and built out for wheelchair users and at least one unit should be delivered in accordance with the guidance in BS 8300 (2009) concerning access for carers (i.e. adjoining room with a through door). Of the other half, these should show specific adaptation to meet the needs of other disabled people, either with sensory impairments, whether sight, hearing or both, autism, being of certain statures etc.</u></p>
C158	162	Paragraphs 6.35 and 6.36	<p><i>Delete paragraphs 6.35 and 6.36.</i></p> <p>The Lifetime Homes standard will be applied to all developments of self-contained housing, including flat conversions, where reasonable and practical. It is acknowledged that the design or nature of some existing properties and proposed development sites means that it will not be possible to meet every element of the Lifetime Homes standard, for example in listed buildings or on very constrained urban sites, but it is considered that each scheme should achieve as many features as possible.</p> <p>Where proposals involve re-use of an existing building (particularly a listed building), the wheelchair percentage will be applied flexibly, taking into account any constraints on the</p>

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			<p>provision of entrances and circulation spaces that are sufficiently level and wide for a wheelchair user.</p>
C159	162	Figure 6.1	<p><i>Delete Figure 6.1: Indicative diagram of a Lifetime Home.</i></p> <p>Figure 6.1: Indicative diagram of a Lifetime Home (source: PRP Architects)</p>  <p>The diagram illustrates a house with various accessibility features. Key elements include: <ul style="list-style-type: none"> Bathroom with side access to WC and bath. Easy route for a hoist from bedroom to bathroom. Provision for a future stair lift. Identified space for a future platform lift to bedroom. Low window sills. Walls able to take adaptations. Identified space for temporary entrance level bed. Living or family room at the entrance level. Distance from the car parking space kept to a minimum. Accessible entrance level WC (opportunity for shower later in 3 bed or larger homes). Width of doors and hall allow wheelchair access. Turning circles for wheelchair in ground-floor living rooms. Accessible threshold covered and lit. Parking space capable of widening to 3300mm. Level or gently sloping approach to the Lifetime Home. Sockets, controls, etc. at a convenient height. </p>
C161	165	Paragraph 6.43	<p><i>Amend paragraph 6.43 to read:</i></p> <p>Notional parking capacity on streets is defined from the maximum number of spaces that can be lawfully parked on. This excludes double parking, corner parking, parking on spaces with yellow line controls, in bus-only lanes and cycle lanes (including outside areas of formal enforcement), and in spaces in controlled parking zones blocking driveways and access for emergency vehicles. In order to ascertain whether streets are experiencing parking stress, a survey should be completed for planning applications for flat conversions. The survey should cover a radius of 200m around the property, including side roads. Parking stress is defined as occurring in those streets where surveys show that there is less than 10 per cent free notional parking capacity. This requirement will be relaxed in controlled parking zones where the scheme is car-capped through the permit system, or where a planning obligation prevents residents applying for parking permits, or the development is defined as a car-free development.</p>
C162	165	After Paragraph 6.43	<p><i>Insert the following paragraphs after Paragraph 6.43 to read:</i></p> <p><u>The following guidelines should be followed when undertaking a survey. If these guidelines are not followed, the Council may not be able to make a full and proper assessment of the proposed development.</u></p> <p><u>The Council requires a parking survey to cover the area where residents of a proposed development may want to park. This generally covers a 200m walk distance around a site. The survey should be undertaken when the highest number of residents are at home, which is generally late at night during the week. A snapshot survey between the hours of 0030-0530 should be undertaken on two separate weekday nights (Monday to Thursday).</u></p> <p><u>For sites subject to high levels of daytime parking given the proximity of a major employer, school, or transport node close to any of the following land uses, additional survey times may be necessary. In these cases, surveys between the hours of 1030 -1230.</u></p> <p><u>Surveys should not be undertaken in weeks that include Public Holidays and school holidays and</u></p>

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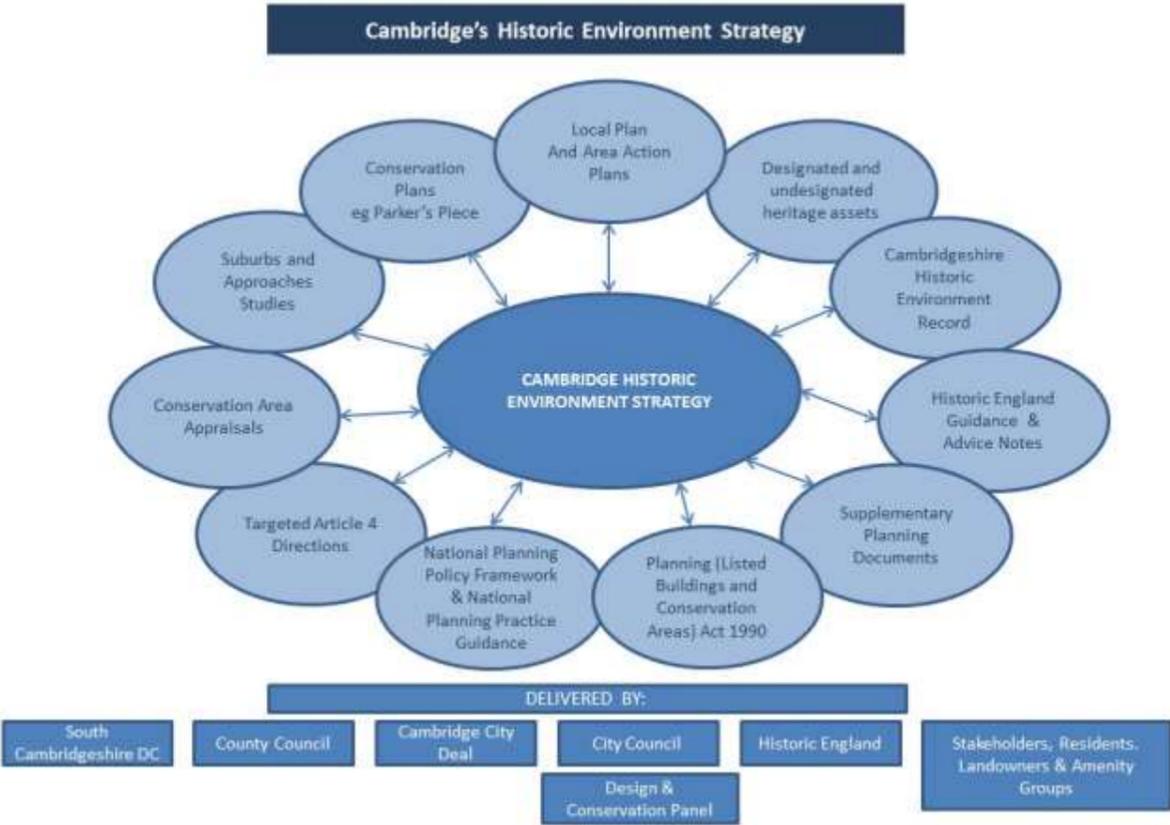
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			it is advised that weeks preceding and following holidays should also be avoided, as should surveys on or close to a date when a local event is taking place since this may impact the results of the survey.
C163	166	Policy 54: Residential moorings, criterion g	Amend criterion g of Policy 54 to read: g. does not impede navigation and/or use of the <u>any</u> footpath
			Section Seven: Protecting and enhancing the character of Cambridge
C164	173 - 174	Policy 57: New Designing Buildings, criterion h	Amend criterion h of Policy 57 to read: h. consider how the building can support <u>include an appropriate scale of features and facilities to maintain and increase levels of</u> biodiversity in the built environment
C165	174	Paragraph 7.10	Insert additional sentence at end of paragraph 7.10 to read: High quality building design is linked to context, in terms of appropriateness, and to place making in terms of how the proposed development will be sited. Without imposing architectural tastes or styles, it is important that a proposed development is considered in terms of site location, height, scale, form and proportions, along with materials and detailing, with the latter two linking directly to the quality and durability of a proposal. Where new buildings are proposed or existing buildings altered or extended, it is important that any heritage assets and their settings are carefully considered. This would include the analysis of the special character of that asset and justification of the approach to the proposed development (this applies equally to Policy 58 on altering and extending buildings). <u>New developments should have regard for and maximise opportunities to incorporate features that support biodiversity (see Appendix J).</u>
C166	176	Policy 60: Tall buildings and the skyline	Amend first paragraph and following text of Policy 60 to read: <u>Any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form</u> Any proposals that are considered tall, that is significantly taller than the buildings that surround them and/or exceed 19m within the historic core (see Section Three, on the City Centre) or 13m outside it, will be considered against the following criteria: a. location, setting and context – applicants should demonstrate through visual assessment or appraisal with supporting accurate visual representations, how the proposals fit within the existing landscape and townscape; b. historical <u>potential harm</u> impact on the historic environment – applicants should demonstrate and quantify the <u>potential harm</u> impact of proposals on recognised <u>to the significance of</u> heritage assets or other sensitive receptors (view of, backdrop and setting), assessed on a site-by-site basis but including impact on key landmarks and viewpoints, as well as from the main streets, bridges and open spaces in the city centre and from the main historical approaches, <u>including</u> road and river, to the historic core. Where proposals – Tall building proposals must ensure that impact on the historic core they should retain the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, <u>remains dominant from relevant viewpoints as set out in Appendix F;</u> c. scale, massing and architectural quality – applicants should demonstrate through the use of <u>scaled</u> drawings, sections, accurate visual representations and models how the proposals will deliver a high quality addition to the Cambridge skyline and clearly demonstrate that there is no adverse impact; d. amenity and microclimate – applicants should demonstrate that there is no adverse impact on neighbouring buildings and open spaces in terms of <u>the diversion of wind</u> , overlooking or overshadowing, and that there is adequate sunlight and daylight within and around the proposals; and e. public realm – applicants should show how the space around tall buildings will be detailed,

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			<p>including how a human scale is created at street level.</p> <p>The maximum heights referred to above assume a flat roof building inclusive of rooftop plant. Further advice on tall buildings and the skyline and the requirements of the assessment criteria for proposals is set out in Appendix F and further guidance is contained in the <i>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</i> published by Historic England in March 2015 (or its successor document).</p>
C167	177	<p>After Policy 60, insert six paragraphs to replace paragraphs 7.16 to 7.19</p>	<p><i>Delete paragraphs 7.16 to 7.19 and insert paragraphs after Policy 60 to read:</i></p> <p><u>The city is generally free from clustered modern towers and bulky buildings with the notable exception of the hospital buildings at Addenbrooke's and the hangars at Cambridge Airport, which sit in stark contrast to the surrounding, low lying suburbs. While there has been a move to build a number of taller buildings across the city in recent years, further opportunities to create new taller buildings in the city must be carefully considered and placed in the right locations.</u></p> <p><u>In the historic core, 'background buildings' tend to rise to between three and five-storeys tall but occasionally include six-storey modern buildings such as the Grand Arcade. Floor to floor heights can vary significantly between buildings, and are often exacerbated by the service requirements in modern buildings. In the suburbs, overall building heights tend to be two storeys, with limited areas of three - storey buildings focused principally along the key approach roads leading into the City. This characteristic leads to the setting of height thresholds against which proposals will be judged in accordance with the criteria of Policy 60.</u></p> <p><u>There are a large number of designated heritage assets within the historic core, including a significant number of highly graded heritage assets of great national importance. Accordingly, the potential impact that a proposal for a tall building will have on the significance of those assets will be a critical factor in the consideration of the proposal. For this reason, it is very unlikely that there would be many instances or scope for introducing new tall buildings in or around the historic core. The impact on the setting of heritage assets should be assessed in accordance with the guidance set out in the <i>'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3(Second Edition)'</i> published by Historic England in December 2017 or any successor document.</u></p> <p><u>Trees form an important element of the Cambridge skyline, within both the historic core and surrounding suburbs. Elevated views from the rural hinterland and from Castle Mound reveal a city of spires and towers emerging above an established tree line. Buildings therefore work with subtle changes in topography and the tree canopy to create a skyline of 'incidents', where important buildings rise above those of a prevailing lower scale.</u></p> <p><u>Cambridge should seek to maintain and, where appropriate, enhance the overall character and qualities of its skyline as the city continues to grow and develop into the future. Any proposals for new tall buildings will need to demonstrate how they have taken account of the prevailing context and more distant views to enhance the skyline.</u></p> <p><u>In developing any proposals for tall buildings, developers should make reference reference should be made to Appendix F of the plan, which provides a more detailed explanation of the required approach, methodology and assessment to developing and considering tall buildings in Cambridge and set out in <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017 or its successor document</i>.</u></p>
C168	178	<p>Policy 61: Conservation and enhancement of Cambridge's historic environment</p>	<p>Amend text of Policy 61 to read:</p> <p>To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:</p> <ol style="list-style-type: none"> a. conserve <u>preserve</u> or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, <u>within</u> and out of conservation areas; b. retain buildings and spaces, <u>the loss</u> of which would cause harm to the character <u>or appearance</u> of the conservation area;

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			<p>c. contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship; <u>be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;</u></p> <p>d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and</p> <p>e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of wider <u>substantial</u> public benefit, through detailed analysis of the asset and the proposal.</p>
C169	178	Paragraph 7.20	<p><i>Amend paragraph 7.20 to read:</i></p> <p>Cambridge’s historic and natural environment defines the character and setting of the city, and contributes significantly to Cambridge residents’ quality of life. It is important to maintain and enhance the historic and natural environment against the background of a successful, growing city. <u>Against the backdrop of a successful, growing city, it is important to preserve and enhance the historic and natural environment to ensure that Cambridge remains compact and walkable and that the connection between the city’s historic core and the wider countryside is maintained.</u> The city has a varied architectural heritage, from the internationally recognised grandeur of King’s College Chapel to the more modest vernacular buildings reminiscent of an East Anglian market town. The number of grade I and grade II* listed buildings is high, with an exceptional concentration of collegiate buildings around the arc of the River Cam. Green open spaces such as the commons, greens and The Backs are also key features of the city’s life and layout. In addition, there are a number of registered parks and gardens of special historic interest, including college grounds, cemeteries and the Cambridge University Botanic Garden.</p>
C170	179	New paragraph after 7.22	<p><i>Insert new paragraph after 7.22 to read:</i></p> <p><u>Given the rich tapestry of Cambridge’s historic and natural environment and the strategic objectives of this local plan, the strategy for its management is, in itself, one of a multi-document, multi-layered approach which includes a number of interrelated initiatives, policies and players. Together, as illustrated in the diagram below, they represent Cambridge’s historic environment strategy, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city’s heritage assets. Planning decisions will be made having regard to the content of the relevant components of the strategy.</u></p>
C171	179	Insert new Figure 7.1 after paragraph 7.22	<p><i>Insert Figure 7.1 to illustrate the content of the historic environment strategy as illustrated at the end of this table of proposed modifications.</i></p> <p><i>See new Figure 7.1 overleaf:</i></p> <p>New Figure 7.1: Cambridge’s Historic Environment Strategy</p>

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			 <p>The diagram, titled "Cambridge's Historic Environment Strategy", shows a central blue oval labeled "CAMBRIDGE HISTORIC ENVIRONMENT STRATEGY". This central oval is connected by double-headed arrows to ten surrounding light blue ovals: "Local Plan And Area Action Plans", "Designated and undesignated heritage assets", "Cambridgeshire Historic Environment Record", "Historic England Guidance & Advice Notes", "Supplementary Planning Documents", "Planning (Listed Buildings and Conservation Areas) Act 1990", "National Planning Policy Framework & National Planning Practice Guidance", "Targeted Article 4-Directions", "Conservation Area Appraisals", and "Suburbs and Approaches Studies". Above the central oval is another oval for "Conservation Plans eg Parker's Piece". Below the diagram is a box labeled "DELIVERED BY:" which contains several entities: "South Cambridgeshire DC", "County Council", "Cambridge City Deal", "City Council", "Historic England", "Design & Conservation Panel", and "Stakeholders, Residents, Landowners & Amenity Groups".</p>
C172	179	Paragraph 7.23	<p><i>Amend paragraph 7.23 to read:</i></p> <p>The conservation of a designated heritage asset is a material planning consideration <u>and the higher the significance of the asset, the more weight will be given to its preservation and/or enhancement. The level of information or investigation required to support a proposal that could impact on a heritage asset needs to be proportionate to the work proposed to the asset and to its significance.</u> Scheduled monuments/archaeological areas, listed buildings, conservation areas and registered parks and gardens are all designated heritage assets. Listed building descriptions, conservation area appraisals and management plans and suburbs and approaches studies should be referred to as a material consideration in making and determining applications. <u>In order to comply with the requirements of the NPPF, it may be necessary to access other sources of information such as the Historic Environment Record, and commission further evaluation, in order to properly understand the significance of the asset and to be able to explain the impact that a proposal may have on that significance.</u></p>
C173	179	Paragraph 7.24	<p><i>Amend paragraph 7.24 to read:</i></p> <p>It is important to identify and assess the impact of the development on the special character of the heritage asset in the Cambridge context. This could include:</p> <ul style="list-style-type: none"> • the effect on views or the setting of buildings and spaces; • how the proposals will preserve or enhance the character <u>or</u> and appearance of a conservation area; and • consideration of how the scale, height, massing, alignment and materials respond to the local context.
C174	180	Policy 62: Local heritage assets	<p><i>Amend first paragraph and following text of Policy 62 to read:</i></p> <p>There is a general presumption in favour of <u>The council will actively seek</u> the retention of local heritage assets, including buildings, structures, features and gardens of local interest as detailed in the Council's local list and as assessed against the criteria set out in Appendix G of the plan.</p> <p>Where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.</p> <p><u>Where an application for any works that would lead to harm or substantial harm to a non-</u></p>

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			<u>designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.</u>
C175	180 & 181	Policy 63: Works to a heritage asset to address climate change	<p><i>Amend text of Policy 63 to read:</i></p> <p>Proposals to enhance the environmental performance of heritage assets will be supported where a sensitive and hierarchical approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions.</p> <p>Any works should be undertaken based on a thorough understanding of the building's <u>historic evolution and construction (where these matters relate to the heritage significance of the asset), architectural and historic significance, and demonstration of the building's environmental performance.</u> Applications should be accompanied by an assessment of the building's current fabric and energy performance. For major <u>relevant</u> planning applications, details of post-construction monitoring in the form of a building monitoring and management strategy will be required to be submitted in order to assess the ongoing impact of the implemented measures on the asset's historic fabric. <u>Monitoring requirements will be proportionate to the significance of the asset and the scale and scope of works undertaken.</u> Where monitoring shows that interventions are causing harm to the significance of the asset, appropriate remediation works will be required.</p>
C176	181	Paragraph 7.30	<p><i>Amend paragraph 7.30 to read:</i></p> <p>Due to the nature of construction of historic buildings, it would be difficult to match the performance of modern structures. However, vernacular design and traditional construction have evolved over time and deal with local conditions. Adaptive re-use of a building gives significant carbon savings in terms of embodied energy in the fabric of the building, so the focus will be on enhancing the performance of traditional buildings as much as practicable without damaging their significance. Minimal intervention will be required, along with assurance that the works do not harm the building's integrity or significance. <u>Acceptable levels of intervention will vary dependent upon the impact on the significance of the heritage asset in question. Where works would harm the building's integrity or significance, that harm will be weighed against the public benefits of the proposal.</u></p>
C177	181	Paragraph 7.31	<p><i>Amend paragraph 7.31 to read:</i></p> <p>Applications for works to heritage assets will need to <u>Planning applications will need to demonstrate a thorough understanding of the building in question via the submission of the following information:</u></p>
C178	184 & 185	Policy 67: Protection of Open Space	<p><i>Amend text of Policy 67 to read:</i></p> <p>Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:</p> <ol style="list-style-type: none"> the open space uses can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and the re-provision is located within a short walk (400m) of the original site. <p>In the case of school, college and university grounds, development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site.</p> <p>Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped.</p>

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C179	185 & 186	Paragraph 7.44	<p><i>Amend paragraph 7.44 to read:</i></p> <p>There is a clear presumption against the loss of open space of environmental or recreational importance. However, there may be circumstances where development proposals can enhance the character, use and visual amenity of open space, and provide ancillary recreational facilities, such as changing facilities, or materially improve the recreational or biodiversity value of the site. In the case of school, college and university grounds, there might be a legitimate educational need that allows the potential for new educational buildings on parts of the site that are not in playing field or other formal sports use and could not readily be used as such (e.g. small areas of amenity grassland separated from the main playing field). Such proposals will be determined on a case-by-case basis on their merits and how they conform to sustainable development. Only proposals that respect the character of these areas and improve amenity, enhance biodiversity, improve sports facilities or increase public access will be supported. Further guidance is included in the Council's Open Space and Recreation Strategy. Proposals should support relevant strategies, where possible, such as the Cambridgeshire Green Infrastructure Strategy. <u>Any proposal involving the loss of open space must include an assessment (using the criteria listed in Appendix I) to determine the important aspects of the site that should be retained within the new development, in agreement with the Council. As part of any planning application, applicants will need to clearly demonstrate how the proposal will minimise its impact on the site's intrinsic qualities and where possible enhance the remaining part of the site. Due regard must also be given any potential impact on the character and wider setting of the site.</u></p>
C180	186 & 187	Policy 68: Open space and recreation provision through new development	<p><i>Amend text of Policy 68 to read:</i></p> <p>All residential development proposals should contribute to the provision of open space and recreation sites/facilities on-site. The successful integration of open space into a proposed development should be considered early in the design process. The precise type of on-site provision required will depend on the size and location of the proposal and the existing open space provision in the area. Where there are deficiencies in certain types of open space provision in the area surrounding a proposed development, the Council will seek variations in the component elements to be provided by the developer in order to overcome them <u>provide the type of open space most needed.</u></p> <p>Requirements will be calculated using the Open Space and Recreations Standards (see Appendix I) and will have regard to the Council's adopted Open Space and Recreation Strategy, <u>Playing Pitch Strategy and Indoor Sports Facility Strategy.</u></p> <p>Alternative provision <u>off-site</u> of open space may be acceptable if the developer has entered into a planning obligation to make a financial or in-kind contribution towards meeting the identified open space needs of a proposal off-site in the following circumstances:</p> <ol style="list-style-type: none"> a. if the proposed development site would be <u>is</u> of insufficient size in itself to make the appropriate provision (in accordance with Appendix I) feasible within the site; or, b. in exceptional circumstances, if taking into account the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site. <p>Where appropriate, <u>and subject to the Regulations in force at the time,</u> the Council will seek to enter into a Section 106 agreement with the developer <u>to implement the above, and for the future management and maintenance of the open space provision, before granting planning permission.</u></p>
C181	188	Paragraph 7.53	<p><i>Amend paragraph 7.53 to read:</i></p> <p>Proposals that require the delivery of open space through new development should explain how the proposed on-site provision and off-site contributions comply with the Open Space and Recreation Standards (Appendix I), <u>Playing Pitch Strategy, Indoor Sports Facility Strategy and</u></p>

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			the adopted Open Space and Recreation Strategy.
C182	188	New paragraph after paragraph 7.55	<p><i>Insert new paragraph after paragraph 7.55:</i></p> <p><u>Where large windfall sites come forward which have not been accounted for in the Playing Pitch Strategy and the Indoor Sports Facility Strategy, applicants should provide a sports strategy (also known as a facilities development plan) setting out the details of specific facilities to be developed, the rationale and need for these. The process will involve consultation with Sport England and the relevant National Governing Bodies for sport.</u></p>
C183	188 - 190	Policy 69: Protection of sites of local nature conservation importance	<p><i>Amend text of Policy 69 to read:</i></p> <p>Policy 69: Protection of sites of local nature conservation <u>biodiversity and geodiversity importance</u></p> <p><u>In determining any planning application affecting a site of biodiversity or geodiversity importance, development will be permitted if it will not have an adverse impact on, or lead to the loss of, part or all of a site a local nature reserve (LNR), a county wildlife site (CWS), or a city wildlife site (CiWS) identified on the policies map. Regard must be had to the international, national or local status and designation of the site and the nature and quality of the site's intrinsic features, including its rarity.</u></p> <p>Where development is permitted, proposals must include measures:</p> <ol style="list-style-type: none"> to minimise harm; to secure achievable mitigation and/or compensatory measures; and where possible enhance the nature conservation value of the site affected through habitat creation, linkage and management. <p>In exceptional circumstances, where the importance of the development outweighs the need to retain the site, adequate replacement habitat must be provided.</p> <p>Any replacement habitat must be provided before development commences on any proposed area of habitat to be lost.</p>
C184	189	Insert two additional paragraphs prior to paragraph 7.57	<p><i>Insert paragraphs prior to paragraph 7.57 to read:</i></p> <p><u>In order to minimise impacts on biodiversity and geodiversity, paragraph 117 of the NPPF states that planning policies should identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation; and aim to prevent harm to geological conservation interests.</u></p> <p><u>Starting at the top of the hierarchy of sites of biodiversity and geodiversity importance, Cambridge does not currently have any sites of European importance for habitats and species. However, in line with paragraph 118 of the NPPF, any potential Ramsar sites, Special Protection Areas or Special Areas of Conservation would need to be given the same protection as European sites and permission would not normally be granted where there would be an adverse effect on these sites. Plans or projects which may have a likely significant effect on a European site will require appropriate assessment under the Conservation of Habitats and Species Regulations 2010 (as amended).</u></p>
C185	189	Paragraph 7.57	<p><i>Insert sentences at the end of the paragraph 7.57 to read:</i></p> <p>Within Cambridge, there are a number of nationally and locally recognised nature conservation sites, which form an important element of the character and setting of the city. These sites include two Sites of Special Scientific Interest (SSSI), which are designated for their national biodiversity or geodiversity value. SSSIs are statutorily protected by their designation under the Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006. <u>Natural England will be consulted on any planning application in or adjacent to a SSSI.</u></p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>The Council will not normally grant permission for any proposal which causes significant harm to a SSSI.</u>
C186	189 & 190	Paragraph 7.59	<p><i>Amend paragraph 7.59 to read:</i></p> <p>The policy will ensure that development would only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; and that, where required, suitable mitigation measures are acceptable and deliverable. In addition, the potential for the enhancement of the site and adjacent habitats should also be explored. Proposals on or adjacent to a site of local conservation importance should not be refused <u>granted</u> without proper consideration <u>to</u> of the potential to enhance the <u>designated</u> site's biodiversity through enhanced management, habitat creation or the formation of new linkages with adjacent habitat areas.</p>
C187	192 & 193	Policy 71: Trees	<p><i>Amend text of Policy 71 to read:</i></p> <p>Development will <u>not</u> be permitted which avoids <u>involves</u> felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which <u>clearly</u> outweigh the current and future amenity value of the trees.</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> preserve, protect and enhance existing trees and hedges that have amenity value as perceived from the public realm; provide appropriate replacement planting, where felling is proved necessary; and provide sufficient space for trees and other vegetation to mature. <p>Particular consideration should be given to veteran or ancient trees, as defined by Natural England, in order to preserve their historic, ecological and amenity value.</p>
			Section Eight: Services and local facilities
C189	198	Policy 72: Development and change of use in district, local and neighbourhood centres	<p><i>Amend title of table within Policy 72 to read:</i></p> <p>Uses suitable at ground floor level <u>on all floors</u> in centres and those not suitable at ground floor level in centres</p> <p><i>Amend header row of table in Policy 72 to read:</i></p> <p>Centre uses (uses suitable <u>on all floors</u> at ground floor level in centres)</p>
C190	200 – 201	Policy 73: Community, sports and leisure facilities, third paragraph	<p><i>Amend text from Policy 73 to read:</i></p> <p>Proposals for new and improved sports and leisure facilities will be supported where they improve the range, quality and access to facilities both within Cambridge and, where appropriate, in the sub-region. <u>Proposals should have regard to the Playing Pitch Strategy and Indoor Sports Facility Strategy.</u> This policy is relevant to a wide range of facilities from health clubs that serve parts of the city to leisure and sports provision that serves the city and sub-region, such as a concert hall, community sports stadium and sports complex. In securing a suitable location for city-wide or sub-regional facilities, developers will be expected to demonstrate use of the sequential test in considering sites for development.</p>
C191	201	Paragraph 8.11	<p><i>Insert new sentence at end of paragraph 8.11 (moved from the end of paragraph 8.14) to read:</i></p> <p>Community, sports and leisure facilities/sites perform an important role by stimulating and supporting social cohesion and interaction. It is therefore important that new and replacement facilities support new and existing communities, respectively. These should also facilitate the growth of the city by providing sufficient capacity to accommodate community need and demand.</p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>Wider sports and leisure facilities should also be considered in appropriate areas of major change or other locations.</u>
C192	201	Paragraphs 8.13 and 8.14	<p><i>Amend paragraphs 8.13 and 8.14 to read:</i></p> <p><u>As part of plan-making, a</u> A process will also be <u>was</u> developed with South Cambridgeshire to jointly assess appropriate sites in both areas, with the aim of identifying an appropriate and deliverable site for a community stadium within the sub-region. <u>None was identified. However, subsequently the Councils have also worked together with Sport England to produce a Playing Pitch Strategy and an Indoor Sports Facilities Strategy for Cambridge and South Cambridgeshire to 2031. Neither of these strategies assessed the need for a community stadium.</u></p> <p>There is current under-provision of various sports facilities that a properly located and defined community stadium could contribute to, and wider sports and leisure facilities should also be considered in appropriate areas of major change or other locations.</p>
C193	204 - 205	Table 8.1: Definition of community facilities	<p><i>Amend bullet point under section of Table 8.1 to read:</i></p> <p>Categories not included in the definition:</p> <ul style="list-style-type: none"> • Any facility on the Community Asset Register that is beyond the definition of a community facility. The Community Asset Register is a list of assets subject to community 'right-to-bid' rules and is a separate process to the planning process • University teaching accommodation, language schools and tutorial colleges, veterinary surgeries • Leisure sports and entertainment facilities, including arts and cultural facilities such as museums, performance venues and theatres • Outdoor sports and children's play areas are addressed by open spaces and recreation policies in Section Seven • Specialist housing, including residential care homes and nursing homes are dealt with in Section Six
C196	211	Policy 77: Development and expansion of hotels	<p><i>Amend all references of hotel(s) to visitor accommodation throughout policy 77, including the policy title, policy text and supporting text to read:</i></p> <p>Development and expansion of hotels <u>visitor accommodation</u></p>
C197	211	Policy 77: Development and expansion of hotels, Policy text paragraphs 1 & 2	<p><i>Amend text of Policy 77 to read:</i></p> <p>Proposals for high quality hotels <u>visitor accommodation</u> will be supported as part of mixed-use schemes at:</p> <ol style="list-style-type: none"> Old Press/Mill Lane; key sites around Parker's Piece; land around Cambridge Station and the proposed new Station serving North East Cambridge (see Section Three); and any large windfall sites that come forward in the City Centre during the plan period. <p>Proposals for small, high quality hotels <u>visitor accommodation</u> will also be supported in other City Centre locations, while larger high quality hotels beyond the City Centre may come forward in North West Cambridge and at Cambridge Biomedical Campus and Addenbrooke's hospital (including Addenbrooke's Hospital)</p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C198	211	Policy 77: Development and expansion of hotels, Policy text paragraph 3	Delete text from Policy 77: Aparthotels or serviced apartments (see glossary) will be treated as residential uses and affordable housing provision will be sought (see Policy 45). They will not be considered under this policy on hotels.
C199	211	Policy 77: Development and Expansion of Hotels, Policy text paragraph 4	<i>Amend text from Policy 77 to read:</i> New hotels <u>visitor accommodation</u> should be located on the frontages of main roads or <u>in</u> areas of mixed-use or <u>or within walking distance of</u> bus route corridors with good public transport accessibility.
C201	212	After paragraph 8.49	<i>Insert new paragraphs below paragraph 8.49 to read:</i> <u>Visitor accommodation now takes many forms, ranging from traditional hotels, guesthouses and hostels to apart-hotels and serviced apartments. This policy and policy 78 applies to visitor accommodation within any of these (or similar) formats.</u> <u>The accommodation offered at apart-hotels and services apartments can take various forms. Some accommodation offered at apart-hotels and serviced apartments display characteristics associated with permanent, self-contained housing. Some is more akin to hotels, as a result of the type of services they provide, and, as such, may consequently result in different impacts to permanent housing. Apart-hotels and serviced apartments may therefore fall within the C1, C3 Use Classes or be a sui generis use, depending on their characteristics, such as (amongst others):</u> <ul style="list-style-type: none">• <u>presence of on-site staff/management</u>• <u>presence of reception, bar and/or restaurant</u>• <u>provision of cleaning and administrative services</u>• <u>ownership or other tenure of units and/or ability to sell or lease on the open market</u>• <u>minimum/maximum lease lengths.</u> <u>Developers will be required to provide full details of the nature of the accommodation to be provided and the proposed terms of occupation when submitting a planning application for new apart-hotels and serviced apartments.</u> <u>Where proposals for apart-hotels or serviced apartments are considered to fall within the C3 Use Class or to comprise sui generis uses with the characteristics of a C3 use, such proposals will be assessed via the relevant housing policies in the Local Plan.</u> <u>For proposals within the C1 Use Class, or which comprise sui generis uses with the characteristics of a C1 use, those proposals will be considered against this policy and other relevant policies of the Plan concerning visitor accommodation. The Council will take steps to ensure that apart-hotel and serviced apartment units approved for use as visitor accommodation will not be used for any other purpose. This may include the imposition of conditions to ensure maximum lengths of stay (typically 90 days) and a restriction on return visits.</u>
C202	212	Paragraph 8.50 & 8.51	<i>Delete paragraphs 8.50 & 8.51:</i> 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.
C203	211	Policy 78: Redevelopment or loss of hotels	<i>Amend all references of hotel(s) and guesthouse(s) to visitor accommodation throughout policy 78, including the policy title, policy text and supporting text to read:</i> Redevelopment or loss of hotels <u>visitor accommodation</u>

Schedule of Proposed Main Modifications to the *Cambridge Local Plan 2014: Proposed Submission – April 2018*

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>Development will not be permitted which would result in the loss of existing hotels and guesthouses <u>visitor accommodation (as defined within the supporting text to policy 77)</u> within the City Centre and along bus route corridors with good public transport accessibility unless the use is no longer viable.</p> <p>Applications for change of use will need to demonstrate that:</p> <ol style="list-style-type: none"> 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 guesthouse <u>visitor accommodation</u> in its current form; and 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 guesthouse <u>visitor accommodation</u> use.
C204	213	Paragraph 8.52	<p><i>Amend paragraph 8.52 to read:</i></p> <p>While some of the requirement for new hotel bedrooms <u>visitor accommodation</u> in the City Centre can be met through the repositioning and upgrading of existing City Centre hotels <u>visitor accommodation</u>, there is likely to be a requirement for further sites or conversion opportunities to fully satisfy the identified market opportunities.</p>
C205	213	Paragraph 8.53	<p><i>Amend paragraph 8.53 to read:</i></p> <p>With limited identifiable sites for new-build hotel <u>visitor accommodation</u> development in the City Centre, the conversion of suitable properties looks likely to provide the most realistic way to deliver the required new hotels <u>visitor accommodation</u> in the City Centre.</p>
C206	213	Paragraph 8.54	<p><i>Amend paragraph 8.54 to read:</i></p> <p>However, where the case can be made that the hotel <u>visitor accommodation</u> is not and cannot be made viable with investment, its loss may be acceptable. Evidence would be required, in terms of marketing and viability of existing uses. The preference is for conversion to residential use.</p>
			Section Nine: Providing the infrastructure to support development
C207	219	Paragraph 9.8	<p><i>Insert sentence at the end of paragraph 9.8 to read:</i></p> <p>Developers will be required to ensure the provision of such services from first occupation of the development for a period of up to five years, where this is a viable option for the development in terms of practicality, convenience and cost. <u>In some instances, the build out rate of development may be longer than five years with a consequential need to provide bus services for a longer period of time.</u></p>
C208	222	Paragraph 9.18	<p><i>Amend paragraph 9.18 to read:</i></p> <p>New development often brings with it the need for new transport and more pressure on the transport network is a common consequence of this. Any additional strain on the transport network as a result of new development needs to be appropriately assessed <u>by the council and Cambridgeshire County Council as the highways authority</u> and mitigated.</p>
C209	223	After paragraph 9.22	<p><i>Add new paragraph after paragraph 9.22:</i></p> <p><u>Any development that will require regular loading or servicing must avoid causing illegal or dangerous parking, by providing appropriate off-street facilities.</u></p>
C210	228	Policy 85: Infrastructure delivery, planning obligations and the Community	<p><i>Amend text of Policy 85 to read:</i></p> <p>The introduction of CIL in 2014 will be accompanied by a review of the Council's guidance on planning obligations, and will ensure that the range and level of contributions towards local infrastructure needs are kept up to date and maximised in the context of emerging CIL practice</p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification									
		Infrastructure Levy, final paragraph	and guidance. <u>The guidance on planning obligations will be adopted alongside a CIL charging schedule and a CIL Regulation 123 list. These documents will clarify what infrastructure types/projects the Council will seek to fund via CIL and what infrastructure types/projects the Council will seek to secure via planning obligations.</u>									
			Appendix A: The development plan for Cambridge									
C211	237	Paragraph A.1	<p><i>Amend paragraph A.1 to read:</i></p> <p>On adoption of this plan, the official statutory development plan for Cambridge comprises:</p> <ul style="list-style-type: none"> • Cambridge Local Plan 2014; • Cambridgeshire and Peterborough Minerals and Waste Local Development Framework Core Strategy (July 2011); and Site Specific Proposals Plan (February 2012) <u>Development Plan Documents</u>; • Cambridge East Area Action Plan (excluding policies CE/3 and CE/35, <u>which are replaced by Policy 12: Cambridge East</u>); and • North West Cambridge Area Action Plan. <p>The Cambridge Local Plan 2006 is deleted in its entirety and no longer forms part of the development plan.</p>									
			Appendix B: Proposals schedule									
C212	241	Appendix B: Proposals Schedule: Site GB1: Land north of Worts' Causeway	<table border="1"> <thead> <tr> <th>Site</th> <th>Address</th> <th>Area (ha)</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td>GB1</td> <td>Land north of Worts' Causeway</td> <td>7.84 <u>7.33</u></td> <td>200 dwellings 45 dph <u>27 dph</u></td> </tr> </tbody> </table>	Site	Address	Area (ha)	Capacity	GB1	Land north of Worts' Causeway	7.84 <u>7.33</u>	200 dwellings 45 dph <u>27 dph</u>	
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C213	241	Appendix B: Proposals Schedule: Site GB2: Land south of Worts' Causeway	<p><i>Increase the size of site GB2 to include Newbury Farm (0.9 hectares). Amend site details in Appendix B: Proposals Schedule to read:</i></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Address</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Residential</td> </tr> <tr> <td>GB2</td> <td>Land south of Worts' Causeway</td> <td>6.8<u>7.7</u></td> </tr> </tbody> </table>	Site	Address	Area (ha)	Residential			GB2	Land south of Worts' Causeway	6.8 <u>7.7</u>
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C214	241	Appendix B: Proposals Schedule: Site GB2: Land south of Worts' Causeway	<p>Amend dwellings per hectare to reflect change in site area.</p> <table border="1"> <thead> <tr> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td>230 dwellings</td> </tr> <tr> <td>45 dph</td> </tr> <tr> <td><u>34 dph</u></td> </tr> </tbody> </table>	Capacity	230 dwellings	45 dph	<u>34 dph</u>					
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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C215	241	Appendix B: Proposals Schedule: Site GB1: Land north of Worts' Causeway and Site GB2: Land south of Worts' Causeway	<p><i>Amend provisional issues for both sites GB1 and GB2 to read:</i></p> <p>Consider on-site community and service provision, jointly with GB1/GB2</p> <p>o <u>Contributions should be made towards improved community facilities and services in this part of the city."</u></p>
C217	243	Appendix B: Proposals Schedule Site R10: Mill Road Depot and adjoining properties, Mill Road	<p><i>Amend text to read:</i></p> <ul style="list-style-type: none"> o Abuts <u>Within</u> Mill Road Opportunity Area o Contamination requires remediation o Retain listed library building o Open space requirements to reflect location in an area of open space deficiency o Potential location for district energy centre o Site will need careful review of highway access <u> Vehicular access to be from Mill Road only, subject to detailed testing</u> o Provide room for the Chisholm Trail o <u>Range of housing typologies to be provided across the site</u> o <u>The site promoters will be expected to prepare a planning and development brief for the site demonstrating how development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations in the design and disposition of new and existing housing will be expected to have regard to the character of the existing area.</u>
C218	244	Appendix B: Proposals Schedule, Site R12 Ridgeons, 75 Cromwell Road	<p><i>Amend text to read:</i></p> <ul style="list-style-type: none"> o Contamination requires remediation and may limit type of housing o Open space requirements to reflect location in an area of open space deficiency o <u>Primary A</u>ccess onto Cromwell Road, subject to detailed testing o Within the air quality management area o <u>Range of housing typologies to be provided across the site</u> o <u>The site promoters will be expected to prepare a planning and development brief for the site demonstrating how development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations in the design and disposition of new and existing housing will be expected to have regard to the character of the existing area.</u> <p><i>Under planning status, amend reference to Local Plan 2006 allocation. Should read '5.14' not '5.15'.</i></p>
C219	245	Site R17, Mount Pleasant House, Mount Pleasant,	<p><i>Amend text of Site R17 to read:</i></p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification																		
		Appendix B: Proposals Schedule	Capacity: 50 dwellings 88 dph <u>270 student rooms</u>																		
C220	245	Appendix B: Proposals Schedule	<i>Delete current proposed allocation for site R40. Insert new row for site R47, which incorporates R40 and other land released for development as part of the Cambridge East Area Action Plan.</i>																		
		Site R40: Land north of Teversham Drift	<i>Amend site details in Appendix B: Proposals Schedule to read:</i>																		
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C221	247	Appendix B: Proposals Schedule	<i>Amend text to read:</i> Capacity: 1,780 <u>1,696</u> dwellings																		
		Site R43: <u>NIAB 1 Land between Huntingdon Road and Histon Road</u>																			
C222	247	Appendix B: Proposals Schedule	<i>Insert in Capacity column:</i> <u>B1 (a) and B1 (b) employment, 156 dwellings, and retail uses</u>																		
		Site R44: Betjeman House																			
C223	247	Appendix B: Proposals Schedule	<i>Insert in provisional issues identified column:</i> • Not applicable <u>Development adjacent to Grade II* historic park and garden at Cambridge</u>																		

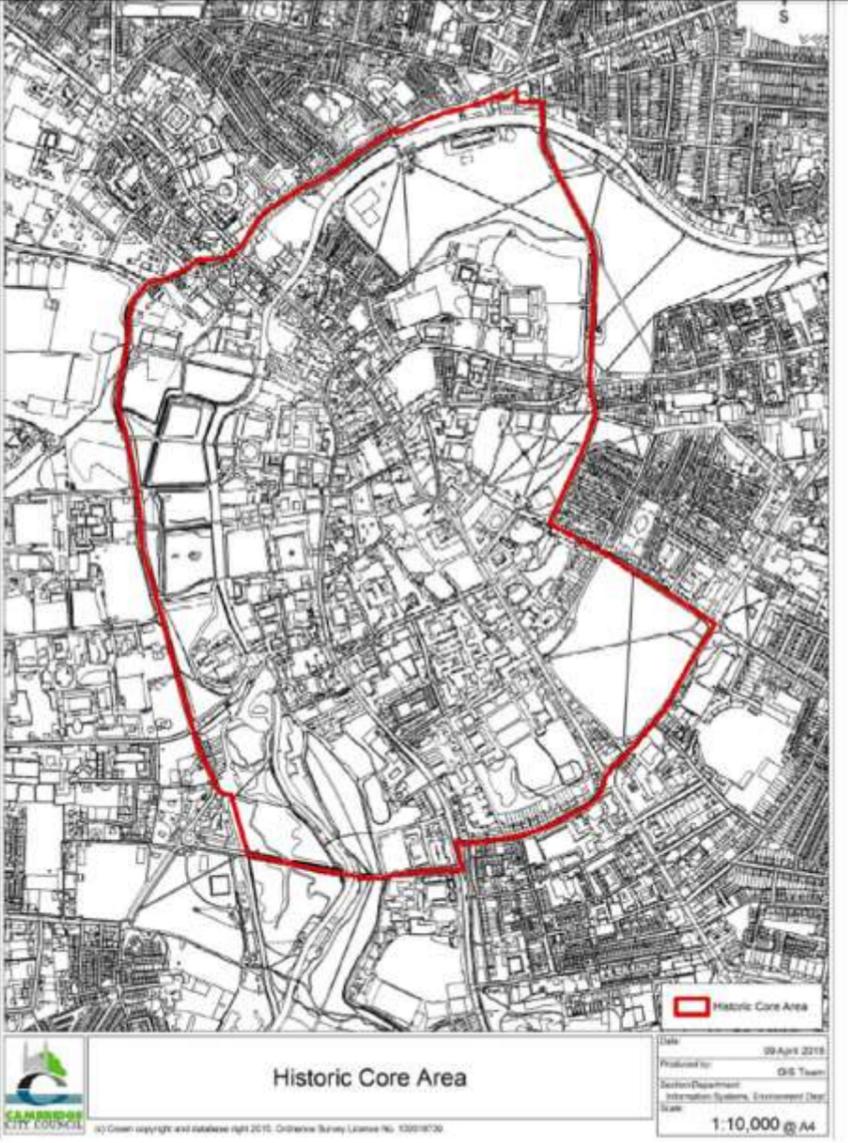
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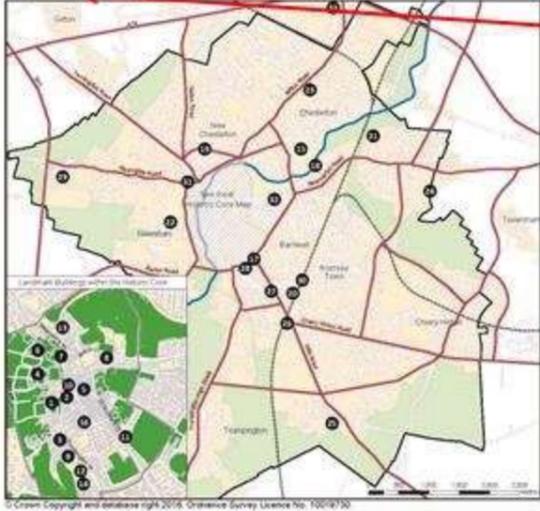
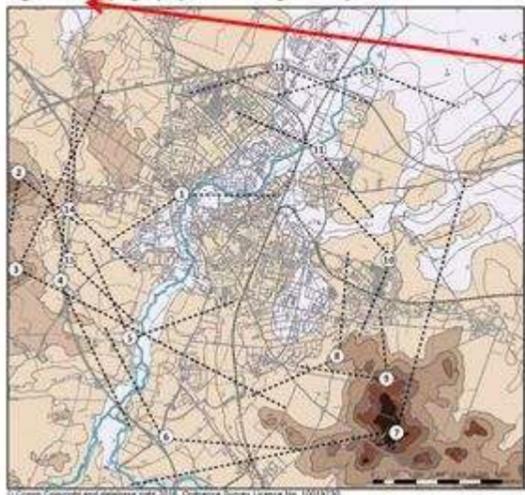
Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Site R44: Betjeman House	<p><u>University Botanic Gardens needs careful consideration.</u></p> <ul style="list-style-type: none"> • <u>Regard should be had to structures on site, which by virtue of their character, quality and location, make a positive contribution to the character and appearance of the conservation area.</u>
C224	249	Appendix B: Proposals Schedule Site R21: 315-349 Mill Road and Brookfields	<p><i>Amend Area (ha) to read: 2.78 <u>2.9</u></i></p> <p><i>Amend Capacity to read: 428 <u>78</u> dwellings 46 <u>60</u> dph</i></p> <p>Up to 1 hectare employment floorspace <u>(including healthcare) and 0.6 ha for up to 270 student rooms</u></p>
C225	250	Appendix B: proposals Schedule Site M13: West Cambridge Site	<p><i>Remove text from the existing uses column within Appendix B relating to Site M13 West Cambridge Site:</i></p> <p>Agricultural, University and research institutes</p>
C226	253	Site U1 Old Press/Mill Lane, Appendix B: Proposals Schedule	<p><i>Amend text of Site U1 to read:</i></p> <p>Capacity: Up to 150 dwellings, <u>Student accommodation: Indicative capacity of 350 student rooms*</u> up to 6,000 sq m commercial use, up to 75 bedroom hotel and up to 1,000 sq m other uses</p> <p><u>* The indicative capacity of this site is subject to detailed testing, including consideration of the site's constraints, particularly the historic environment.</u></p>
C227	252	Appendix B: Proposals Schedule Site U3; Grange Farm off Wilberforce Road	<p><i>Amend provisional issues identified to read:</i></p> <ul style="list-style-type: none"> ○ Surface water flood risk would require careful mitigation; ○ Access arrangements would require careful mitigation-; ○ <u>Site contains features of biodiversity importance. Development will only be permitted where it can be adequately demonstrated that proposals will not have an adverse impact on biodiversity.</u>
			Appendix C: Designations schedule
C228	257	Appendix C: Designations Schedule	<p><i>Amend text to read:</i></p> <p><u>The schedules as listed below are all shown on the Policies Map, except for the List of Protected Public Houses. Other important schedules relevant to planning include listed buildings, scheduled monuments, and registered parks and gardens. The maintenance of these schedules</u></p>

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			<u>is not within the council's responsibility, but they can be found by contacting Historic England. Not all Parks and Gardens identified in the Council's Designation Schedule are included on the national Register of Parks and Gardens. It should be noted that a number of Parks and Gardens also fall within the Council's Protected Open Space designation as Parks and Gardens.</u>
			Appendix D: Southern Fringe Area Development Framework
			Appendix F: Tall buildings and the skyline
C237	309	Appendix F: Tall Buildings and The Skyline, F.4	<p><i>Amend text to read:</i></p> <p>Cambridge has not experienced pressure for exceptionally tall structures as in larger cities such as London, Birmingham and Manchester. However, it does face pressure for buildings that, <u>at between five and ten residential storeys</u> are taller than the prevailing built form across the city at between five and ten residential storeys. However, it does face pressure for buildings that, at between five and ten residential storeys, are taller than the prevailing built form across the city. Given the relatively modest scale of buildings in Cambridge, this increased height has the potential to impact on both the immediate and wider skyline.</p>
C238	309 - 310	Appendix F: Tall Buildings and The Skyline, F.5	<p><i>Amend text to read:</i></p> <p>This guidance is intended to provide clarity over the interpretation of Policy 60: Tall buildings and the skyline in Cambridge. It provides a robust set of criteria to assist in assessing the likely impact of <u>a proposed</u> tall building (or buildings). Overall, this guidance has the purpose of ensuring that the overall character and qualities of the Cambridge skyline should be maintained and, where appropriate, enhanced as the city continues to grow and develop into the future.</p>
C239	310	Appendix F: Tall Buildings and The Skyline, F.8	<p><i>Amend text to read:</i></p> <p>The Guidance on Tall Buildings Advice Note published in 2007 December 2015 by English Heritage and CABE Historic England states:</p> <p>"It is not considered useful or necessary to define rigorously what is and what is not a tall building. It is clearly the case that a ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not."</p> <p><u>"What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not."</u></p>

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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C240	311	Appendix F: Tall Buildings and The Skyline, F.10	<p><i>Amend text to read:</i></p> <p><u>An appraisal of the existing characteristics of the Cambridge skyline is set out below. On the basis of that information:</u></p> <p>i) Within the historic core, <u>as identified on Figure F.1</u>, building proposals of six storeys or more (assuming a flat roof with no rooftop plant and a height of 19m above ground level) would automatically trigger the need to address the criteria set out within the guidance. However, dependent on the exact location within the historic core, buildings of four to six storeys may also need to be evaluated against the assessment criteria herein, due to proximity to heritage assets and potential impacts on key views.</p> <p>ii) Within the suburbs, buildings of four storeys and above (assuming a flat roof with no rooftop plant and a height of 13m above ground level) will automatically trigger the need to address the criteria set out within the guidance.</p>
C241	313	Appendix F: Tall Buildings and The Skyline, F.20, criterion (d)	<p><i>Amend text to read:</i></p> <p>d. Views from the west:</p> <ul style="list-style-type: none"> • Madingley Road (intermittently); • Red Meadow Hill – open panoramic views of the city are afforded from Red Meadow Hill within Coton Countryside Reserve; and • Barton Road, east of the junction 12 of the M11. • <u>Coton footpath, and</u> • <u>M11 between junction 12 and junction 13</u>
C242	316	Appendix F: Tall Buildings and The Skyline, F.31	<p><i>Amend text to read:</i></p> <p>Tall buildings have the potential to act as positive landmarks that aid legibility and make it easier for people to orientate themselves around the city. Appropriate ‘conditions’ for a tall building could, for example, include local nodes, key city street junctions, the ends of important vistas, and in and around principal transport junctions. <u>However, this approach would not generally be appropriate within the Historic Core due to the higher level of sensitivity in this area resulting from the presence of a significant number of heritage assets.</u></p>
C243	317	Appendix F: Tall Buildings and The Skyline, Criterion 2: Historical Impact	<p><i>Amend text to read:</i></p> <p>Criterion 2b: <u>Historical Impact on the historic environment</u></p>
C244	317	Appendix F: Tall Buildings and The Skyline, F.34	<p><i>Amend text to read:</i></p> <p>Applicants need to refer to the Cambridge Historic Core Appraisal, the various current conservation area appraisals and suburbs and approaches studies for Cambridge. These documents provide detailed assessments of the parts of the city in respect of history, urban form, character, key buildings and views, among others. Any application that results in <u>potential harm to impacts on</u> heritage assets needs to be accompanied by a separate heritage statement or address such issues within the design and access statement, dependent on the scale of the impact.</p>
C245	317	Appendix F: Tall Buildings and The Skyline, F.35	<p><i>Amend text to read:</i></p> <p>In summary, tall building proposals which have the potential to impact on <u>the setting and significance of</u> heritage assets will need to demonstrate and quantify the impact on the heritage asset, be it a listed building, scheduled monument, conservation area, registered historic park and garden and non-designated heritage assets, including but not limited to buildings of local interest.</p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
C246	318	Appendix F: Tall Buildings and The Skyline, F.41	<p><i>Amend text to read:</i></p> <p>Tall buildings should be good neighbours. Careful consideration must be given to the design of any new tall building to ensure neighbouring properties are not adversely affected due to the loss of aspect, outlook or privacy (overlooking), loss of daylight and sunlight to adjacent properties, overshadowing of gardens <u>and the public realm</u>, noise, or any other relevant amenity.</p>
C247	322	Appendix F: Tall Buildings and The Skyline: Insert new Figure F.1	<p><i>Insert new Figure F.1 to show Cambridge Historic Core Area</i></p> <p><i>See amended Figure F.1 overleaf.</i></p> <p>New Figure F.1 Cambridge Historic Core Area</p> 
C248	322	Appendix F: Tall Buildings and The Skyline: Figure F.1 Existing Landmark Buildings	<p><i>Amend text to read:</i></p> <p>F.42 Existing Landmark Buildings</p> <p><i>See amended Figure F.2 below.</i></p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>Figure F.2 Existing Landmark Buildings</p>  <p>Main Modification Amend text to read Figure F.2 Existing Landmark Buildings</p>
C249	323	Appendix F: Tall Buildings and The Skyline: Figure F.2 Topography and Strategic Viewpoints	<p>Figure F.23 Topography and Strategic Viewpoints</p> <p><i>Insert new viewpoints from Coton footpath, and M11 between junction 12 and junction 13.</i></p> <p><i>See amended Figure F.3 below.</i></p> <p>Figure F.3 Topography and Strategic Viewpoints</p>  <p>Main Modification Amend text to read Figure F.3 Topography and Strategic Viewpoints</p>
			Appendix G: Local heritage assets criteria and list
C250	327	Appendix G: Local Heritage	<i>Insert new criterion i after criterion h to read:</i>

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		Assets Criteria and List, G.3, insert new criterion after criterion (h)	i) <u>designed landscapes - relating to the interest attached to locally important designed landscapes, parks and gardens.</u>
C251	328 – 336	Appendix G: Local Heritage Assets Criteria and List List of Local Heritage Assets	<p><i>Add following sites to list as they have met the criteria for local heritage assets:</i></p> <ul style="list-style-type: none"> • <u>All Souls Lane – Mortuary Chapel of All Souls;</u> • <u>Buckingham Road – Blackfriars;</u> • <u>Chaucer Road – No. 6, Dalberg;</u> • <u>Chaucer Road – Former Coach House to No. 6;</u> • <u>Cherry Hinton Road – No. 91;</u> • <u>Eden Street – No. 68;</u> • <u>Grange Road – Grange Court and Manor Court, Pinehurst;</u> • <u>Hemingford Road – Romsey Mill;</u> • <u>Market Passage – Baroosh Bar;</u> • <u>Newnham Walk, Principal’s Lodge;</u> • <u>Northampton Street – The Punter;</u> • <u>Parkside – Parkside Community College</u> • <u>St Barnabas Road – No. 61, St Barnabas Church Hall;</u> • <u>St Barnabas Road – The Old School, Rear of St Barnabas Church;</u> • <u>Thompson’s Lane – La Mimosa;</u> • <u>Trumpington Street – Hobson Building, St Catharine’s College;</u> • <u>Trumpington Street – Woodlark Building, St Catharine’s College.</u> <p><i>Amend the names and addresses of the following sites to better reflect the location and known names of the sites:</i></p> <ul style="list-style-type: none"> • <u>Downing College – Baker, and Scott Buildings and Chapel (was listed as Baker Buildings; Scott Buildings and Chapel);</u> • <u>Elm Street – Nos. 8a 1 to 8 consecutive (was listed as No. 8a);</u> • <u>Emmanuel Road – Cambridge Unitarian Memorial Church (was listed as Unitarian Church)</u> • <u>St Philip’s Road – No.21, Argyle Villa (was listed as No. 21 only);</u> • <u>Willis Road, No. 25 Sinclair Building, Anglia Ruskin University (was listed as Sinclair Building, Anglia Ruskin University);</u> • <u>Willis Road – Nos. 1 – 23 25 (odd) (was listed as Nos. 1 – 25 (odd)).</u> <p><i>Delete following sites from list as they have met the criteria for statutory listing:</i></p> <ul style="list-style-type: none"> • Fraser Road – St. George’s Church; • Jesus Lane – Wesley House; • Mill Lane – The Graduate Centre; • Trumpington Street – No. 70; • Trumpington Street – Scroope Terrace; <p><i>Delete the following sites as the building has been demolished:</i></p> <ul style="list-style-type: none"> • Belvoir Terrace, Trumpington Road – No. 6, Vine Cottage; • Mill Road – Nos 172 – 174; • Parkside – Fire Station; • Thoday Street – St Philip’s Junior School; • West Road – No. 5.
C252	355	Appendix I: Open Space and Recreation Standards, paragraph I.2	<p><i>Amend text to read:</i></p> <p>Policy 68 requires that all residential developments should <u>contribute to the make provision for of</u> open space and <u>recreation sites/sports facilities</u> in accordance with the Council’s Open Space and Recreation Standards as set out below, <u>the Playing Pitch Strategy and the Indoor Sports Facility Strategy.</u> The Council’s Open Space and Recreation Strategy provides further detail on the justification for these standards and includes guidance on accessibility and quality. It also</p>

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			includes further guidance as to when open space should be provided on-site, and when it should be provided through commuted payments. Table I.1 sets out the standards for different types of open space and recreation provision. They apply to all schemes for new residential developments and the requirement is based on the net number of residents accommodated in the new development.
C253	355	Appendix I: Open Space and Recreation Standards, after paragraph I.2	<p><i>Insert new paragraph after paragraph I.2:</i></p> <p><u>The Playing Pitch Strategy and Indoor Sports Facility Strategy take into account planned growth to 2031. However, there will be instances where large windfall sites come forward which have not been accounted for in the strategies. Where this is the case, applicants should provide a sports strategy (also known as a facilities development plan) setting out the details of specific facilities to be developed, the rationale and need for these. The process will involve consultation with Sport England and the relevant National Governing Bodies for sport.</u></p>
C254	355	Table I.1: Open Space and Recreation Standards	<p><i>The definition of informal open space should be amended to read:</i></p> <p><u>Informal provision, including recreation grounds, parks and, natural greenspaces and, in town centres or urban locations, usable, high quality, public hard surfaces.</u></p> <p>*If on site, a deduction from Community Infrastructure Levy liability will be made.</p> <p><i>In addition to deleting the sentence under Table I.1 with the asterisk, the asterisk should be removed from the fourth column, second and third rows.</i></p> <p>+ <u>Subject to corporate approval of these</u></p> <p>delivery mechanisms-</p> <p><u>Indicative, and subject to the adoption of the Community Infrastructure Levy and associated Regulation 123 list</u></p>
C255	356 - 357	Appendix I: Open Space and Recreation Standards, paragraphs I.3 to I.7	<p><i>Amend text to read:</i></p> <p>Outdoor sports facilities</p> <p>The 1.2 hectares per 1,000 people standard is an amalgamation of standards for different sports, based on team generation rates and current provision. This comprises:</p> <ul style="list-style-type: none"> • grass outdoor pitches for football, <u>hockey</u>, cricket and rugby: 1.1 hectares per 1,000 people; • artificial turf pitches: 1 floodlit pitch (0.9 hectares) per 25,000 people; • <u>tennis courts /multi-use games areas (MUGAs) / bowling greens: 0.1 hectares per 1,000 people of 3 tennis courts size (0.18 hectares) per 3,000 people; and</u> • 1 bowling green (0.14 hectares) per 11,000 people. <p><u>Grass Outdoor pitches, including Artificial Turf Pitches (ATP)</u></p> <p>1.4 This <u>standard is based on the findings of the latest Cambridge and South Cambridgeshire Playing Pitch Strategy. The standard is indicative. The delivery of on-site outdoor playing pitches should be made with regard to the most recently adopted Playing Pitch Strategy. Artificial turf pitches will also meet other needs, including football training. Floodlighting is essential on public artificial turf pitches, and changing rooms, toilets and storage should be provided. existing team generation rates with an allowance of 15 per cent to cater for increased demand. It comprises 0.88 hectares per 1,000 people for football, 0.14 hectare per 1,000 people for cricket and 0.1 hectares per 1,000 people for rugby. Artificial turf pitches should be planned through the Playing Pitch Strategy mechanism.</u></p> <p>Artificial turf pitches (ATPs)</p>

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			<p>I.5 This is based on the existing team generation rates for hockey, which is almost entirely played on ATPs, with an allowance for increased demand. These pitches will also meet other needs, including football training. Floodlighting is essential on public ATP pitches, and changing rooms, toilets and storage should be provided.</p> <p>Tennis courts/MUGAs/<u>Bowling Greens</u></p> <p>I.6 The provision of outdoor community tennis courts should be on a multi-court basis, which helps facilitate the development of clubs. The standard of three tennis courts (0.18 hectares) per 3,000 population is based on the catchment population required to generate sufficient regular tennis activity. <u>MUGA sites should vary in form based on local need. Bowling greens should consider providing ancillary facilities to support play and competitions.</u> Provision <u>for all types of outdoor sports areas</u> should be well related in geographical terms to the population it is intended to serve and is best located in areas which are also the focus for other sports and recreational activity.</p> <p>Bowling greens</p> <p>I.7 The standard is based on the existing level of provision of one outdoor bowling green for every 11,000 people. New provision should be well related in geographical terms to the population it is intended to serve. Most housing development sites within the existing built-up area of Cambridge are too small to be able to make much contribution to the provision of outdoor sports facilities on-site. Accordingly, it is likely that provision will be in the form of commuted payments.</p>
C256	357	Appendix I: Open Space and Recreation Standards, paragraph I.8	<p><i>Amend text to read:</i></p> <p>The main components of formal indoor facilities are swimming pools and sports halls. The standard consists of:</p> <ul style="list-style-type: none"> • one swimming pool for every 50,000 people; and • one sports hall for every 13,000 people. <p>The standard is based on existing and committed provision of swimming pools and sports halls. These will meet demand, but there is little spare capacity. All new developments should therefore contribute through commuted payments based on the provision of new sports halls and swimming pool.</p>
C257	360	Appendix I: Open Space and Recreation Standards, paragraph I.10	<p><i>Amend text to read:</i></p> <p>This reflects existing provision. Provision for new allotments should be made in the existing built-up area of the city and for urban extensions. Where new residential development is brought forward in the existing built-up area of the city, it is recognised that it would be difficult to achieve full provision against the standards in a densely developed area. In the absence of sufficient land for new allotments, monies should be paid towards the enhancement of existing allotment sites. The council should <u>may</u> also seek to identify land which might be brought forward for new allotments in areas of deficiency.</p>
			Appendix K: Marketing, local needs assessment and viability appraisal
C259	373	Appendix K: Marketing, Local Needs Assessment and Viability	<p><i>New heading and paragraph to be inserted after the heading “Specific requirements corresponding to site/land use” and before the heading “Community facilities (not public houses/public house sites)” and paragraph K.9:</i></p> <p><u>Specialist housing</u></p>

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		Appraisal, before paragraph K.9	<p><u>The asking price/rental charge should be pre-agreed in writing with the local planning authority following independent valuation (funded by the developer) by a professional Royal Institution of Chartered Surveyors (RICS) valuer with expertise in the specialist housing sector and who is not engaged to market the property.</u></p> <p><u>Specialist housing can take different forms as indicated in paragraph 6.16, and it is important that the marketing exercise is not restricted to only one form of specialist housing. Consequently, the marketing exercise should be aimed at potential occupiers being from any one of the forms of development detailed in paragraph 6.16.</u></p>
			Appendix L: Car and cycle parking requirements
C262	386	After table L.9, Appendix L	<p><i>Amend sub-heading to read:</i></p> <p>ResidentialCycle parking standards (<u>for both residential and non-residential</u>)</p>
C263	386 & 387	Appendix L, Prior to and including Paragraph L.16	<p><i>Some of the text below has been moved from other parts of Appendix L. Where this occurs, the original paragraph number has been quoted in italics and brackets after the paragraph.</i></p> <p><i>Prior to paragraph L.16, insert the following paragraphs and titles to read:</i></p> <p><u>Cycle parking should:</u></p> <ul style="list-style-type: none"> • <u>avoid being located in the basement unless it can be shown to be convenient and easy to use, with ramps of a gradient of no more than 1 in 4 on both sides of any stepped access. Any basement cycle parking must also provide alternative parking on the ground floor for less able users and those with non-standard cycles; and</u> • <u>reference to staff or students should be taken to mean the peak number expected to be on the site at any one time.</u> <p><u>All cycle parking should minimise conflicts between cycles, motor vehicles and pedestrians. Short-stay cycle parking, e.g. for visitors or shoppers, should be located as close as possible to the main entrances of buildings (no more than 10 metres) and should be subject to natural surveillance. For larger developments, covered cycle parking should be considered. (Originally Appendix L: Paragraph L.18 on page 388)</u></p> <p><u>In addition to the above, some flexibility is applied to applications of the standards, in the following instances:</u></p> <ul style="list-style-type: none"> • <u>where strict adherence to the standards for a mixed-use site is likely to result in duplication of provision; and</u> • <u>for the historic core area of the city, where constraints may make application of the standards difficult for change of use or refurbishment. (Originally Appendix L: Paragraph L.19 on page 388)</u> <p><u>Vertical or semi-vertical cycle racks are not acceptable.</u></p> <p><u>Sheffield stands are the preferred option, for cycle parking, and the dimensions required for these can be found in the Council's Cycle Parking Guide for New Residential Developments and its successor documents. However, but the use of high-low and two-tier/double-decker/double stacker racks will be considered on a case-by-case basis for new non-residential and large student developments. (Originally these paragraphs were Appendix L: Paragraphs L.20 and L.21 on page 391) A minimum of 20% of the cycle parking spaces required should be Sheffield stands for less able users and those with non-standard cycles. (Similar text was originally included in Appendix L: Paragraph L.25 on page 391)</u></p> <p><u>High-low racks should be a minimum of 400mm between centres at 90 degrees and 500-600mm between centres at 45 degrees. Any such stands must allow for cycles fitted with baskets and require as little lifting as possible. They must be of a design that supports the front wheel of</u></p>

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			<p>cycles and allows the frame of the cycle to be locked to the rack. (Originally Appendix L: Paragraph L.22 on page 391)</p> <p>Two tier/ double-decker/double stacker racks must be designed to allow the frame of the cycle to be locked to the rack and accommodate cycles with baskets. An aisle width of 2,500mm is required to enable the cycle to be turned and loaded easily. (Originally Appendix L: Paragraph L.23 on page 391)</p> <p>As with Sheffield stands, drawings and illustrative dimensions to guide the implementation of high-low and two tier/ double-decker/double stacker stands can be found in the Council's Cycle Parking Guide for New Residential Developments (and any successor document). (Originally Appendix L: Paragraph L.24 on page 391)</p> <p>In instances where part of a site with a known shortfall in cycle parking is redeveloped, provision in excess of the standards will be strongly recommended. (Originally last sentence of Appendix L: Paragraph L.19 on page 388)</p> <p><u>Residential cycle parking</u></p> <p>L.16 As well as according with this standard, residential cycle <u>Cycle parking should accord with have regard to designs, layouts, drawings and dimensions established in the Council's Cycle Parking Guide for New Residential Developments. It should:</u></p> <ul style="list-style-type: none"> • be located in a purpose-built area at the front of the house or within a garage (appropriate garage dimensions are shown in this appendix); • only be located within a rear garden if locating it at the front of the house is shown to not be in keeping with the character of the surrounding area, and there is no garage provision; and • be at least as convenient as the car parking provided.
C264	387	Appendix L, Table L.10	<p><i>Amend table heading to read:</i></p> <p>Residential <u>Dwellings and other residential uses - cycle parking standards</u></p>
C265	388	Appendix L, After table L.10	<p><i>Amend sub-heading to read:</i></p> <p>Non-residential use <u>cycle parking standards</u></p>
C266	388	Appendix L, Paragraph L.17	<p><i>Amend paragraph to read:</i></p> <p>As well as according with this standard, the c<u>Cycle parking for non-residential development should:</u></p> <ul style="list-style-type: none"> • reflect the design and dimensions for cycle parking established in the Council's Cycle Parking Guide for New Residential Developments; • accord with the guidelines for use of high capacity or two-tier (double stacker/double-decker) stands (see Appendix 1); • include parking for employees and students in a convenient, secure and covered location, subject to natural surveillance. A proportion of the cycle parking (minimum of 20%) should be provided within a secure location. • access to cycle parking should be as close as is practical to staff entrances, and closer than non-disabled staff car parking; • avoid being located in the basement if steps with ramps are the only access provided, unless it can be shown to be convenient and easy to use, and that alternatives are provided on the ground floor for less-able users and those with tricycles; and • reference to staff or students should be taken to mean the peak number expected to be on the site at any one time.
C267	388	Appendix L, Paragraphs L.18 and L.19	<p><i>Delete paragraphs L.18 and L.19. These paragraphs have been moved to the section relating to both residential and non-residential uses prior to paragraph L.16 (see above).</i></p>
C268	389	Appendix L, Table	<p><i>Amend table entry under 'Food and drinks' category to read:</i></p>

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification																		
		L.11	2 spaces for every 5 members of staff 1 short stay space for every 10 sq m of dining area in the historic core area <u>1 short stay space for every 15 sq m for the rest of the city</u>																		
C269	391	Appendix L, Paragraphs L.20 – L.25	<i>Delete paragraphs L.20 – L.25. These paragraphs have largely been moved to the section relating to both residential and non-residential uses prior to paragraph L.16 (see above).</i>																		
			Appendix M: Monitoring and implementation																		
C270		Monitoring and Implementation	<i>Replace Appendix M with Annex A to this Appendic.</i>																		
			Appendix N: Five Year Housing Land Supply																		
C271	After page 459	After Appendix M: Monitoring and Implementation	<p><u>Add a new Appendix N after Appendix M: Monitoring and Implementation.</u></p> <p><u>Appendix N (Cambridge Local Plan): Five-Year Housing Land Supply</u></p> <p><u>Five-year housing land supply will be calculated using the Liverpool methodology, which has been determined as appropriate for Cambridge and South Cambridgeshire and which spreads any shortfall in supply at the point of calculation over the remainder of the plan period. A 20% buffer is also included in response to historic levels of delivery.</u></p> <p><u>The methodology for calculating five-year housing land supply is set out in figure N1 below:</u></p> <p><u>Figure N1: Methodology for Calculating Five-Year Supply</u></p> <table border="1"> <tbody> <tr> <td><u>(a) Housing requirement in the plan period</u></td> <td><u>Net number of new homes required in the plan period (2011 to 2031) as set out in Policy S/5 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan.</u></td> </tr> <tr> <td><u>(b) Completions so far in the plan period</u></td> <td><u>Net number of new homes completed so far in the plan period, as set out in the Annual Monitoring Report.</u></td> </tr> <tr> <td><u>(c) Number of dwellings left to deliver in the plan period (= a - b)</u></td> <td><u>Calculated by subtracting the net number of homes completed so far in the plan period from the housing requirement.</u></td> </tr> <tr> <td><u>(d) Number of years of plan period left</u></td> <td><u>Number of years of the plan period left in which to deliver the housing requirement.</u></td> </tr> <tr> <td><u>(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)</u></td> <td><u>Calculated by dividing the number of dwellings left to deliver by the number of years of the plan period left.</u></td> </tr> <tr> <td><u>(f) Five year supply requirement (= e x 5)</u></td> <td><u>The requirement to meet in the next five year period. Calculated by multiplying the annualised average requirement by five.</u></td> </tr> <tr> <td><u>(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)</u></td> <td><u>A 20% buffer in addition to the five year supply requirement should be added in response to historic levels of delivery</u></td> </tr> <tr> <td><u>(h) Five year supply requirement with 20% buffer (= f + g)</u></td> <td><u>Five year supply requirement plus 20% buffer, against which predicted housing supply is assessed.</u></td> </tr> <tr> <td><u>(i) Number of dwellings predicted to be completed in the five year period</u></td> <td><u>Net number of new homes predicted to be completed in the five year period, as set out in the housing trajectory published in the Annual Monitoring Report.</u></td> </tr> </tbody> </table>	<u>(a) Housing requirement in the plan period</u>	<u>Net number of new homes required in the plan period (2011 to 2031) as set out in Policy S/5 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan.</u>	<u>(b) Completions so far in the plan period</u>	<u>Net number of new homes completed so far in the plan period, as set out in the Annual Monitoring Report.</u>	<u>(c) Number of dwellings left to deliver in the plan period (= a - b)</u>	<u>Calculated by subtracting the net number of homes completed so far in the plan period from the housing requirement.</u>	<u>(d) Number of years of plan period left</u>	<u>Number of years of the plan period left in which to deliver the housing requirement.</u>	<u>(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)</u>	<u>Calculated by dividing the number of dwellings left to deliver by the number of years of the plan period left.</u>	<u>(f) Five year supply requirement (= e x 5)</u>	<u>The requirement to meet in the next five year period. Calculated by multiplying the annualised average requirement by five.</u>	<u>(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)</u>	<u>A 20% buffer in addition to the five year supply requirement should be added in response to historic levels of delivery</u>	<u>(h) Five year supply requirement with 20% buffer (= f + g)</u>	<u>Five year supply requirement plus 20% buffer, against which predicted housing supply is assessed.</u>	<u>(i) Number of dwellings predicted to be completed in the five year period</u>	<u>Net number of new homes predicted to be completed in the five year period, as set out in the housing trajectory published in the Annual Monitoring Report.</u>
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Schedule of Proposed Main Modifications to the *Cambridge Local Plan 2014: Proposed Submission – April 2018*

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification																																																						
			<p>(i) <u>Five year supply (= i ÷ h x 5)</u></p> <p>Calculated by dividing the number of dwellings predicted to be completed in the five year period by the five year supply requirement with the 20% buffer, and then multiplying by five.</p> <p>Figures N2 and N3 below summarise the housing land supply position for South Cambridgeshire and Cambridge individually and jointly as at November 2017 for the five-year periods 2017-2022 and 2018-2023, as contained in the Annual Monitoring Reports 2017. The Councils both individually and jointly demonstrate a five year housing land supply using the methodology above. The Council's five year supply will be published each year in their Annual Monitoring Reports. These should be consulted for the most up to date position on housing supply.</p> <p>Figure N2: Five-Year Housing Land Supply Position at November 2017 for 2017-2022</p> <table border="1"> <thead> <tr> <th></th> <th>Cambridge</th> <th>South Cambridge-shire</th> <th>Cambridge & South Cambridge-shire</th> </tr> </thead> <tbody> <tr> <td>(a) <u>Housing requirement 2011 to 2031</u></td> <td>14,000</td> <td>19,500</td> <td>33,500</td> </tr> <tr> <td>(b) <u>Completions up to 31 March 2017</u></td> <td>4,932</td> <td>3,970</td> <td>8,902</td> </tr> <tr> <td>(c) <u>Number of dwellings left to deliver in the plan period (= a - b)</u></td> <td>9,068</td> <td>15,530</td> <td>24,598</td> </tr> <tr> <td>(d) <u>Number of years of plan period left</u></td> <td>14</td> <td>14</td> <td>14</td> </tr> <tr> <td>(e) <u>Annualised average requirement for the remainder of the plan period (= c ÷ d)</u></td> <td>648</td> <td>1,109</td> <td>1,757</td> </tr> <tr> <td>(f) <u>Five year supply requirement (= e x 5)</u></td> <td>3,239</td> <td>5,546</td> <td>8,785</td> </tr> <tr> <td>(g) <u>20% buffer to be added to the five year supply requirement (= f x 0.2)</u></td> <td>648</td> <td>1,109</td> <td>1,757</td> </tr> <tr> <td>(h) <u>Five year supply requirement with 20% buffer (= f + g)</u></td> <td>3,886</td> <td>6,656</td> <td>10,542</td> </tr> <tr> <td>(i) <u>Number of dwellings predicted to be completed in the five year period (1 April 2017 to 31 March 2022)</u></td> <td>4,201</td> <td>7,235</td> <td>11,436</td> </tr> <tr> <td>(j) <u>Five year supply (= i ÷ h x 5)</u></td> <td>5.4</td> <td>5.4</td> <td>5.4</td> </tr> </tbody> </table> <p>Source: Cambridge Annual Monitoring Report 2017 and South Cambridgeshire Annual Monitoring Report 2017</p> <p>Figure N3: Five-Year Housing Land Supply Position at November 2017 for 2018-2023</p> <table border="1"> <thead> <tr> <th></th> <th>Cambridge</th> <th>South Cambridge-shire</th> <th>Cambridge & South Cambridge-shire</th> </tr> </thead> <tbody> <tr> <td>(a) <u>Housing requirement 2011 to 2031</u></td> <td>14,000</td> <td>19,500</td> <td>33,500</td> </tr> </tbody> </table>				Cambridge	South Cambridge-shire	Cambridge & South Cambridge-shire	(a) <u>Housing requirement 2011 to 2031</u>	14,000	19,500	33,500	(b) <u>Completions up to 31 March 2017</u>	4,932	3,970	8,902	(c) <u>Number of dwellings left to deliver in the plan period (= a - b)</u>	9,068	15,530	24,598	(d) <u>Number of years of plan period left</u>	14	14	14	(e) <u>Annualised average requirement for the remainder of the plan period (= c ÷ d)</u>	648	1,109	1,757	(f) <u>Five year supply requirement (= e x 5)</u>	3,239	5,546	8,785	(g) <u>20% buffer to be added to the five year supply requirement (= f x 0.2)</u>	648	1,109	1,757	(h) <u>Five year supply requirement with 20% buffer (= f + g)</u>	3,886	6,656	10,542	(i) <u>Number of dwellings predicted to be completed in the five year period (1 April 2017 to 31 March 2022)</u>	4,201	7,235	11,436	(j) <u>Five year supply (= i ÷ h x 5)</u>	5.4	5.4	5.4		Cambridge	South Cambridge-shire	Cambridge & South Cambridge-shire	(a) <u>Housing requirement 2011 to 2031</u>	14,000	19,500	33,500
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Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification			
			(b) Completions up to 31 March 2018	6,267	4,629	10,896
			(c) Number of dwellings left to deliver in the plan period (= a - b)	7,733	14,871	22,604
			(d) Number of years of plan period left	13	13	13
			(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	595	1,144	1,739
			(f) Five year supply requirement (= e x 5)	2,974	5,720	8,694
			(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	595	1,144	1,739
			(h) Five year supply requirement with 20% buffer (= f + g)	3,569	6,864	10,433
			(i) Number of dwellings predicted to be completed in the five year period (1 April 2018 to 31 March 2023)	3,874	8,197	12,071
			(j) Five year supply (= i ÷ h x 5)	5.4	6.0	5.8

Source: Cambridge Annual Monitoring Report 2017 and South Cambridgeshire Annual Monitoring Report 2017

Figure N4 below shows that it is anticipated that based on the housing trajectory as at November 2017 it is anticipated that there will be a rolling five-year housing land supply continuing for the remainder of the plan period. The housing supply data will be updated annually and published in the Annual Monitoring Report.

Figure N4: Rolling Five Year Supply

	2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Cambridge	5.4	5.4	6.0	6.2	6.2	6.2	5.8	5.3	5.3	5.5
South Cambridgeshire	5.4	6.0	6.3	6.3	6.4	6.5	6.9	7.7	8.9	11.4
Cambridge & South Cambridgeshire	5.4	5.8	6.2	6.3	6.3	6.4	6.5	6.8	7.6	9.1

Source: Cambridge Annual Monitoring Report 2017 and South Cambridgeshire Annual Monitoring Report 2017

Figure N5 below shows past and projected completions for Cambridge and South Cambridgeshire over the plan period (2011/12 to 2030/31). In total, the plans must make provision for a minimum of 33,500 homes over this period, which is represented in the graph by the black 'plan' line (the combined annual housing requirement of 1,675 net homes). It also includes a 'manage' line, which shows the outstanding

Reference No.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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balance of completions relative to cumulative delivery.

Figure N5: Past and Projected completions 2011/12 to 2030/31

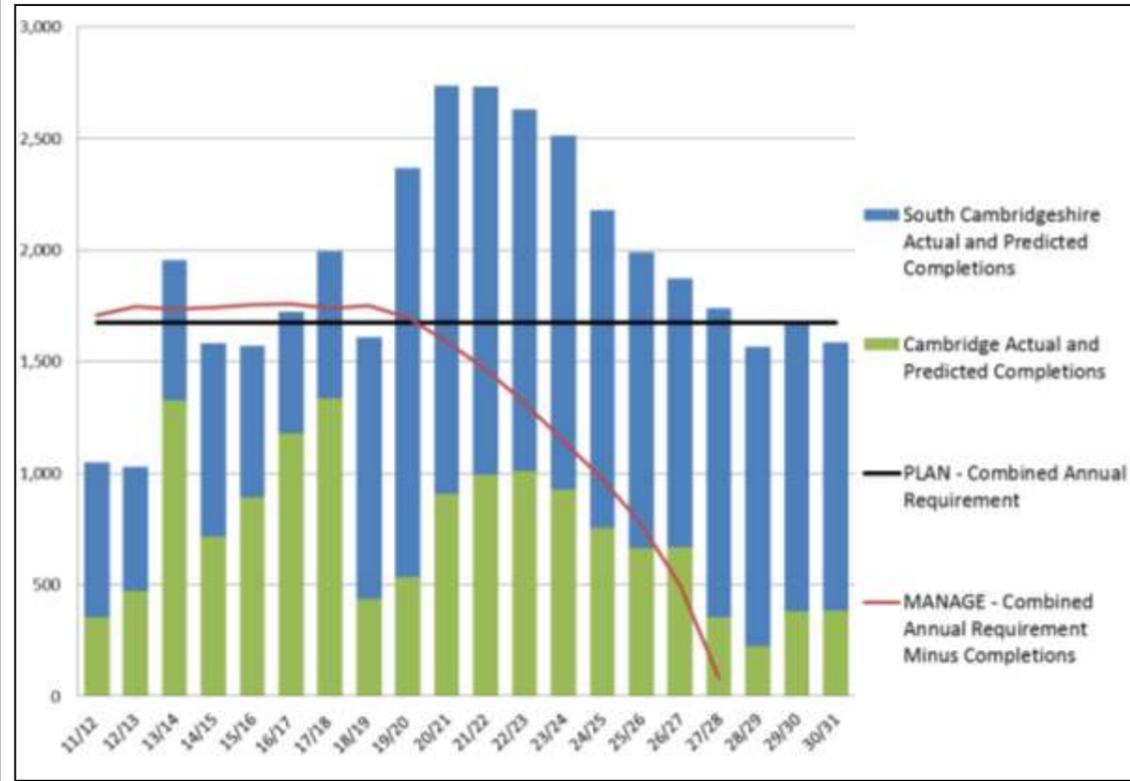


Figure N6 below provides a summary of the broad distribution and main sources of supply of the housing provision set out in the plans.

Figure N6: Distribution and supply of housing provision

	2011/12 - 2015/16	2016/17- 2020/21	2021/22- 2025/26	2026/27- 2030/31	Post 2031	Totals
-						
Actual Completions						
Cambridge	3,754	1,178	-	-	-	4,932
South Cambridgeshire	3,427	543	-	-	-	3,970
Cambridge Urban Area						
Cambridge - existing allocations	-	226	304	289	0	819
Cambridge - new allocations	-	131	613	579	0	1,323
South Cambridgeshire - existing allocations	-	42	105	0	0	147
Cambridge Fringe Sites						
Cambridge - existing allocations	-	2,227	2,595	521	0	5,343
Cambridge - new allocations	-	190	240	0	0	430
South Cambridgeshire - existing allocations	-	894	1,879	1,378	250	4,151
New Settlements						
South Cambridgeshire - existing allocations	-	703	1,250	1,250	6,784	3,203
South Cambridgeshire - new allocations	-	0	1,660	2,000	8,840	3,660

Annex A

APPENDIX M: Monitoring and Implementation

- M.1 The role and importance of monitoring has long been recognised by the council as a vital part of the plan-making and review process. It enables feedback on the performance of policies and the physical effects they have on the city. Monitoring will be crucial to the successful delivery and implementation of the Cambridge Local Plan 2014, enabling the development of a comprehensive evidence base, which will in turn inform the preparation of policy documents. Monitoring will also provide a feedback loop mechanism, giving information about policy performance and highlighting policies that need to be replaced/amended.
- M.2 All policies will be monitored by counting how many times they have been used to inform decision making. Meetings will be held with Development Management to discuss if the usage of these policies appears reasonable and correct. Any potential policy implementation issues will also be discussed. The Council will work towards implementing effective solutions to address any policy ambiguity, issues or misuse.
- M.3 The following policies listed in the tables below have additional specific monitoring requirements to that mentioned above as more comprehensive data can be found to assess policy implementation. The indicators and triggers have been selected based on their appropriateness and the availability of the data. Indicators should be measured at the appropriate level for the policy and measured at a reasonable interval to allow for comprehensive monitoring. Where there may be issues obtaining the data at present (due to the need to create a new dataset), it is expected that this data will become available as soon as practicably possible. All indicators and progress of the policies will be monitored and recorded annually through the council's Annual Monitoring Report.
- M.4 The monitoring and implementation framework for the Cambridge Local Plan 2014 is outlined in the tables below. For each policy identified policy the table sets out:
- **Risks:** Identifies the risks if the policy is not delivered;
 - **What action will be taken?** In each case the Council will review the circumstances that led to the trigger being met, and then take action as identified within the text;
 - **Purpose:** Illustrates what the policy is trying to achieve;
 - **Delivery mechanism/partners:** Clarifies how the policy will be delivered and identifies any key partners or agencies that will be involved in the implementation of this policy;
 - **Target/Trigger:** Identifies a target and trigger that will instigate the review of the policy and the implementation of the aforementioned actions; dates reflect the end of monitoring years;
 - **Data Source, Frequency of Monitoring:** Demonstrates how the policy will be monitored, how often the indicators will be monitored and by what methodology.

Section Two – The spatial strategy			
Policy 2 – Spatial strategy for the location of employment development			
Risks (that the policy will not be delivered):			
<ul style="list-style-type: none"> • Pressure for new development outside urban area, areas of major change, opportunity areas and the city centre. • Lack of joint working between key stakeholders to develop identified employment locations. 			
What action will be taken?			
<ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Seeking further engagement with developers and agents and other landowners, review supply of employment land across the city to see if overall target can be achieved. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring employment proposals are focused on the urban area, areas of major change, opportunity areas and the city centre.	Through the development management process and working with relevant partners, such as the universities and the Greater Cambridge Greater Peterborough Local Enterprise Partnership.	<ul style="list-style-type: none"> • Target: To deliver an increase of at least 12 hectares of employment land. <p>Trigger: A net decrease in employment land based upon a five year period working back from the current financial monitoring year.</p> <ul style="list-style-type: none"> • Target: To deliver a net increase of 22,100 jobs in the Cambridge Local Authority Area between 2011 and 2031. • Trigger: Lack of progress towards increase of 22,100 jobs to 2031 based on an annual trajectory of 1,105 jobs per annum plus or minus 20%. 	<ul style="list-style-type: none"> • Monitored annually using business completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council. • These figures will be taken from NOMIS employee jobs and jobs density.

Section Two – The spatial strategy			
Policy 3 – Spatial strategy for the location of residential development			
<p>Risks (that the policy will not be delivered):</p> <ul style="list-style-type: none"> • Pressure for new development outside designated areas for housing (outside the urban area). <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Seeking further engagement with developers and agents and other landowners to bring forward housing sites. • Reviewing housing land supply including housing targets and allocations. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>Ensuring residential proposals are developed in urban areas in particular on the allocated housing sites including sites released from the Cambridge Green Belt at Worts' Causeway.</p> <p>Ensuring residential proposals are delivered consistent with development strategy for Greater Cambridge.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> • Target: To deliver a net increase of 14,000 residential units in Cambridge between 2011 to 2031. Housing trajectory to demonstrate that this can be achieved. <p>Trigger: Inability to demonstrate through the housing trajectory the delivery of 14,000 residential units between 2011 and 2031.</p> <ul style="list-style-type: none"> • Target: To demonstrate a five year supply of housing land (plus relevant buffer) jointly with South Cambridgeshire District Council. Housing trajectory and accompanying five year supply calculations to show whether this can be demonstrated. <p>Trigger: Inability to demonstrate a five year supply of housing land (plus relevant buffer) jointly with South Cambridgeshire District Council.</p> <ul style="list-style-type: none"> • Target: To focus development within Cambridge, on the edge of Cambridge, at new settlements and within the more sustainable villages in South Cambridgeshire categorised as Rural Centres and Minor Rural Centres. <p>Trigger: Contextual indicator, to provide information on the implementation of the development strategy against the development sequence, to inform the local plan review.</p>	<ul style="list-style-type: none"> • Monitored annually via the council's joint annual housing trajectory using housing completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council, and using housing trajectory questionnaires completed by landowners, developers or agents. • Monitored annually using Housing completions for Cambridge and South Cambridgeshire produced by Research & Monitoring Team at Cambridgeshire County Council. • Data on dwellings completed in the countryside (outside of development frameworks) should identify rural exception sites, 'five year supply' sites and Neighbourhood Plan allocations separately from other dwellings completed in the countryside.

Section Two – The spatial strategy			
Policy 4 – The Cambridge Green Belt			
<p>Risks (that the policy will not be delivered):</p> <ul style="list-style-type: none"> • Pressure for new development in the Green Belt. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Seek further engagement with developers and agents and other landowners to identify why developers are not choosing to develop on brownfield land. • Review housing and employment land supply. • Review the development management process. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

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<p>Ensuring proposals comply with the Green Belt policy in the National Planning Policy Framework.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> • Target: To restrict inappropriate development in the Green Belt unless very special circumstances have been accepted that outweigh any harm caused. <p>Trigger: One or more inappropriate developments permitted within the Green Belt in a year without very special circumstances having been justified.</p>	<ul style="list-style-type: none"> • Data compiled annually using information submitted with planning applications and committee or delegated reports. Analysis of completions and commitments data for housing, business, retail and other uses produced by the Research & Monitoring Team at Cambridgeshire County Council.
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Section Two – The spatial strategy			
Policy 5 – Strategic transport infrastructure			
<p>Risks (that the policy will not be delivered):</p> <ul style="list-style-type: none"> • Pressure for new development that fails to adequately promote and support sustainable forms of transportation. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Seek further engagement with developers and agents, Cambridgeshire County Council and Greater Cambridge Partnership. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>Ensuring: the delivery of suitable local and strategic transport schemes and greater pedestrian and cycle prioritisation.</p> <p>Ensuring sustainable transport and access to major employers, education and research clusters, hospitals, schools and colleges.</p> <p>Supporting the Transport Strategy for Cambridge and South Cambridgeshire and ensuring that growth is linked to the proposed city- wide 20mph zone.</p>	<p>Through the development management process and partnership working with relevant partners.</p>	<ul style="list-style-type: none"> • Target: To increase the proportion of journeys made by car, public transport, taxi, delivery vehicles and cycles. <p>Trigger: Contextual indicator, to provide information on the implementation of the development strategy against the development sequence, to inform the local plan review.</p> <ul style="list-style-type: none"> • Target: To deliver schemes in the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC), the Local Transport Plan (LTP) (or successor documents) and City Deal Projects. <p>Trigger: Contextual indicator, to provide information on the implementation of the development strategy against the development sequence, to inform the local plan review.</p>	<ul style="list-style-type: none"> • Annually, for monitoring purposes only. Data compiled using Cambridgeshire County Council’s Annual Traffic Monitoring Report. Data is only recorded for one specific day during the year and therefore cannot provide an accurate picture of traffic flow and volume throughout the year. • Annually, data obtained from Cambridgeshire County Council by monitoring of their Transport Infrastructure Projects Programme and the TSCSC and LTP. For monitoring purposes only.

Section Two – The spatial strategy			
Policy 6 – Hierarchy of centres and retail capacity			
<p>Risks:</p> <ul style="list-style-type: none"> Non-delivery of comparison retail floorspace in the City Centre. <p>What action will be taken?</p> <ul style="list-style-type: none"> Early engagement with developers and stakeholders. Revisit Development Management usage of policy. Consider need for provision of retail floorspace after 2022. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>To ensure that retail and other town centre uses are being developed in centres and that developments are appropriate to the scale, character and function of the centre.</p> <p>Retail developments proposed outside centres must be subject to a retail impact assessment, where the proposed gross floorspace is greater than 2,500 sqm. A retail impact assessment may be required below this threshold where a proposal could have a cumulative impact or an impact on the role or health of nearby centres within the catchment of the proposal.</p> <p>Meeting identified capacity for comparison retail floorspace in the City Centre.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> Target: To increase retail floorspace in the city from 2011 to 2022 by 14,141 sqm (net). <p>Trigger: No progress towards a net increase in retail floorspace of 14,141 sqm, or net loss of retail floorspace.</p>	<ul style="list-style-type: none"> Data monitored annually by recording the net increase in retail floorspace in the city from 1 April 2011 to current year measured against progress towards an increase of 14,141 square metres of net retail floorspace (by type) by 31 March 2022. Data to be evidenced using business completions and commitments data provided by the County Council's Research and Monitoring Team.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 9 – The City Centre			
<p>Risks:</p> <ul style="list-style-type: none"> That developments in and outside the City Centre could have a detrimental effect on the vitality and vibrancy of the City Centre. <p>What action will be taken?</p> <ul style="list-style-type: none"> Early engagement with developers and stakeholders. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>Ensuring that development has a positive effect on the vitality and vibrancy of the City Centre.</p>	<p>Through the development management process and partnership working with relevant partners.</p>	<ul style="list-style-type: none"> Target: Production of Spaces and Movement Supplementary Planning Document. <p>Trigger: Spaces and Movement Supplementary Planning Document not adopted, or no progress towards adoption of the SPD by 31 March 2019.</p>	<ul style="list-style-type: none"> To be evidenced through the completed SPD and relevant committee as noted in the council's Annual Monitoring Report. Further targets to be derived and monitored through the SPD.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 10 – Development in the City Centre Primary Shopping Area			
<p>Risks (that the policy will not be delivered):</p> <ul style="list-style-type: none"> Pressure for new development that fails to support the vibrancy and vitality of the City Centre Primary Shopping Area. <p>What action will be taken?</p> <ul style="list-style-type: none"> Seek further engagement with developers and stakeholders. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that development has a positive effect on the City Centre Primary Shopping Area.	Through the development management process.	<ul style="list-style-type: none"> Target: Retention of 70% A1 uses on primary shopping frontage unless adequate justification can be evidenced. <p>Trigger: The proportion of retail (A1) uses in the primary shopping frontage falls below 70%.</p> <ul style="list-style-type: none"> Target: Retention of 50% A1 uses on secondary shopping frontage unless adequate justification can be evidenced. <p>Trigger: The proportion of retail (A1) uses in the Secondary Shopping Frontage falls below 50 %.</p>	<ul style="list-style-type: none"> Monitored through the assessment of planning applications and through the Council's occasional shopping survey.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 11 – Fitzroy/Burleigh Street/Grafton Area of Major Change			
<p>Risks:</p> <ul style="list-style-type: none"> Non-delivery and delays in implementation. <p>What action will be taken?</p> <ul style="list-style-type: none"> Discuss with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Delivery of the development by 2022 to ensure that the council meets its retail floorspace target set out in Policy 6, of which this site makes up a significant element.	Through the development management process and the submission of the relevant planning applications.	<ul style="list-style-type: none"> Target: Delivery of up to 12,000 sqm of retail floorspace. <p>Trigger: Lack of progress towards completed development by 31 March 2022 will trigger a review.</p> <ul style="list-style-type: none"> Target: To produce the Grafton Area Supplementary Planning Document, <p>Trigger: Grafton Area Supplementary Planning Document not adopted, or no progress towards adoption of the SPD by 31 March 2019.</p>	<ul style="list-style-type: none"> Monitored annually using the council's retail completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council. To be evidenced through the completed SPD and relevant committee reports to be reported in the council's Annual Monitoring Report. Further targets to be derived and monitored through the SPD.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 12 – Cambridge East			
<p>Risks:</p> <ul style="list-style-type: none"> Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: Discussion with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

Schedule of Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission – April 2018

<p>Delivery of the development.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> Target: Adoption of Cambridge East - Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019. <p>Trigger: No adoption or progress towards adoption of Cambridge East - Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019.</p> <ul style="list-style-type: none"> Target: Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units. <p>Trigger: Lack of progress in comparison with annually published housing trajectory.</p>	<ul style="list-style-type: none"> Progress on delivery of SPD evidenced through relevant committee reports <ul style="list-style-type: none"> Monitored via data compiled using (i) planning applications and their committee or delegated reports, (ii) housing, business, retail and other use completions and commitments produced by Research & Monitoring Team at Cambridgeshire County Council, and (iii) the housing trajectory including the questionnaires completed by landowners, developers or agents.
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Section Three - City Centre, areas of major change, opportunity areas and site specific proposals

Policy 14 – Cambridge Northern Fringe East and new railway station Area of Major Change

Risks:

- Non-delivery.

What action will be taken?

- Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:
- Discussion with stakeholders to identify issues and seek to resolve to bring forward development.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>Delivery of the development.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> Target: Adoption of Cambridge Northern Fringe East Area Action Plan. <p>Trigger: Lack of Progress against agreed Local Development Scheme.</p>	<ul style="list-style-type: none"> Review annually. Progress on delivery of Area Action Plan evidenced through relevant committee reports.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals

Policy 15 – South of Coldham’s Lane

Risks:

- Non-delivery.

What action will be taken?

- Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:
- Discussion with stakeholders to identify issues and seek to resolve to bring forward development.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

Schedule of Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission – April 2018

<p>Delivery of the development.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> Target: Adoption of South of Coldham's Lane masterplan before a planning application is submitted. <p>Trigger: Masterplan not adopted by 31 March 2021.</p> <ul style="list-style-type: none"> Target: Delivery of urban country park and appropriate development as defined in the masterplan. <p>Trigger: Delay in delivery contrary to the masterplan.</p>	<ul style="list-style-type: none"> Review annually. Completion of the masterplan will be evidenced through its adoption. To be evidenced through the completed masterplan and reported annually in the council's Annual Monitoring Report using business and residential completions and commitments data provided by the County Council's Research and Monitoring Team.
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Section Three - City Centre, areas of major change, opportunity areas and site specific proposals

Policy 16 – Cambridge Biomedical Campus (including Addenbrooke's Hospital)

Risks:

- Non-delivery.

What action will be taken?

- Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:
- Discussion with stakeholders to identify issues and seek to resolve to bring forward development.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>Delivery of the development.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> Target: Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and completion of the development. Target of up to 60,000 sqm of clinical research and treatment (D1) 130,000 sqm of biomedical and biotech research and development (B1(b)) 25,000 sqm of either clinical research and treatment (D1) or higher education or sui generis medical research institute uses. <p>Trigger: Lack of substantial progress towards this target by 31 March 2021 will trigger a review policy.</p>	<ul style="list-style-type: none"> These figures will be monitored using business completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 17 – Southern Fringe Areas of Major Change			
<p>Risks:</p> <ul style="list-style-type: none"> • Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Discussion with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Delivery of the development.	Through the development management process.	<ul style="list-style-type: none"> • Target: Progress towards housing provision as identified in Policy 17 and allocations R42 a, b, c and d, which includes up to 2,250 dwellings at Clay Farm; up to 600 at Trumpington Meadows; 286 at Glebe Farm and up to 347 at the Bell School Site. <p>Trigger: Lack of Progress of allocations R42 a, b, c and d in comparison with annually published housing trajectory.</p>	<ul style="list-style-type: none"> • These figures will be monitored via the council's annual housing trajectory using housing completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council, and using housing trajectory questionnaires completed by landowners, developers or agents.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 18 – West Cambridge Area of Major Change			
<p>Risks:</p> <ul style="list-style-type: none"> • Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Discussion with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

Schedule of Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission – April 2018

Delivery of the development	Through the development management process.	<ul style="list-style-type: none"> Target: Approval of West Cambridge masterplan/outline planning permission by 31 March 2019. <p>Trigger: Masterplan/outline planning permission not approved, or close to approval by 31 March 2019.</p> <ul style="list-style-type: none"> Target: Delivery of allocation M13 as defined in the masterplan/outline planning permission. <p>Trigger: Delay in delivery contrary to masterplan/outline planning permission deadlines.</p>	<ul style="list-style-type: none"> Review annually. Completion of the masterplan/approval of outline planning permission will be evidenced through its adoption or approval of planning permission and the relevant council committees. To be evidenced through the completed masterplan/outline planning permission and reported annually in the council's Annual Monitoring Report using business and residential completions and commitments data provided by the County Council's Research and Monitoring Team.
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Section Three - City Centre, areas of major change, opportunity areas and site specific proposals

Policy 19 – Land between Huntingdon Road and Histon Road Area of Major Change

<p>Risks:</p> <ul style="list-style-type: none"> Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: Discussion with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Delivery of the development.	Through the development management process.	<ul style="list-style-type: none"> Target: Progress towards housing provision as identified in Policy 19 and allocation R43 for up to 1,780 dwellings. <p>Trigger: Lack of progress of allocation R43 in comparison with annually published housing trajectory.</p>	<ul style="list-style-type: none"> Monitored via data compiled using (i) planning applications and their committee or delegated reports, (ii) housing, business, retail and other use completions and commitments produced by Research & Monitoring Team at Cambridgeshire County Council, and (iii) the housing trajectory including the questionnaires completed by landowners, developers or agents.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals

Policy 20 – Station Areas West and Clifton Road Area of Major Change

<p>Risks:</p> <ul style="list-style-type: none"> Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: Discussion with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

Schedule of Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission – April 2018

<p>Delivery of the development.</p>	<p>Through the development management process.</p>	<ul style="list-style-type: none"> Target: Progress towards mixed use development and principal land uses as identified in Policy 20 for allocations Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2). <p>Trigger: No progress towards submission of planning application for allocation M2 before 31 March 2020.</p> <p>Trigger: Non delivery of/or no progress towards completion of 331 residential units in comparison with annually published housing trajectory. Further monitoring of business and additional residential development through the approval of relevant planning applications for sites M44 and M14.</p>	<ul style="list-style-type: none"> These figures will be monitored via the council's annual housing trajectory using housing completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council, and using housing trajectory questionnaires completed by landowners, developers or agents.
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Section Three - City Centre, areas of major change, opportunity areas and site specific proposals

Policy 21 – Mitcham’s Corner Opportunity Area

Risks:

- Non-delivery.

What action will be taken?

- Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:
- Discussion with stakeholders to identify issues and seek to resolve to bring forward development.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>Ensuring that any projects which help deliver coordinated streetscape and public realm improvements are feasible, properly funded, effective and done to a high quality to help reinforce a strong sense of place for the area.</p>	<p>Through the development management process and through careful coordination of any transport analysis, design and project management of proposals.</p>	<ul style="list-style-type: none"> Target: Adoption of Mitcham’s Corner Development Framework SPD before a planning application is submitted. <p>Trigger: Development Framework SPD not adopted by 31 March 2019.</p> <ul style="list-style-type: none"> Target: Progress towards housing provision as identified in Policy 21 and allocation R4 for approximately 48 dwellings. Trigger: Lack of progress in comparison with annually published housing trajectory. 	<ul style="list-style-type: none"> Review annually. Completion of the Development Framework SPD will be evidenced through its adoption and the relevant council committee. These figures will be monitored via the council's annual housing trajectory using housing completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council, and using housing trajectory questionnaires completed by landowners, developers or agents.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 22 – Eastern Gate Opportunity Area			
<p>Risks:</p> <ul style="list-style-type: none"> • Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Discussion with stakeholders to identify issues and seek to resolve to bring forward development. • Update the Eastern Gate Supplementary Planning Document. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Delivery of the development.	Through the development management process.	<ul style="list-style-type: none"> • Target: To redevelop the identified 'Potential Development Sites' and improve the Eastern Gate Opportunity Area through the implementation of key projects as illustrated within Policy 22 (figure 3.9). <p>Trigger: No progress towards the submission of a relevant planning application on any of the 'Potential Development Sites' by 31 March 2021.</p>	<ul style="list-style-type: none"> • To be reported annually in the council's Annual Monitoring Report using business and residential completions and commitments data provided by the County Council's Research and Monitoring Team to illustrate new completed and improved developments as set out in the Council's Eastern Gate SPD.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 23 – Mill Road Opportunity Area			
<p>Risks:</p> <ul style="list-style-type: none"> • Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Discussion with stakeholders to identify issues and seek to resolve to bring forward development. Discussions with Development Management to understand and address any issues pertaining to shop unit amalgamation. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Delivery of Local Plan allocations R10, R21 and R9 and a series of coordinated streetscape and public realm improvements.	Through the development management process.	<ul style="list-style-type: none"> • Target: Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted. <p>Trigger: Planning and Development Brief SPD not adopted or close to adoption by 31 March 2019.</p> <ul style="list-style-type: none"> • Progress towards housing provision as identified in Policy 23 and allocations R10 (for approximately 167 dwellings), R21 (for approximately 128 dwellings and up to 1 hectare employment floorspace) and R9 (for up to 49 dwellings). <p>Trigger: Lack of progress in comparison with annually published housing trajectory.</p>	<ul style="list-style-type: none"> • Review annually. Completion of the Planning and Development Brief SPD will be evidenced through its adoption. • These figures will be monitored via the council's annual housing trajectory using housing completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council, and using housing trajectory questionnaires completed by landowners, developers or agents.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 24 – Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area			
<p>Risks:</p> <ul style="list-style-type: none"> • Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Discussion with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that any projects which help deliver coordinated streetscape and public realm improvements are feasible, properly funded, effective and done to a high quality to help reinforce a strong sense of place for the area.	Through the development management process and through careful coordination of any transport analysis, design and project management of proposals.	<ul style="list-style-type: none"> • Target: Progress towards development of sites M5 (20 residential units over 0.5 ha of employment) and E5 (1.4ha of employment uses) as identified in Policy 24. <p>Trigger: Lack of progress in comparison with annually published housing trajectory.</p>	<ul style="list-style-type: none"> • To be reported annually in the council's Annual Monitoring Report using business and residential completions and commitments data provided by the County Council's Research and Monitoring Team.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 25 – Old Press/Mill Lane Opportunity Area			
<p>Risks:</p> <ul style="list-style-type: none"> • Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Discussion with stakeholders to identify issues and seek to resolve to bring forward development, or alternatively review the masterplan. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that high quality development comes forward which will help reinforce a strong sense of place for the area and makes public realm and accessibility improvements.	Through the development management process.	<ul style="list-style-type: none"> • Target: Approval of Old Press/Mill Lane masterplan/outline planning permission by 31 March 2021. <p>Trigger: Masterplan/outline planning permission not approved, or close to approval by 31 March 2021.</p> <ul style="list-style-type: none"> • Target: Delivery of Old Press/Mill Lane as defined in the masterplan/outline planning permission and SPD. <p>Trigger: Delay in delivery contrary to the masterplan/outline planning permission.</p>	<ul style="list-style-type: none"> • Review annually. Completion of the masterplan/approval of outline planning permission will be evidenced through its adoption or approval of planning permission. • To be evidenced through the completed masterplan/outline planning permission and reported annually in the council's Annual Monitoring Report using completions and commitments data provided by the County Council's Research and Monitoring Team.

Section Three - City Centre, areas of major change, opportunity areas and site specific proposals			
Policy 26 – Site specific development opportunities			
<p>Risks:</p> <ul style="list-style-type: none"> • Non-delivery. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Review the circumstances that led to the trigger being met, and then take action as appropriate which may include: • Discussion with stakeholders to identify issues and seek to resolve to bring forward development. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Delivery of the development.	Through the development management process.	<ul style="list-style-type: none"> • Target: Progress of GB1 & 2 towards the housing targets of 200 and 230 residential units. <p>Trigger: Lack of progress in comparison with annually published housing trajectory</p> <ul style="list-style-type: none"> • Progress of GB3 & 4 towards the identified employment floorspace target of 25,193 sqm by the end of the plan period. <p>Trigger: No progress towards the submission of relevant planning applications by 31 March 2021.</p>	<ul style="list-style-type: none"> • To be reported annually in the council's Annual Monitoring Report using business and residential completions and commitments data provided by the County Council's Research and Monitoring Team and using housing trajectory questionnaires completed by landowners, developers or agents.

Section Four - Responding to climate change and managing resources			
Policy 27 – Carbon reduction, community energy networks, sustainable design and construction and water use			
<p>Risks:</p> <ul style="list-style-type: none"> • Developments (and the residents of new developments) are more vulnerable to the predicted impacts of our changing climate (e.g. higher temperatures, extreme weather events, flooding) if they are not designed to be resilient to these impacts • Continued increase in carbon emissions from new developments, exacerbating climate change • Increase in fuel and water poverty amongst Cambridge residents <p>What action will be taken?</p> <ul style="list-style-type: none"> • Engage with developers at an early stage in the design of new developments to ensure that the principles of sustainable design and construction are integrated • Development of further supplementary guidance and case studies of best practice 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>How to ensure that the principles of sustainable design and construction are integrated into the design of new developments.</p> <p>How to ensure that all new developments are designed to help minimise carbon reductions and reduce potable water consumption.</p>	<p>Through the development management process through the submission of the following documents:</p> <ul style="list-style-type: none"> • submission of a Sustainability Statement as part of the design and access statement; • submission of BREEAM pre-assessments; • Interim and Final BREEAM certification to be submitted to the local planning authority in order to discharge conditions; • submission of an energy strategy demonstrating energy and carbon savings and how these have been achieved using the hierarchical approach; • submission of water efficiency specification/water efficiency calculator to demonstrate compliance with water efficiency requirements. <p>The following information would need to be submitted alongside any applications that fall within the Strategic District Heating Area:</p> <ul style="list-style-type: none"> • Plans showing the pipe route and connection point to the wider network; • High level technical specification to enable compatibility to be checked; • Date of implementation and connection; • Details of financial contribution; • Feasibility and viability assessments; and • Energy Statement demonstrating carbon and energy savings. 	<ul style="list-style-type: none"> • Target: An increase in the number of non-residential completions (where applicable) delivered at BREEAM 'very good'/'excellent' and maximum credits for water consumption. <p>Trigger: 50% or more non-compliant permissions.</p> <ul style="list-style-type: none"> • Target: That all new dwellings permitted will be designed to achieve water consumption levels of 110 litres per person per day or less <p>Trigger: One or more residential completions that fail to achieve 110 litres per person per day water consumption.</p> <ul style="list-style-type: none"> • Target: Production of Sustainable Design and Construction SPD including water efficiency guidance. <p>Trigger: Sustainable Design and Construction SPD not adopted or no progress towards adoption of the SPD by 31 March 2019.</p> <ul style="list-style-type: none"> • Target: Connection of all schemes located within the strategic district heating area to district heating where available. <p>Trigger: If by 31 March 2021 the policy has not lead to the development of district heating networks the policy will be reviewed.</p>	<ul style="list-style-type: none"> • Annually, via the creation of a BREEAM spreadsheet to track all non-residential applications through to discharge of condition. • Annually, via a BREEAM spreadsheet to track all non-residential applications through to discharge of condition. • To be evidenced through the adoption of the SPD and relevant committee as noted in the council's Annual Monitoring Report. Further targets to be derived and monitored through the SPD. • Annually monitoring the installation of CHP district heating networks through the monitoring of planning applications.

Section Four - Responding to climate change and managing resources

Policy 31 – Integrated water management and the water cycle

Risks:

- If surface water runoff from new developments is not managed in an integrated way, the risk of surface water flooding will increase, both to the development itself and neighbouring properties/properties downstream of the development.
- Pollutants in surface water run-off from new developments could enter rivers and other watercourses, damaging the ecology of those watercourses. Groundwater supplies could also become contaminated.

What action will be taken?

- Early engagement with developers to ensure that the principles of an integrated surface water management are embedded into all development proposals.
- Development of further supplementary guidance and case studies of best practice.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
To ensure that an integrated approach to surface water management is applied to all development proposals in order that flood risk is not increased elsewhere.	Applicants will be required to submit a drainage strategy as part of their planning application, outlining their approach.	<ul style="list-style-type: none"> • Target: The adoption of a Flooding and Water SPD which will enforce the requirement for developers to submit a drainage strategy by 31 March 2019. <p>Trigger: Non adoption or no progress towards the adoption of the Flooding and Water SPD by 31 March 2019.</p> <ul style="list-style-type: none"> • Target: No planning permissions granted where the Environment Agency initially objected on water quality grounds without appropriate conditions. <p>Trigger: One or more developments granted planning permission in a year against the advice of the Environment Agency, without appropriate conditions.</p>	<ul style="list-style-type: none"> • Review annually. Completion of the SPD will be evidenced through its adoption and the relevant council committees. • Data to be collected annually from the Environment Agency's dataset: Environment Agency objections to planning on the basis of water quality and information submitted with planning applications, delegated reports and conditions imposed on planning permissions.

Section Four - Responding to climate change and managing resources

Policy 32 – Flood risk

Risks:

- Development could be at risk of flooding if it is located in an area defined as being at risk of flooding by the Environment Agency.
- New development could increase the risk of flooding to areas and properties downstream of the development.

What action will be taken?

- Early engagement with developers to ensure that flood risk is appropriately dealt with.
- Development of further supplementary guidance and case studies of best practice.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

Schedule of Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission – April 2018

<p>To ensure that new developments are not at risk of flooding and do not increase the risk of flooding to areas and properties downstream of the development.</p>	<p>Applicants will be required to submit an appropriate flood risk assessment as part of their planning application, outlining their approach.</p>	<ul style="list-style-type: none"> • Target: No planning permissions granted where the Environment Agency initially objected on flooding grounds without appropriate conditions and / or submission of a satisfactory flood risk assessment. • Trigger: One or more developments granted planning permission in a year against the advice of the Environment Agency, without appropriate conditions or a satisfactory flood risk assessment. 	<ul style="list-style-type: none"> • Data to be collected annually from the Environment Agency's dataset: Environment Agency objections to planning on the basis of flood risk and information submitted with planning applications, delegated reports and conditions imposed on planning permissions.
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Section Four - Responding to climate change and managing resources

Policy 36 – Air quality, odour and dust

Risks:

- Continuing degradation of air quality in Cambridge has the potential to cause significant public health issues.

What action will be taken?

- Early engagement with developers to ensure that development has the potential to impact on air quality mitigates any impact.
- Development of further supplementary guidance.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>The need to ensure that new development proposals do not have a detrimental impact on air quality or cause additional pollution from odour and dust.</p>	<p>Developers of sites that are sensitive to pollution, and located close to existing air polluting or fume/odour generating sources will be required to submit a relevant assessment which shows the impact upon their development.</p> <p>Developers of sites that include sources of air pollution, including dust, fumes and odour will be required to submit a relevant assessment which shows the impact of their development.</p> <p>Developers of major sites, or sites within or adjacent to an air quality management area would be required to submit a dust risk assessment/management and/or an air quality assessment.</p>	<ul style="list-style-type: none"> • Target: To improve air quality especially within Air Quality Management Areas (AQMA). • Trigger: Action would be triggered by an increase in air pollution within an AQMA and/or the designation of new air quality management areas. 	<ul style="list-style-type: none"> • Annually through the Air Quality Progress Report for Cambridge City Council in fulfilment of Part IV of the Environment Act 1995 (Local Air Quality Management).

Section Five – Supporting the Cambridge economy			
Policy 40 – Development and expansion of business space			
<p>Risks:</p> <ul style="list-style-type: none"> This policy replaces the long-standing policy of Selective Management of the Economy. The previous policy sought to restrict the occupation of new employment land to hi-tech businesses or businesses that served the local area, to ensure that there was sufficient land for the Cambridge Phenomenon to continue to flourish. Evidence is such that this is no longer needed, as there is a plentiful supply of land for research and development. However, when this restriction is removed will this continue to be the case, also will there continue to be the space for businesses that serve the hi-tech cluster? Any change of such a fundamental policy is likely to have consequences, the full implications of which cannot be foreseen now. For example, will the lifting of restrictions increase the rents on business space, harming entrants to the market? <p>What action will be taken?</p> <ul style="list-style-type: none"> Review the change in policy through an in-depth study of the Cambridge economy. Discussion with developers and stakeholders. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
How to best support the Cambridge economy.	Through the development management process.	<ul style="list-style-type: none"> Target: Increase in business floorspace by 70,000 sqm (net). Trigger: No progress towards a net increase of 70,000 sqm meters of business floorspace, or net loss of retail floorspace. 	<ul style="list-style-type: none"> Data monitored annually by recording the increase in business floorspace in the city from 1 April 2011 to current year measured against progress towards an increase of 70,000 sqm of net business floorspace (by type) to 2031. Data to be evidenced using business completions and commitments data provided by Cambridgeshire County Council's Research and Monitoring Team. Data will include B1 (a), B1 (b), B1(c), B2, B8 uses.

Section Five – Supporting the Cambridge economy			
Policy 41 –Protection of business space			
<p>Risks:</p> <ul style="list-style-type: none"> Allowing the loss of too much business space, such that it harms the local economy. The policy being too strict such that sites are left empty and unused. N.B. care must be taken when considering this as it may be a function of other effects (e.g. the national economy) and not the policy. <p>What action will be taken?</p> <ul style="list-style-type: none"> Seek further engagement with developers and agents. Review circumstances that led to trigger being met, and then take action as appropriate which may include review DM processes, and review relevant parts of the Local Plan. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
How to best support the Cambridge economy: ensure there is a sufficient supply of employment land.	Through the development management process.	<ul style="list-style-type: none"> Target: To limit the amount of employment land lost to non-employment uses. Trigger: Loss of 2 or more hectares of employment land to non-employment uses in a year. 	<ul style="list-style-type: none"> Data to be evidenced using business completions and commitments data provided by Cambridgeshire County Council's Research and Monitoring Team. Data will include B1 (a), B1 (b), B1(c), B2, B8 uses.

Section Five – Supporting the Cambridge economy			
Policy 43 –University faculty development			
<p>Risks:</p> <ul style="list-style-type: none"> • Insufficient supply of land to support the growth of the universities. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Seek further engagement with the universities. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Supporting the growth of the universities in Cambridge.	Through the development management process.	<ul style="list-style-type: none"> • Target: To progress development of specific sites mentioned in the policy including New Museums, Mill Lane/Old Press, Eastern Gateway or near East Road, West Cambridge and Cambridge Biomedical Campus against the relevant SPDs or planning permissions. <p>Trigger: A lack of progress towards meeting SPD criteria within the plan period will trigger a review as will a lapse in planning permission.</p> <ul style="list-style-type: none"> • Target: To ensure there is sufficient land to support the growth of the Universities. 	<ul style="list-style-type: none"> • Annually, data to be evidenced using D1 completions and commitments data provided by Cambridgeshire County Council's Research and Monitoring Team. • For monitoring purposes only. data may be incomplete and will therefore not provide an accurate picture of University faculty growth during the plan period. Analysis of policy usage and discussions with development management may raise issues that require further evidence gathering/discussion with the Universities.

Section Six - Providing a balanced supply of housing			
Policy 45 – Affordable housing and dwelling mix			
Risks: <ul style="list-style-type: none"> Lack of delivery of affordable housing What action will be taken? <ul style="list-style-type: none"> Review the policy approach and seek further engagement with developers and agents including further consideration of development viability in Cambridge. Review financial contributions within the Affordable Housing SPD. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Supporting the delivery of a range of affordable housing. Developments should include a balanced mix of dwelling sizes (measured by number of bedrooms), types and tenures to meet future household needs in Cambridge.	Through the development management process, with input on viability and type of housing provided by Strategic Housing and Planning Policy officers.	<ul style="list-style-type: none"> Target: To deliver affordable housing on developments as set out in Policy 45 (and below) unless viability issues can be demonstrated. Trigger: One or more developments that fail to provide affordable housing as set out in the policy in one year. Target: To deliver a mix of housing to meet the needs of different groups in the community. Trigger: Contextual indicator, to provide information on the implementation of the policy. Target: To increase the delivery of affordable housing to respond to the high level of need identified. Trigger: Contextual indicator, to provide information on the implementation of the policy. 	<ul style="list-style-type: none"> Monitored annually using housing completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council.

Section Six - Providing a balanced supply of housing			
Policy 46 – Development of student housing			
Risks: <ul style="list-style-type: none"> Student accommodation is delivered in excess of the recognised need. What action will be taken? <ul style="list-style-type: none"> Review the policy approach and seek further engagement with developers, universities and colleges. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

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Supporting the delivery of high quality student accommodation with no adverse impacts on the surrounding area	Through the development management process	<ul style="list-style-type: none"> Target: To ensure student accommodation built meets the specific needs of a named institution or institutions. <p>Trigger: Amount completed of student accommodation exceeds recognised need of 3,104 to 2026 as guided by the Assessment of Student Housing Demand and Supply for Cambridge City Council or successor document.</p>	<ul style="list-style-type: none"> Data obtained annually from student accommodation completions and commitments data produced annually by Research & Monitoring Team at Cambridgeshire County Council.
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Section Six - Providing a balanced supply of housing

Policy 49 – Provision for Gypsies and Travellers

Risks:

- No provision of permanent or transit pitches or emergency stopping places for Gypsies and Travellers is made.

What action will be taken?

- Seek further engagement with neighbouring authorities, review evidence of need and engage with Gypsies and Travellers, developers and agents.
- Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:
 - Review Development Management processes.
 - Review Needs Assessment
 - Review of the Local Plan.
 - Consider undertaking co-operation with other local authorities, including through duty to co-operate.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
<p>Supports the development of pitch provision for Gypsies and Travellers where there is an identified need.</p> <p>Meeting the needs of those that meet the planning definition of gypsies and travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation.</p>	Through the development management process and through engagement with neighbouring authorities.	<ul style="list-style-type: none"> Target: To monitor the number of caravans on unauthorised Gypsy & Travellers sites. <p>Trigger: Contextual indicator, to provide information on the implementation of the policy.</p> <ul style="list-style-type: none"> Target: Sufficient sites coming forward to meet identified needs of those that meet the planning definition of gypsies and travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation. <p>Trigger: Insufficient sites coming forward to meet identified needs of those that meet the planning definition of gypsies and travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation, assessed against the GTAA and ongoing monitoring by the local housing authority.</p>	<ul style="list-style-type: none"> Annually, using the National caravan count which is carried out in January and July each year. Count of the number of pitches delivered in the monitoring year taken from completions data produced by Cambridgeshire County Council's Research and Monitoring Team.

Section Six - Providing a balanced supply of housing			
Policy 52 –Protecting garden land and the subdivision of existing dwelling plots			
<p>Risks:</p> <ul style="list-style-type: none"> Sustained numbers of approved applications lead to the loss of significant amounts of amenity space, with associated negative impacts on biodiversity and quality of life etc. <p>What action will be taken?</p> <ul style="list-style-type: none"> Seek early engagement with developers and agents. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Supports residential development on garden land only where applications meet specific criteria.	Through the development management process	<ul style="list-style-type: none"> Target: To ensure no subdivision of existing dwelling plots in order to provide further residential accommodation. <p>Trigger: Subdivision of one or more existing plots unless justified through the specified criteria within Policy 52.</p>	<ul style="list-style-type: none"> These figures will be monitored via the council's annual housing trajectory using housing completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council.

Section Six - Providing a balanced supply of housing			
Policy 54 – Residential moorings			
<p>Risks:</p> <ul style="list-style-type: none"> Sustained applications which lead to adverse impacts on amenity. Lack of provision for residential moorings. <p>What action will be taken?</p> <ul style="list-style-type: none"> Early engagement with the residential boaters, Conservators of the River Cam and the council's Streets and Open Spaces Service. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Supports the development of residential moorings, subject to the fulfilment of criteria.	Through the development management process.	<ul style="list-style-type: none"> Target: Delivery of allocation RM1 as specified in Appendix B of the Cambridge Local Plan 2014. <p>Trigger: No delivery of or progress towards the completion of residential moorings by 31 March 2026.</p>	<ul style="list-style-type: none"> Monitored using (i) planning applications and committee or delegated reports, and (ii) housing completions and commitments produced by Research & Monitoring Team at Cambridgeshire County Council.

Section Seven – Protecting and enhancing the character of Cambridge			
Policy 62 – Local heritage assets			
<p>Risks:</p> <ul style="list-style-type: none"> Loss of /harm to assets, <p>What action will be taken?</p> <ul style="list-style-type: none"> Consider Article 4 directions. Promotion of list. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Do decisions reflect the policy with regard to alteration or demolition?	Delivered through decisions on development applications by Members/Officers.	<ul style="list-style-type: none"> Target: To retain local heritage assets. <p>Trigger: Any loss of a local heritage asset.</p>	<ul style="list-style-type: none"> Monitored annually and reported in the Council's Annual Monitoring Report using the Council's own dataset.

Section Seven – Protecting and enhancing the character of Cambridge			
Policy 67 – Protection of open space			
<p>Risks:</p> <ul style="list-style-type: none"> • Pressure for university and other institutions to expand overrides protection of protected open spaces. • Value of protected open spaces is overridden by value of development proposals by Planning Inspectorate on appeal. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Continue to vigorously defend protected open spaces and seek alternative solution through design to minimise loss of protected open space. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that social and environmental gains are sought jointly and simultaneously through the planning system.	By taking a positive approach to decision making that reflects the presumption in favour of sustainable development contained in the NPPF.	<ul style="list-style-type: none"> • Target: Retention of protected open space within the Local Authority area unless appropriate mitigation can be implemented or justified. <p>Trigger: Net loss of protected open spaces unless appropriate mitigation can be implemented or adequately justified.</p>	<ul style="list-style-type: none"> • To be monitored every four to five years through the update of the Open Space and Recreation data/Appendix C. Open space will be assessed by quantum and type. • Additional specific strategies for different types of open spaces may also be commissioned on a four to five year basis.

Section Seven – Protecting and enhancing the character of Cambridge			
Policy 68 – Open space and recreation provision through new development			
<p>Risks:</p> <ul style="list-style-type: none"> • Proposals that generate a contribution for open space provision fail to provide on-site open space provision especially in areas with an identified deficiency in public open space. <p>What action will be taken?</p> <ul style="list-style-type: none"> • Provide robust policy reason for residential proposals providing on-site provision, especially in areas with an identified deficiency in public open space. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that social and environmental gains are sought jointly and simultaneously through the planning system.	<p>By taking a positive approach to decision-making that reflects the presumption in favour of sustainable development contained in the NPPF</p> <p>Specific delivery mechanism: adopted Open Space and Recreation Standards, adopted Open Space and Recreation Strategy.</p>	<ul style="list-style-type: none"> • Target: Net gain of protected open spaces through new development. <p>Trigger: No net gain of open space through new developments.</p>	<ul style="list-style-type: none"> • To be monitored every four to five years through the update of the Open Space and Recreation data/Appendix C. Open space will be assessed by quantum and type. • Additional specific strategies for different types of open spaces may also be commissioned on a four to five year basis.

Section Seven – Protecting and enhancing the character of Cambridge			
Policy 69 – Protection of biodiversity and geodiversity			
<p>Risks:</p> <ul style="list-style-type: none"> Proposals granted planning consent that have an adverse effect on a site of local nature conservation importance. Proposals fail to take account of specific delivery documents related to sites of local nature conservation importance. <p>What action will be taken?</p> <ul style="list-style-type: none"> Seek further engagement with developers and agents. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that environmental gains are sought jointly and simultaneously through the planning system.	<p>By taking a positive approach to decision making that reflects the presumption in favour of sustainable development contained in the NPPF</p> <p>Specific delivery mechanism: adopted Cambridgeshire Green Infrastructure Strategy,</p> <p>national and local habitat action plans (LHAPs) and national and local species action plans (LSAPs).</p>	<ul style="list-style-type: none"> Target: No loss in the areas of local nature conservation importance as a result of new development where no mitigation has been provided. <p>Trigger: Loss of areas of local nature importance as a result of new development where no mitigation has been provided.</p>	<ul style="list-style-type: none"> Data obtained annually from the Cambridgeshire and Peterborough Environmental Records Centre and includes loss of areas of biodiversity importance by type e.g. Local Nature Reserves, County Wildlife Sites and City Wildlife Sites in hectares.

Section Seven – Protecting and enhancing the character of Cambridge			
Policy 70 – Protection of priority species and habitats			
<p>Risks:</p> <ul style="list-style-type: none"> Proposals granted planning consent that have an adverse effect on priority species and habitats. Proposals fail to take account of specific delivery documents related to the protection of priority species and habitats. <p>What action will be taken?</p> <ul style="list-style-type: none"> Seek further engagement with developers and agents. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that environmental gains are sought jointly and simultaneously through the planning system.	<p>By taking a positive approach to decision-making that reflects the presumption in favour of sustainable development contained in the NPPF</p> <p>Specific delivery mechanism: adopted Cambridgeshire Local Biodiversity Action Plans.</p>	<ul style="list-style-type: none"> Target: No loss land within SSSI as a result of new development where no mitigation has been provided. No deterioration of SSSI as a result of new development. Trigger: One or more new developments completed in a year within or adversely affecting a SSSI where no mitigation has been provided. 	<ul style="list-style-type: none"> Data obtained annually from the Cambridgeshire and Peterborough Environmental Records Centre by hectares.

Section Eight – Services and local facilities			
Policy 72 – Development and change of use in district, local and neighbourhood centres			
Risks (that the policy will not be delivered): <ul style="list-style-type: none"> Pressure for new development that fails to support the vibrancy and vitality of the district, local and neighbourhood centres. What action will be taken? <ul style="list-style-type: none"> Seek further engagement with developers and agents. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that the district, local and neighbourhood centres remain healthy with a suitable mix of uses and few vacancies.	Through the development management process.	<ul style="list-style-type: none"> Target: To ensure that the proportion of retail (A1) uses in the district centres does not fall below 55%. Retention of an appropriate balance and mix of uses within Local and Neighbourhood Centres. Trigger: The proportion of retail (A1) uses in the district centre falls below 55%.	<ul style="list-style-type: none"> The health and composition of local and neighbourhood centres will be monitored through the assessment of planning applications and through the Council's occasional shopping survey.

Section Eight – Services and local facilities			
Policy 73 – Community and leisure facilities			
Risks: <ul style="list-style-type: none"> Limited opportunities for replacement facilities to provide either better or comparable facilities in highly accessible areas. Pressure for 'quick win' developments. Clarity and quality of evidence required for proposals that involve the loss of a facility. Lack of commitment from applicants to deliver a usable community space. What action will be taken? <ul style="list-style-type: none"> Ensure requirements for any replacement or proposed loss of a facility are clarified at the pre-application stage. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring that economic, social and environmental gains are sought jointly and simultaneously through the planning system.	By taking a positive approach to decision-making that reflects the presumption in favour of sustainable development contained in the NPPF.	<ul style="list-style-type: none"> Target: To deliver new types of community and/ or leisure facilities. Trigger: Contextual indicator, to provide information on the implementation of the policy.	<ul style="list-style-type: none"> Given the varied use classes of community facilities, the change in net floorspace for D1 and sui generis uses that fulfil a community or leisure use role will be monitored annually using completions and commitments data produced by the Research & Monitoring Team at Cambridgeshire County Council.

Section Eight – Services and local facilities			
Policy 76 – Protection of public houses			
Risks: <ul style="list-style-type: none"> Pressure for 'quick win' developments Clarity and quality of evidence required for proposals that involve the loss of a public house. Limited awareness of incremental proposals affecting the long-term viability of a public house. What action will be taken? <ul style="list-style-type: none"> Ensure requirements for any on-site developments or proposed loss of a facility are clarified at the pre-application stage. 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring

Schedule of Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission – April 2018

Ensuring that economic, social and environmental gains are sought jointly and simultaneously through the planning system.	By taking a positive approach to decision-making that reflects the presumption in favour of sustainable development contained in the NPPF.	<ul style="list-style-type: none"> Target: To retain public houses identified within Appendix C of the Cambridge Local Plan 2014. <p>Trigger: Loss of one or more public houses from the safeguarded list where justification has not been provided as set out in Appendix K of the Cambridge Local Plan 2014.</p>	<ul style="list-style-type: none"> Monitor and update the list of safeguarded sites biennially (Appendix C of the Cambridge Local Plan 2014) through local survey.
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Section Eight – Services and local facilities

Policy 77 – Development and expansion of hotels

Risks:

- Hotel needs not met (possible given the competition for land in Cambridge).

What action will be taken?

- Seek further engagement with developers and agents.

Implementation issue	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Support the growth of hotels to meet needs.	Through the development management process.	<ul style="list-style-type: none"> Target: Development of up to 1,500 additional bedspaces, as identified in the Cambridge Hotel Futures Study or successor document. <p>Trigger: Lack of progress towards target, or oversupply of additional bedspaces in comparison to identified target.</p> <ul style="list-style-type: none"> Monitor the location of new hotels in line with the identified locations set out in Policy 77 and the requirements of National Town Centre Policy (NPPF, paragraph 24). 	<ul style="list-style-type: none"> Annually monitor the increase in hotel accommodation by number of rooms, through a count of policy usage and an analysis of the associated planning applications. Annually, for monitoring purposes only to inform new evidence base creation.

Section Eight – Services and local facilities

Policy 78 – Redevelopment or loss of hotels

Risks:

- Allowing the significant loss of hotels, such that it fails to support tourism in Cambridge.
- The policy being too strict, such that sites are left empty and unused. N.B. care must be taken when considering this, as it may be a function of other effects (e.g. the national economy) and not the policy.

What action will be taken?

- Seek further engagement with developers and agents.

Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
How to best support the Cambridge tourist economy: ensure there is a sufficient supply of hotels.	Through the development management process.	<ul style="list-style-type: none"> Target: To protect the loss of hotel accommodation. <p>Trigger: Net loss of hotel accommodation over a five year period.</p>	<ul style="list-style-type: none"> Annually monitor the net increase in hotel accommodation by number of rooms, through a count of policy usage and analysis of the associated planning applications. To be reported in the Council's Annual Monitoring Report.

Section Nine – Providing infrastructure to support development			
Policy 85 – Infrastructure delivery, planning obligations and the Community Infrastructure Levy			
<p>Risks:</p> <ul style="list-style-type: none"> That the infrastructure necessary to support development is not being provided and provided in a timely fashion <p>What action will be taken?</p> <ul style="list-style-type: none"> Negotiation with developers, review of SPD/charging schedule 			
Purpose	Delivery mechanism/partners	Target/Trigger	Data Source, Frequency of Monitoring
Ensuring the timely provision of infrastructure alongside new development.	<p>Planning obligations SPD.</p> <p>Community Infrastructure Levy Regulations 2010 (as amended).</p> <p>Cambridge Community Infrastructure Levy Charging Schedule.</p>	<ul style="list-style-type: none"> Target: to secure sufficient infrastructure capacity to support and meet all the requirements arising from the new development. <p>Trigger: Contextual indicator, to provide information on the implementation of the policy.</p>	<ul style="list-style-type: none"> Annually for monitoring purposes only. Information on the process of collecting and spending developer contributions is available on the Council's website. Requirements for the implementation and monitoring of CIL are detailed in the CIL Regulations. Once Cambridge City Council has adopted a CIL Charging Schedule, information on the collection and spending of monies will be included in the Annual Monitoring Report.