

# **Pre Issues and Options Consultation**

## **Member Workshop**

**1st December 2011**

## 1.0 Introduction

- 1.1 Cambridge City Council is in the process of reviewing its Local Plan. The Cambridge Local Plan will set out the planning framework to guide the future development of Cambridge. It will comprise the core strategy, development management policies and site specific allocations that forms part of the City Council's Local Development Framework. The first stage in the production of the new Local Plan is the preparation of an evidence base to inform an issues and options document which will be subject to public consultation.
- 1.2 As part of evidence base preparation and in line with the Council's Statement of Community Involvement and Consultation and Community Engagement Strategy for the Local Plan Review (November 2011), a series of workshops were held between December 2011 and February 2012, with councillors, stakeholders, developers, agents and residents' associations. The purpose of the workshops was to explain how the Plan will be prepared, to encourage people to get involved and to hear their ideas and concerns.
- 1.3 Local City Councillors and County Councillors whose wards fall within the City boundary were invited to the workshop on 1<sup>st</sup> December 2011. A list of attendees can be found in Appendix 2.
- 1.4 The workshop was structured as follows (see Agenda at Appendix 1):
- a brief introduction to the Plan;
  - exploring the vision for Cambridge;
  - discussion of planning issues; and
  - a review of existing policies.
- 1.5 During the introduction members were asked what they wanted to get out of the session. Expectations and aims included, to:
- reduce the obstacles to consultation for the public;
  - assist residents to respond;
  - understand the process;
  - understand what is possible;
  - develop useful flexible policies;
  - understand how the Plan will work on local and citywide issues;
  - consider strategic planning; and
  - consider neighbourhood plans.
- 1.6 It is apparent that there was some misunderstanding of what was being asked here and some members were speaking of their expectations of the whole planning process rather than simply the workshop.
- 1.7 The attendance list is in Appendix 2

## 2.0 Vision for Cambridge

### Cambridge Now

2.1 Perceptions, words and phrases that members associated with the City included:

- Ownership – who owns Cambridge?
- Relationship with London – a suburb or separate?
- Gold rush town
- Engine of the economy
- International
- Education
- Social division – different sections
- Expensive – cost of living
- Young
- Cliquey
- Neighbourhoods with local centres
- Exciting
- Relentlessly beautiful
- Intimate
- Relaxed and hectic
- Green
- River crossings
- Safe
- Compact
- Cyclable/Walkable – flat
- Congested
- Full of tourists

### Cambridge 2031

2.2 What sort of place should Cambridge be to live in in 2031?

- A City on a modest scale
- Contained within green boundaries
- Dispersed new development with efficient public transport
- A green lung to move through the City as a pedestrian
- Retains distinctiveness as a City
- Urban extensions (NIAB, NW) that enhance the City
- Distinctive new neighbourhoods
- Not like Peterborough (little relationship between the historic centre and the new periphery)
- Somewhere future generations can afford to live
- Less social division
- Sense of community, less transience
- More diverse tenure mix
- Continued focus on high-tech, bio-science etc, with growth in these sectors
- A successful economy with an improved quality of life and environment
- Radically enhanced transport structures, especially public transport
- Fewer cars in Cambridge
- Fewer buses and service vehicles in the centre

## The Future Vision – Getting There

2.3 Members were asked to identify strengths, weaknesses, opportunities and threats (SWOT analysis), see Table 1

**Table 1 Future vision SWOT analysis**

Strengths	Weaknesses
Intellectual dynamism Economic prowess Diverse, versatile economy Powerful brand Relationship with London	Lack of ownership Expensive Funding Governance structures
Opportunities	Threats
Relationship with capital (London) Attract investment Rebalance Cambridge economy – manufacturing Niche tourism New, vital individual neighbourhoods Model of sustainable living	Suffocation (by growth) Relationship with London Insularity (ignoring challenges) Increased social exclusion Falling international competitiveness Mass tourism Unconventional approach to capital funding of businesses

## 3.0 Issues

3.1 Members were asked to write down planning issues, which they thought should be considered in the review of the Cambridge Local Plan. These have been grouped under seven broad headings and are transcribed below; a few issues are recorded here under 'Other' where they did not fit easily under one of the headings. Some issues might fit under more than one heading, but have been allocated to the one which looks the most appropriate.

### Housing

- Supply and demand as determinants of what's needed
- Discourage London commuters
- Land scarcity: housing densification versus space for clustering of enterprises
- Developers always push for maximum density, straining infrastructure, failure to provide open space
- How to build 'communities' rather than estates?
- Push to build lots of accommodation leaves little possibility for developing communities
- Can we increase the height in new developments while keeping the good adjectives of our City?
- % of affordable housing – how it's measured, units versus bed spaces etc?
- Private rental market – loss of terraced houses to multi-occupation
- Get mix of dwelling types/sizes right
- Mix - flats
- Get mix of tenures right
- Space standards
- Climate change effects: low energy and low water use; insulation; renewables
- Problem of losing gardens, 'back orchards' etc - loss of amenity & threat to biodiversity

## **Social and Leisure**

- Community identity – transient population
- Open space in urban extensions
- Co-location of community facilities
- Real local community facilities lacking – need diversity of facilities
- Developers use S106 to buy way out of creating community facilities
- Stop our pubs closing; protection of community pubs; current Plan doesn't provide protection for local amenities such as pubs

## **Economy and Retail**

- Allow local companies to grow
- Small businesses need support
- Ensure 'non-academic' employment
- Discourage mass tourism
- Future of Addenbrooke's
- How to convert the City from No.1 UK clone retailing into genuine diversity?
- Independent retailers and other businesses find themselves unable to resist rent and other commercial pressures – leads to clone town
- 'Character' areas and local centres
- Can we expand areas defined as 'local centres'?

## **Environment**

- How to retain a genuinely rural ring around the City?
- Protection of the Green Belt
- Proximity to green space – access to the countryside
- Green fingers
- Given how lovely the river is, could we have more? Links to SuDS
- Better design
- Development which is bland and uninspired can get through planning by fighting a 'war of attrition'. Opportunity to create future architectural heritage.
- Public realm and cafes on streets

## **Transport**

- Transport infrastructure cannot cope
- Fundamental improvements to transport in the City and region need to lead the expansion of the City
- County Highways inexplicably relaxed about traffic increases – can we put more onus on applicants to quantify impacts?
- How to 'tame' traffic in favour of pedestrians and cyclists
- Strategic Citywide public transport
- Mini public transport hubs
- Pedestrianise Mill Road
- Can't we ban HGVs? Use transhipment
- Better cycle routes
- Cycle parking in streets
- Cycle parking at the station
- Domestic parking standards limits

## Sustainability and Climate Change

- How to maintain the green momentum so that Cambridge becomes a green exemplar
- All new build BREAM excellent
- Insist on high energy efficiency etc in new build (even in poor economic circumstances)
- Protect flood plain
- Development gets compartmentalised: masterplans fall by the wayside as insular developments shove their way through planning; opportunities for joined up developments lost

## Spatial Development

- Scale and shape of the City – concentric or dispersed?
- Spatial strategy – up, out, elsewhere
- Higher buildings reduce need for the City to spread
- Need to consolidate new communities before next round of expansion is considered
- Relocation of Airport
- Relocation of sewage works
- Encourage use of rail corridor

## 4.0 Existing Planning Policies

### 4.1 Members discussed existing planning policies and raised a number of concerns

- Domestic extensions – terracing of semi-detached houses etc
- External letter boxes and gated anti-communities
- HMOs - planning/licensing/fire regulations - all different
- Standards - negotiations on larger sites different from smaller sites, e.g. cycle standards
- Public realm - cafes on the street, is planning consent required?
- Protection of pubs
- A1/A3 distinction - Mill Road
- Protecting businesses - not a planning issue?
- Design criteria - 3/7 design issues
- Buildings and enhancing character - houses that are not listed but are important to the street scene, often demolished and replaced by flats.
- Status of Buildings of Local Interest
- Protection of landmark buildings

### 4.2 Following the discussion members indicated their views of policies on a wall chart with coloured dots:

- those they thought were working well (green);
- those that worked fairly well, but with reservations (yellow);
- Those they thought were not working (red).

Members were given a maximum of 10 dots of each colour to allocate; and were encouraged to annotate the chart with comments. This information will be used in considering if any existing policies should be taken forward into the new Local Plan and if so whether they need amending.

**Table 2 Member views on how well policies work**

Policy	Name	Policy Usage	Green	Yellow	Red	Your view
<b>3 - Designing Cambridge</b>						
3/1	<b><u>Sustainable Development</u></b> Sustainable Development	520		1 <sup>1</sup>		
3/2	<b><u>Promoting Design Quality</u></b> Setting of the City	13	1			
3/3	Safeguarding Environmental Character	21				
3/4	Responding to Context	1051	2	2		Need provision for prominent sites/signature buildings which demand better quality
3/6	Ensuring Coordinated Development	33		1		
3/7	Creating Successful Places	391		2		Distinction in 3/7 needs more teeth – too much proposed with inadequate public space
3/8	Open Space and Recreation Provision Through New Development	83				
3/9	Watercourses and Other Bodies of Water	14	2			
3/10	Sub-Division of Existing Plots	48		1		Inconsistent advice in reports re 'garden grabbing'
3/11	The Design of External Spaces	163				
3/12	The Design of New Buildings	160	1	2		Need explicit overshadowing protection as in 3/14
3/13	Tall Buildings and the Skyline	14		1		Retention/protection of 'landmark buildings'
3/14	External Buildings	563	1			
3/15	Shopfronts and Signage	117				

<sup>1</sup> Number of dots

Policy	Name	Policy Usage	Green	Yellow	Red	Your view
<b>4. Conserving Cambridge</b>						
4/1	<b><u>Protecting the Natural Environment</u></b> Green Belt	22	1			
4/2	Protection of Open Space	51				
4/3	Safeguarding Features of Amenity or Nature Conservation Value	14	2			
4/4	Trees	120	3			
4/6	Protection of Sites of Local Nature Conservation Importance	12				
4/8	Local Biodiversity Action Plan	2				
4/9	<b><u>Protecting the Built Environment</u></b> Scheduled Ancient Monuments/Archaeological Areas	12	1			
4/10	Listed Buildings	196	2			
4/11	Conservation Areas	475	3			
4/12	Buildings of Local Interest	28		1		
4/13	<b><u>Pollution and Flood Protection</u></b> Pollution and Amenity	215				
4/14	Air Quality Management Areas	22				
4/15	Lighting	33		1		
<b>5. Living in Cambridge</b>						
5/1	<b><u>Housing</u></b> Housing Provision	108				
5/2	Conversion of Large Properties	18	1			



Policy	Name	Policy Usage	Green	Yellow	Red	Your view
5/3	Housing Lost to Other Uses	3				
5/4	Loss of Housing	14				
5/5	Meeting Housing Needs	16		1		
5/7	Supported Housing/Housing in Multiple Occupation	10		1	1	Difficulties: less control than neighbours would like. Loss of family housing & impact on communities
5/8	Travellers	0				
5/9	Housing for People with Disabilities	7				
5/10	Dwelling Mix	11			1	
5/11	<b><u>Community Facilities</u></b> Protection of Existing Facilities	9		2	1	Pubs
5/12	New Community Facilities	21				
5/13	Community Facilities in the Areas of Major Change	4		1		
5/14	Provision of Community Facilities through New Development	79	1	1		
5/15	Addenbrooke's	4				
<b>6. Enjoying Cambridge</b>						
6/1	<b><u>Leisure</u></b> Protection of Leisure Facilities	4		2		Plan defines 'community facilities'; doesn't define 'leisure facilities' in similar detail.  Should have applied strongly in recent Mill Road Sainsbury's application. Nominal 'relocation' by keeping second site 0.5 mile away 'defanged' it
6/2	New Leisure Facilities	13				

Policy	Name	Policy Usage	Green	Yellow	Red	Your view
	<b><u>Tourism</u></b>					
6/3	Tourist Accommodation	5			1	
6/4	Visitor Attractions	3				
	<b><u>Shopping</u></b>					
6/6	Change of Use in the City Centre	14				
6/7	Shopping Development and Change of Use in District and Local Centres	7			1	
6/8	Convenience Shopping	6				
6/9	Retail Warehouses	2				
6/10	Food and Drink Outlets	35			2	
<b>7. Working and Studying in Cambridge</b>						
	<b><u>Employment</u></b>					
7/1	Employment Provision	7	1			
7/2	Selective Management of the Economy	20	1			
7/3	Protection of Industrial and Storage Space	10				
7/4	Promotion of Cluster Development	1		1		
	<b><u>Higher and Further Education</u></b>					
7/5	Faculty Development in the Central Area, University of Cambridge	1	1			
7/6	West Cambridge, South of Maddingley Road	11			1	
7/7	College and University of Cambridge Staff and Student Housing	7				

Policy	Name	Policy Usage	Green	Yellow	Red	Your view
7/8	Anglia Ruskin University East Road Campus	1		2		
7/9	Student Hostels for Anglia Ruskin University	4		1		
7/10	Speculative Student Hostel Accommodation	9		1		
7/11	Language Schools	8		1		
<b>8. Connecting and Servicing Cambridge</b>						
<b><u>Transport</u></b>						
8/1	Spatial Location of Development	12		1	1	
8/2	Transport Impact	159		2	1	Insufficient advice from Highways (mentioned twice)
8/3	Mitigating Measures	36			1	
8/4	Walking and Cycling Accessibility	46		1		
8/5	Pedestrian and Cycle Network	11				
8/6	Cycle Parking	174	1			
8/7	Public Transport Accessibility	10		1		Clay Farm/Glebe Farm will not have the 'high quality' bus service described in 8/7 in 2012
8/8	Land for Public Transport	5				
8/9	Commercial Vehicles and Servicing	13				
8/10	Off-Street Car Parking	163	1		1	
8/11	New Roads	6				
<b><u>Cambridge Airport</u></b>						
8/12	Cambridge Airport	0				
8/13	Cambridge Airport Public Safety Zone	1	2			

Policy	Name	Policy Usage	Green	Yellow	Red	Your view
	<b><u>Telecommunications</u></b>					
8/14	Telecommunications Development	10				
8/15	Mullard Radio Astronomy Observatory, Lords Bridge	1				
	<b><u>Energy Resources</u></b>					
8/16	Renewable Energy in Major New Developments	31	1			
8/17	Renewable Energy	11	1			
	<b><u>Water, Sewerage and Drainage Infrastructure</u></b>					
8/18	Water Sewerage and Drainage Infrastructure	22	3			
<b>9. Areas of Major Change</b>						
9/1	Further Policy/Guidance for the Development of Areas of Major Change	9		1		
9/2	Phasing of Areas of Major Change	6		1		
9/3	Development in the Urban extensions	8				
9/5	Southern Fringe	9	2			
9/6	Northern Fringe	3	1			
9/8	Land between Huntingdon Road and Histon Road	3	1		1	Urban planning design quality facilities
9/9	Station Area	12	1	2		
<b>10. Implementation</b>						
10/1	Infrastructure Improvements	86				

## Appendix 1

### Cambridge Local Plan

### Pre Issues and Options Consultation

#### *Member Workshop*

**Date:** 1<sup>st</sup> December 2011

**Time:** 5.30pm – 9.00pm

**Venue:** Small Hall, Guildhall

#### AGENDA

Time	Item
5.30	<b>Registration and coffee</b>
6.00	<b>Introduction</b> <ul style="list-style-type: none"><li>• Welcome and introduction</li><li>• Introduction to Local Plan and timetable</li><li>• Purpose of workshops</li><li>• Members' aims for workshop</li></ul>
6.20	<b>Vision</b> <ul style="list-style-type: none"><li>• Cambridge now – perceptions of the City</li><li>• Cambridge 2031 – What sort of place should it be to live in?</li><li>• Getting there: SWOT analysis</li></ul>
7.00	<b>Planning Issues</b> <ul style="list-style-type: none"><li>• Introduction to session</li><li>• Topics<ul style="list-style-type: none"><li>○ Housing</li><li>○ Social and leisure</li><li>○ Economy and retail</li><li>○ Environment</li><li>○ Transport</li><li>○ Sustainability/climate change</li><li>○ Spatial development</li></ul></li></ul>
7.45	<b>Break</b>
8.00	<b>Existing Planning Policies</b> <ul style="list-style-type: none"><li>• Overview of existing policy documents and existing perceptions of policies and use</li><li>• Existing policies – what works well, what not so well, what's missing<ul style="list-style-type: none"><li>○ Housing</li><li>○ Social and leisure</li><li>○ Economy and retail</li><li>○ Environment</li><li>○ Transport</li><li>○ Sustainability/climate change</li><li>○ Areas of major change</li></ul></li></ul>
8.45	<b>Summing up and next steps</b>
9.00	<b>Close</b>

## Appendix 2

### Attendance

Name		Ward
Andy	Blackhurst	Trumpington (City)
Sarah	Brown	Petersfield Ward (City)
John	Hipkin	Castle Ward (City)
Paul	Saunders	Romsey Ward (City)
Tim	Ward	Arbury Ward (City)
Kevin	Wilkins	West Chesterton Ward (County)