

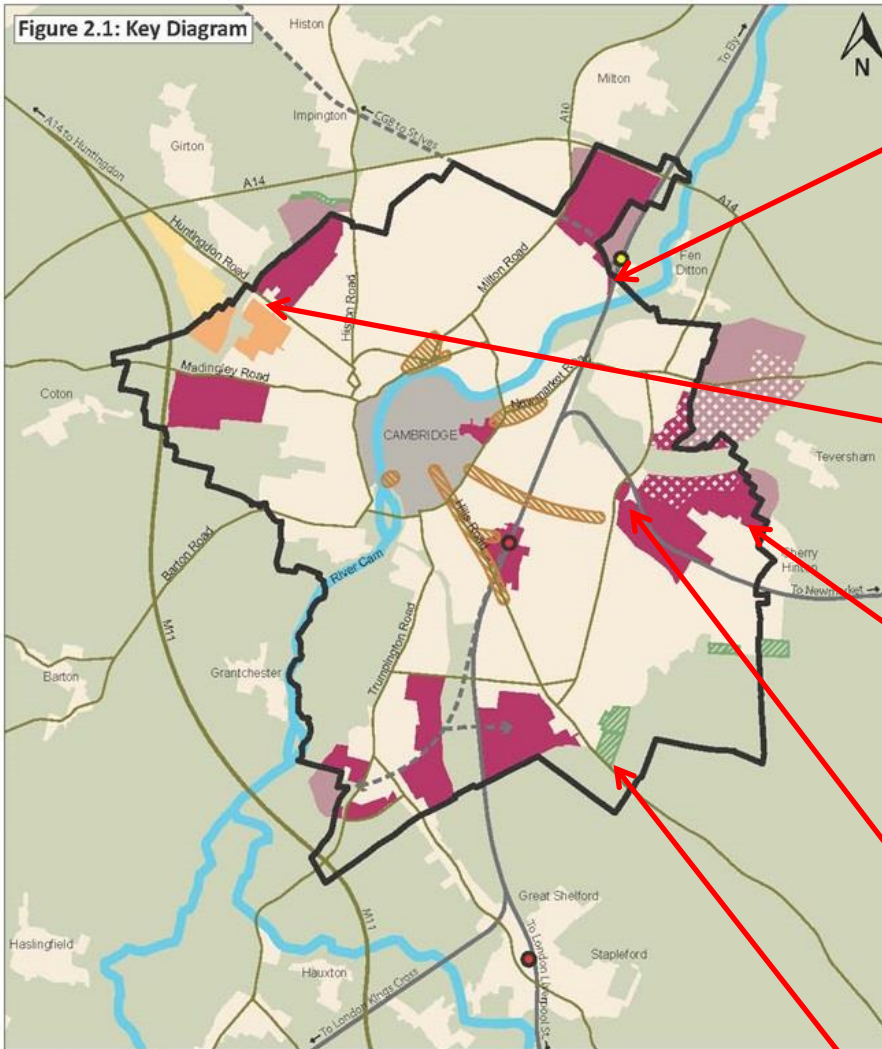
4. Proposed Main Modifications to the Cambridge Local Plan

Comments are invited on the changes to the plan shown in bold text only. The changes that are not shown in bold have previously been consulted upon in the Proposed Modifications Joint Consultation Report (December 2015) (RD/MC/010¹); this text is provided for information and is not subject to further consultation. Comments submitted during that consultation remain in front of the Inspectors.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
Section Two: The Spatial strategy			
CC-MM001	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, river 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>
CC-MM002	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>

¹ Found in the Council's Reference Document Library: <https://www.cambridge.gov.uk/local-plan-core-documents-library>

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|------------------------------------|---|
| City boundary | Area of Major Change within Cambridge |
| Major road | Area of Major Change within South Cambridgeshire |
| River Cam | Area of safeguarded land within Cambridge |
| City centre | Area of safeguarded land within South Cambridgeshire |
| Train Station | Area of North West Cambridge Area Action Plan within Cambridge |
| Railway Line | Area of North West Cambridge Area Action Plan within South Cambridgeshire |
| Cambridgeshire Guided Busway (CGB) | Broad location in Cambridge |
| Green Belt | Broad location in South Cambridgeshire |
| Proposed Science Park Station | Site to be released from the Green Belt |
| | Opportunity Area |

Areas identified in South Cambridgeshire are indicative only and subject to confirmation via a review of the South Cambridgeshire Local Plan.

Main Modification CC-MM002: Amend the key diagram to take account of changes to Cambridge Northern Fringe East.

Main Modification CC-MM002: Amend the key diagram to take account of changes to NIAB 1.

Main Modification CC-MM002: Amend the key diagram to take account of changes to Policy 12: Cambridge East

Main Modification CC-MM002: Amend the key diagram to take account of changes to Coldham's Lane.

Main Modification CC-MM002: Amend the key diagram to take account of changes to Site GB2: Land south of Worts' Causeway.

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CC-MM003	18	Table 2.1: Summary of other needs during the plan period, first row	<p><i>Amend second paragraph of the table to read:</i></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>
CC-MM004	18	Table 2.1: Summary of other needs during the plan period, second row	<p><i>Add further text in the second row of the table in relation to other education provision to read:</i></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>
CC-MM005	21	Paragraph 2.27	<p><i>Insert new sentence at the end of paragraph 2.27 to read:</i></p> <p>This approach has been endorsed by the Joint Strategic Transport and Spatial Planning Group (JST&SPG), the member governance group set up to guide the collaborative preparation of development plans in Cambridge and South Cambridgeshire and the associated transport strategy. <u>This group has also considered the additional evidence prepared in 2015.</u></p>
CC-MM006	21	Paragraph 2.28	<p><i>Amend paragraph 2.28 to read:</i></p>

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			<p>In detail, the strategy options considered by the JST&SPG (22 May 2013) demonstrate that focusing development on Cambridge remains the most sustainable location for additional development and the Cambridge Strategic Housing Land Availability Assessment (SHLAA), <u>has identified as updated with information for 2012/13 completions from the Annual Monitoring Report 2013, 3,324 identifies 3,308</u> new homes through windfall sites or allocations within the urban area in the new local plan.</p>
CC-MM007		Policy 3: Spatial strategy for the location of residential development	<p><i>Amend second paragraph of Policy 3 to read:</i></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> <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 provision 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 calculated using the Liverpool methodology and a 20% buffer.</u></p>
CC-MM008	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</p>

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			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>
CC-MM-009		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>
CC-MM010	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>
CC-MM011	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 only</p>

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			be approved except in very special circumstances , in line with Green Belt policy in the National Planning Policy Framework.
CC-MM012	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>
CC-MM013	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 river; protect <u>preserve</u> and enhance the unique physical, natural, <u>historically</u> and culturally distinctive landscape of the River Cam; 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; propose, where possible, <u>and appropriate to context</u>,

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			<p>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>
CC-MM014	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.² <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>
CC-MM015	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</p>

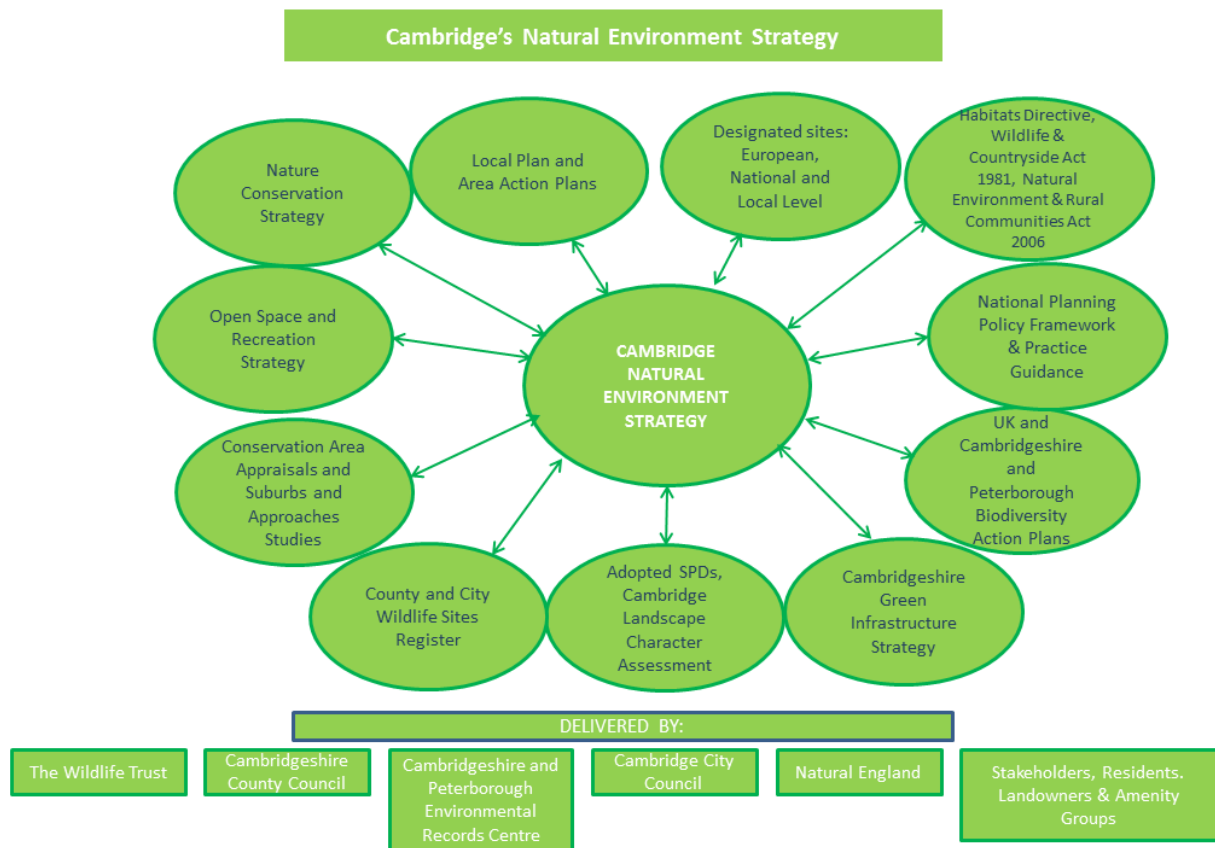
² Cambridge Nature Conservation Strategy 2006, RD/NE/080

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			<p>Green Belt, open spaces and the River Cam corridor, will only be supported where it:</p> <ul style="list-style-type: none"> 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; b. promotes access to the surrounding countryside/open space, where appropriate; and 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> e. d. includes landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity. <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 asterisk 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 (February 2003); Cambridge Local Plan Inspector’s Report (2006); Cambridge City Council (May 2012): Inner Green Belt Appraisal; Cambridge City Council</p>

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			(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.
CC-MM016	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>

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New Figure 2.2 Cambridge's Natural Environment Strategy



CC-MM017	37	New paragraph after paragraph 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 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</u></p>
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			<p><u>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>
CC-MM018	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</u></p>

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			<p><u>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>
Section Three: City Centre, areas of major change, opportunity areas and site specific proposals			
CC-MM019	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</u></p>

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			<p><u>shopping area</u></p> <p><i>Amend header row of table in Policy 10 to read:</i></p> <p>Centre uses (uses suitable <u>on all floors at ground floor level</u> in the PSA)</p>
CCMM020	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>
CC-MM021	45	Paragraph 3.8	<p><i>Amend paragraph 3.8 to read:</i></p> <p>The table within the policy identifies those uses that the Council thinks are appropriate at ground floor level in the PSA. The NPPF identifies office and residential uses as town centre uses. While the value of these uses in centres is recognised, these are only appropriate in upper floors in the primary and secondary frontages in Cambridge. These uses would not provide active frontages. The Cambridge Retail and Leisure Study Update 2013 identifies a significant capacity for</p>

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			<p>additional comparison shopping, and the best location for this is within the City Centre at the top of the retail hierarchy. Therefore, ground floor units should not be lost to offices or residential use, including student hostels <u>accommodation</u>, and any applications for such a change of use would have to provide evidence of marketing and show there were exceptional circumstances why a unit could not be used for a centre use.</p>
CC-MM022	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> Tthe 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) be sensitive to surrounding residential areas <u>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;

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			<p>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;</p> <p>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</p> <p>f. promote linkages to the historic core.</p> <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</u> will need to be consulted upon locally and adopted by the <u>Council</u> as a supplementary planning document (SPD) before the submission of any <u>major</u> planning application. <u>A comprehensive transport assessment and travel plan will be required as a part of the masterplanning process.</u></p>
CC-MM023	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>

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CC-MM024	49	Policy 12: Cambridge East	<p><i>Delete current policy wording and replace with the following to read:</i></p> <p><u>1. Land at Cambridge East is allocated for development as shown on the Policies Map:</u></p> <ul style="list-style-type: none"> a) <u>Land north of Newmarket Road during the plan period (R45).</u> b) <u>Land north of Coldham's Lane for residential during the plan period (R41).</u> 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><u>2. Proposals for residential development on sites a), b), and c) as shown on the Policies Map, will be supported if:</u></p> <ul style="list-style-type: none"> d) <u>acceptable mitigation of environmental and health impacts (including noise) from the airport can be provided; and</u> 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> f) <u>the continued authorised use of Cambridge Airport does not pose a safety risk.</u> <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</u></p>

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			<p><u>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. 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>
CC-MM025	50	Paragraph 3.17	<p><i>Amend paragraph 3.17 to read:</i></p> <p>There is potential for residential development on several smaller parcels of land <u>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.</u> Careful consideration of how the ongoing airport activities will interact with any new residential use will need to be undertaken <u>at the planning application stage</u>, 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, <u>so as not to prejudice the potential delivery of development on the safeguarded land at some point in the future if it becomes available.</u> This policy makes it clear that these areas are not part of the wider safeguarded site and could come forward for development before 2031. <u>A masterplan for site R47 and adjoining land in South Cambridgeshire will be required in</u></p>

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			<p>order to ensure a comprehensive and coordinated approach to <u>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.</u> if the site becomes available and following a review of the Cambridge East AAP. <u>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>
CC-MM026	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>
CC-MM027	53	Policy 13: Areas of major change and opportunity areas – general principles	<p><i>Amend last part of Policy 13 to read:</i></p> <p>In protecting existing assets, <u>including heritage assets,</u> landscape and water management, development should:</p> <p>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;</p> <p>j. ensure public rights of way are protected, and enhanced</p>

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			<p>where possible;</p> <p>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,</p> <p>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.</p>
CC-MM028	54	Paragraph 3.24	<p><i>Amend paragraph 3.24 to read:</i></p> <p>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, or adjoining conservation areas, development should preserve or enhance the character and appearance of the area concerned. Buildings that make a positive contribution to local townscape should generally be retained and integrated into development.</u></p>
CC-MM029	54	Paragraph 3.26	<p><i>Amend paragraph 3.26 to read:</i></p> <p><u>Substantive 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.</p>

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CC-MM030	54	Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park station Area of Major Change.	<p><i>Amend Policy 14 to read:</i></p> <p>Policy 14: <u>Cambridge</u> Northern Fringe East and land surrounding the proposed new railway Cambridge Science Park station Area of Major Change</p>
CC-MM031	54	Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park station Area of Major Change Paragraph 1	<p><i>Amend first paragraph to read:</i></p> <p>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.</p>
CC-MM032	55	Policy 14 Northern Fringe	<p><i>Amend second paragraph to read:</i></p> <p>The area, <u>shown on the Policies Map, and illustrated in</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		East and land surrounding the proposed Cambridge Science Park station Area of Major Change Paragraph 2	Figure 3.3 , is allocated for high quality mixed-use development, including primarily for 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).
CC-MM033	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 of development, site capacity, viability, time scales timescales and phasing of development will be established through the preparation of an aArea aAction pPlan (AAP) for the site. Planning applications will only be considered when the area action plan has been adopted. The AAP will be developed jointly with between Cambridge City Council and South Cambridgeshire District Council, 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>
CC-MM034	55	Policy 14 Northern Fringe East and land	<p><i>Amend fourth paragraph to read:</i></p> <p>All proposals should:</p> <p>a. take into account existing site conditions and</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		surrounding the proposed Cambridge Science Park station Area of Major Change Paragraph 4	<p>environmental and safety constraints;</p> <p>b. 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;</p> <p>c. ensure that appropriate access and linkages, including for pedestrians and cyclists, are planned for in a high quality and comprehensive manner;</p> <p>d. 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</p> <p>e. 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.</p>
CC-MM035	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. 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.</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM036	55	Paragraph 3.29	<p><i>Amend paragraph 3.29 to read:</i></p> <p>The proposed <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 <u>facilities</u>. The station will significantly improve the accessibility of the site and surrounding area, including access to and from <u>the</u> Cambridge Business Park, <u>St. John's Innovation Park and</u> Cambridge Science Park, and St John's Innovation Centre <u>making the area a highly attractive business location.</u></p>
CC-MM037	55	Insert New Paragraph between paragraphs 3.29 and 3.30	<p><i>The following additional text to be added to the supporting text between paragraphs 3.29 and 3.30:</i></p> <p><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 for early phases of development may be made, following submission of the AAP for examination but before its adoption, subject to ensuring that they would not prejudice the outcome of the AAP process and the achievement of the comprehensive vision for the area as a whole that will be established by the AAP.</u></p>
CC-MM038	55 and 56	Paragraph 3.30	<p><i>Replace paragraph 3.30 to read:</i></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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>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>
CC-MM039	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>
CC-MM040	56	Paragraph 3.32	<p><i>Amend paragraph 3.32 to read:</i></p> <p>Exploration of the viability and feasibility of redevelopment of the <u>Cambridge Water Recycling Centre</u> waste water treatment works to provide a smaller new treatment works facility <u>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. A reduced footprint could release valuable land <u>and to</u> enable a wider range of uses. Residential development could be <u>possible created</u>, subject to appropriate ground conditions, <u>contamination issues</u>, and amenity and air quality.</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM041	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</u> issues.</p>
CC-MM042	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>
CC-MM043	57	Figure 3.3: Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change	<p><i>Amend Figure 3.3 title to read:</i></p> <p>Figure 3.3: <u>Illustration of</u> Cambridge Northern Fringe East and land surrounding the proposed <u>new Railway Cambridge Science Park</u> Station Area of Major Change</p> <p><i>Insert amended Figure 3.3 as shown at the end of this table</i></p>
CC-MM044	57	Figure 3.3: Cambridge	<p><i>Amend Figure 3.3 legend to read:</i></p>

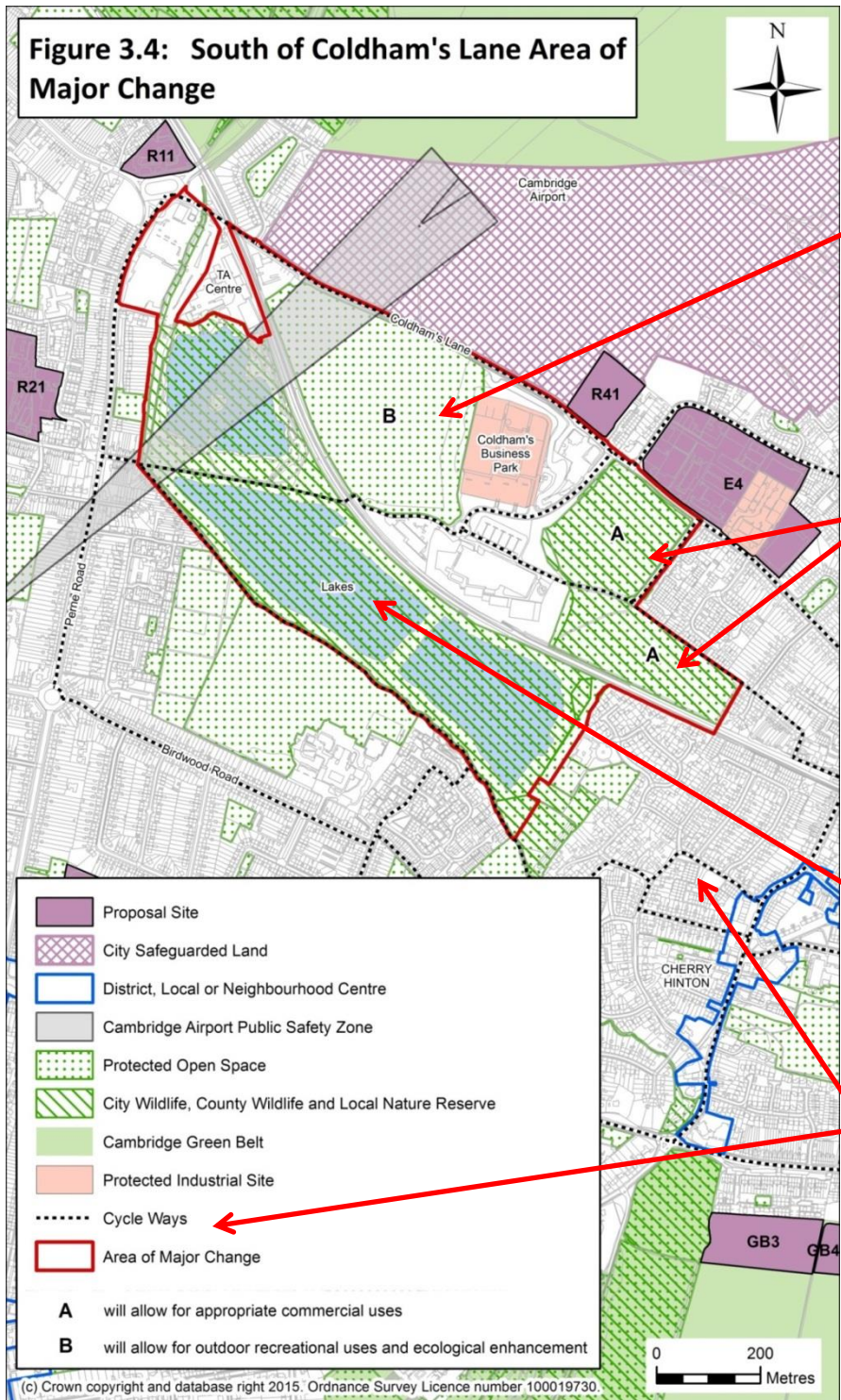
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change	<p><i>Extend the Area of Major Change on the map and amend the map legend to include the triangular parcel of land to the south of Chesterton sidings. The area of land is shown in red hatching.</i></p> <p><i>The map legend is expanded to include red hatching and text as below:</i></p> <p><u>Proposed Extension to Area of Major Change</u></p> <p><i>Insert amended Figure 3.3 as shown at the end of this table</i></p>
CC-MM045	58	Policy 15: South of Coldham's Lane Area of Major Change	<p><i>Amend criterion a of Policy 15: South of Coldham's Lane Area of Major Change to read:</i></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 <u>closed landfill sites 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>
CC-MM046	58	Policy 15: South of Coldham's Lane Area of Major Change	<p><i>Amend text below criterion b of Policy 15: South of Coldham's Lane Area of Major Change to read:</i></p> <p>Both southern and northern parts of the site could contribute to the creation of a new urban country park. <u>The northern part of the area 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>
CC-MM047	58	Policy 15: South of	<i>Amend criterion g of Policy 15: South of Coldham's Lane Area</i>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Coldham's Lane Area of Major Change, criterion g	<p><i>of Major Change to read:</i></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 <u>and/or enhancement</u> measures.</p>
CC-MM048	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>
CC-MM049	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

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			the area of major change.

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Amended Figure 3.4: South of Coldham's Lane Area of Major Change



Main Modification CCMM049: 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.

Main Modification CCMM049: 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.

Main Modification CCMM049: Remove the word 'Cambridge' from the text over the two larger lakes.

Main Modification CCMM049: 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.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM050	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>
CC-MM051	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"> 1. <u>There is an expectation that the development Development</u> of this area will <u>come forward be permitted</u> in line with the existing <u>masterplan and</u> planning permissions. 2. <u>For new development,</u> the principal land uses will be: <ol style="list-style-type: none"> a. D1 educational uses, associated sui generis research establishments³ 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 b. a mix of commercial research <u>and development of products or processes uses</u> within use class B1(b) that can demonstrate a special need to be located close to the University of Cambridge <u>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>

³ 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.

Mod Ref.	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> <ul style="list-style-type: none"> c. a revised masterplan <u>supporting an outline planning application (OPA) is submitted and agreed has been proposed</u> that takes an integrated and comprehensive approach to the provision and distribution of the uses, and supporting facilities and amenities; d. phasing of the development will be determined through the <u>masterplan outline planning permission (OPP)</u> and as the need is proven; e. <u>the approach to appropriate development heights will be determined through the OPP development should not exceed four commercial storeys (16 metres in total) and given giving consideration to</u> the sensitivity of the <u>landscape within the</u> Green Belt to the south and west <u>a lower overall height may be appropriate along these edges</u>; f. proposals respect the important adjacent Green Belt <u>landscape</u> setting to the south and west, and other neighbouring residential uses and views of the city from the west; g. it includes a comprehensive transport strategy for the site, incorporating a sustainable transport plan to

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM052	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> <p><u>⁴ This figure includes pre-existing buildings.</u></p>
CC-MM053	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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>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 <u>an illustrative</u> site wide masterplan <u>to be brought forward as part of a new outline planning application</u> to advise on the form, content, density and phasing of the development, and how it will be integrated with the existing city. <u>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.</u> 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 <u>outline planning permission</u> over the period of the plan.</p>

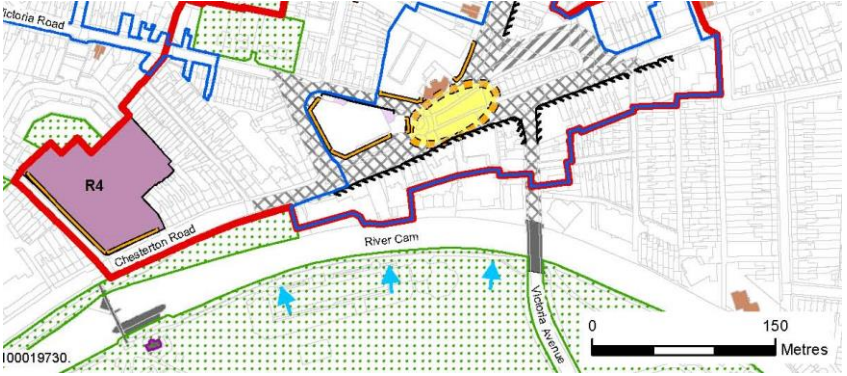
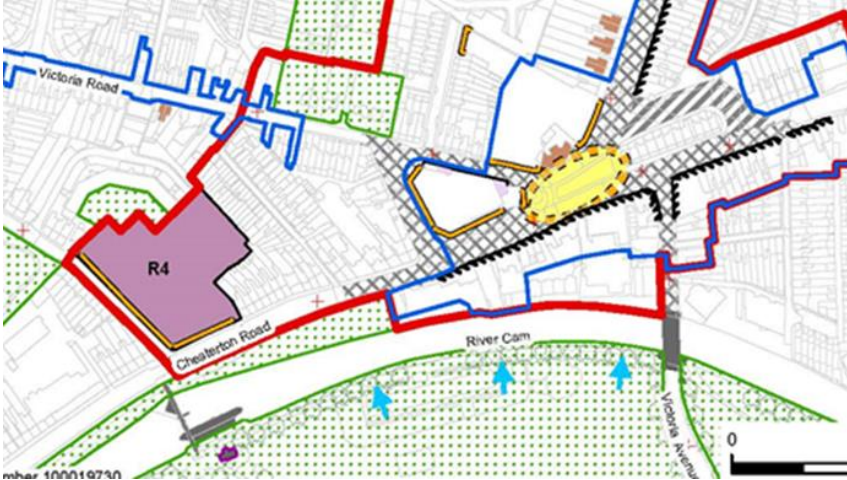
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM054	72 - 73	Policy 19: NIAB 1 Area of Major Change	<p><i>Amend text to read:</i></p> <p>Policy 19: <u>NIAB 1 Land between Huntingdon Road and Histon Road</u> Area of Major Change</p> <p><u>NIAB 1</u>(ILand between Huntingdon Road and Histon Road) is proposed for <u>to deliver</u> 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 <u>a the creation of a</u> sustainable and vibrant community. <u>These will include:</u></p> <p style="padding-left: 40px;"><u>a secondary school;</u></p> <ol style="list-style-type: none"> a. a primary school; b. retail facilities (A1 to A5) within a designated local centre; c. a foodstore of <u>up to</u> 2000 sq m net; d. community facilities, including a health centre, library, police office and meeting rooms spaces; and e. open space and recreation, <u>including</u> allotments and <u>provision for children and teenagers.</u> children's play areas and youth provision. <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</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>and Histon Road in South Cambridgeshire.</u></p> <p>Development should:</p> <ul style="list-style-type: none"> f. compensate adequately for the loss of the existing Christ's and Sidney Sussex sports grounds; g. include a comprehensive transport strategy for the site, incorporating a sustainable transport plan to minimise reliance on private cars; h. only be directly accessed by motor vehicles from Huntingdon Road and Histon Road (through South Cambridgeshire); i. provide a direct route for public transport, including access for all, through the development, and a circuitous route for private motor vehicles; 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; 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 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.
CC-MM055	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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>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><u>3.75 An outline application has been approved, subject to the signing of the S106 agreement 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 <u>NIAB 1</u> 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 <u>retained and integrated within the scheme 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> <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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<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 where possible comprehensive, phased and integrated solutions to elements such as education, transport and community facilities should be considered supported. 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>
CC-MM056	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>

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CC-MM057	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>
CC-MM058	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 <u>masterplan 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>
CC-MM059	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>

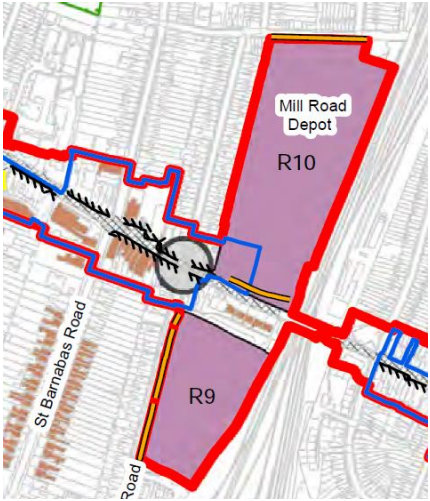
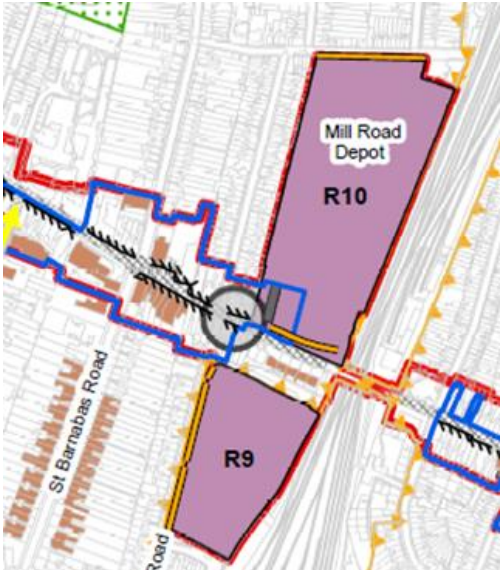
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM060	80	Figure 3.8. of Policy 21: Mitcham's Corner Opportunity Area.	<p><i>Amend Figure 3.8 to extend the southern boundary of the Mitcham's Corner Opportunity Area.</i></p> <p><i>Original Map Excerpt (below)</i></p>  <p><i>Excerpt of amended Figure 3.8 (below).</i></p> 
CC-MM061	81	Policy 22: Eastern Gate Opportunit	<p><i>Amend text to read:</i></p> <p>The character of the area will be enhanced <u>by developing</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		y Area, second paragraph	<u>buildings of a scale and massing that respond to context and reflect the predominantly residential nature of the area of a 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).
CC-MM062	81	Policy 22: Eastern Gate Opportunity Area, criterion e	<i>Amend criterion e to read:</i> e. use a simple <u>an appropriate</u> and durable palette of materials
CC-MM063	82	Paragraph 3.91	<i>Amend paragraph 3.91 to read:</i> 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 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</u>

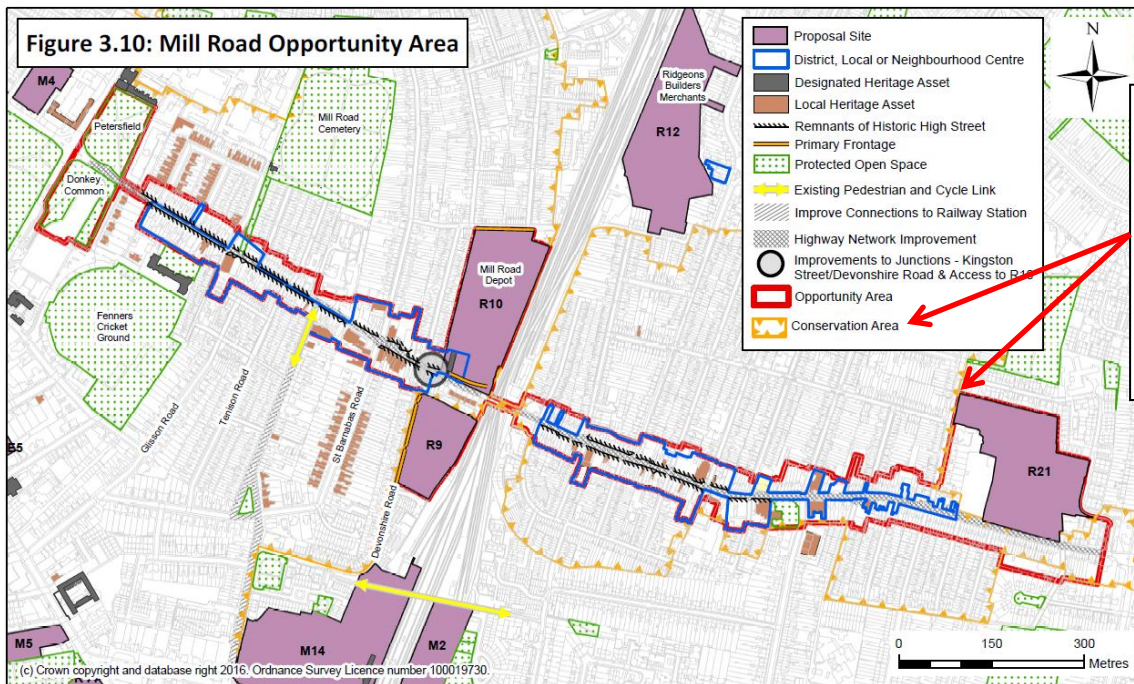
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>upon the surrounding context.</u>
CC-MM064	85	Criterion c of Policy 23: Mill Road Opportunity Area	<p><i>Amend criterion c to read:</i></p> <p>c. create a series of 'events' <u>public realm improvements based around junctions and crossings</u> in the road network, which respond to key spaces and buildings;</p>
CC-MM065	85	Criterion e of Policy 23: Mill Road Opportunity Area	<p><i>Amend criterion e to read:</i></p> <p>e. create a more comfortable and simplified pedestrian environment by providing <u>improved</u> more <u>generous</u> pavements and more direct crossings that respond to key desire lines; and</p>
CC-MM066	85	Criterion f of Policy 23: Mill Road Opportunity Area	<p><i>Amend criterion f to read:</i></p> <p>f. use a simple <u>an appropriate</u> and durable palette of materials.</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM067	85	Paragraph 3.93	<p><i>Amend text to read:</i></p> <p>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></p>
CC-MM068	86	Paragraph 3.96	<p><i>Amend text to read:</i></p> <p>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></p>
CC-MM069	87	Figure 3.10	<p><i>Within Figure 3.10, extend the marking for ‘remnants of historic high street’ (indicated by black chevrons) to cover the terraced housing along the northern side of Mill Road between Ditchburn Place and Petersfield Mansions.</i></p>

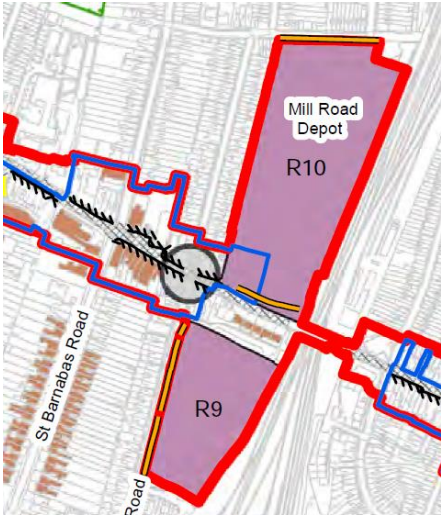
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p data-bbox="603 353 1193 394"><i>Excerpt of original Figure 3.10 (below)</i></p>  <p data-bbox="603 1173 1219 1214"><i>Excerpt of amended Figure 3.10 (below)</i></p> 

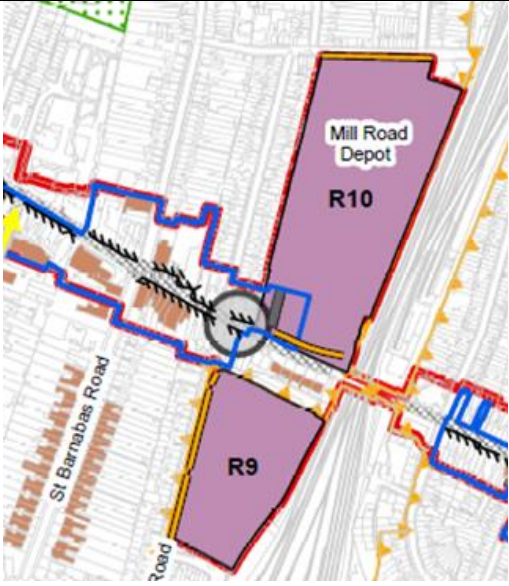
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM070	87	Figure 3.10	<p><i>Amend Figure 3.10 to include all listed buildings (illustrated as a grey rectangle), including at Bharat Bhavan (old library building).</i></p> <p><i>Excerpt of original Figure 3.10 (below)</i></p>  <p><i>Excerpt of amended Figure 3.10 (below)</i></p> 

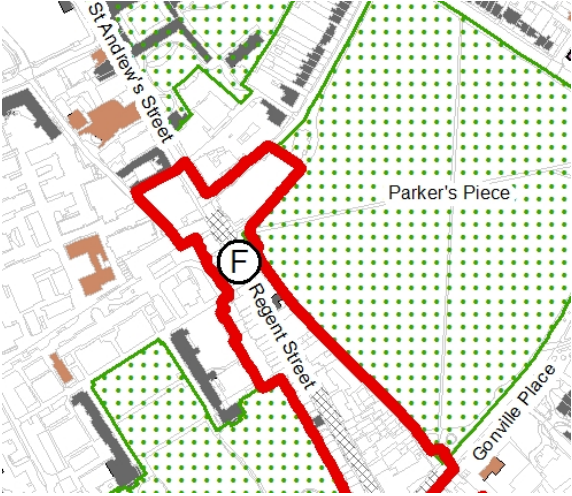
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM071	87	Figure 3.10	<p><i>Amend Figure 3.10 to add the Conservation Area boundary to the map and key.</i></p> <p><i>See Amended Figure 3.10 below:</i></p>




Amend Figure 3.10 to add the Conservation Area boundary to the map and key.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM072	87	Figure 3.10	<p><i>Amend Figure 3.10 to move junction improvement to Mill Road Depot access (illustrated as a grey circle).</i></p> <p>Excerpt of Original Figure</p>  <p>Excerpt of Amended Figure</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			 <p>The map displays a street grid with a central railway line. A station area is labeled 'Mill Road Depot'. Two adjacent areas are highlighted in purple and labeled 'R9' and 'R10'. A road labeled 'St Barnabas Road' runs vertically on the left side of the depot area. The map uses various colored lines (red, blue, yellow) to delineate different zones or boundaries.</p>
CC-MM073	88	Criterion e of Policy 24: Cambridge Railway Station, Hills Road Corridor to the City Centre 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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM074	90	Figure 3.11	<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><i>Excerpt of original image (below).</i></p>  <p><i>Excerpt of amended Figure 3.11 (below):</i></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification				
							
CC-MM075	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 reached⁴. <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="715 1552 1465 1888"> <thead> <tr> <th data-bbox="715 1552 959 1592">Land use</th> <th data-bbox="959 1552 1465 1592">Indicative floorspace/units</th> </tr> </thead> <tbody> <tr> <td data-bbox="715 1592 959 1765">Residential <u>Student Accommodation</u></td> <td data-bbox="959 1592 1465 1888">Student accommodation: <u>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</td> </tr> </tbody> </table>	Land use	Indicative floorspace/units	Residential <u>Student Accommodation</u>	Student accommodation: <u>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
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⁴ Old Press/Mill Lane SPD Option Appraisal: Summary Report (February 2009) and Old Press/ Mill Lane SPD (January 2010).

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification	
				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
			<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>	
CC-MM076	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>	

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM077	93	Policy 26: Site Specific Development Opportunities, criterion h	Amend criterion h to read: h. the establishment of appropriate public footpaths/ bridleways linking the development with the surrounding chalk farmland;

Section Four: Responding to climate change and managing resources

CC-MM078	101 & 102	Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use	<p>Amend Policy 27 text and table to read:</p> <p>New homes:</p> <table border="1"> <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 <u>110 litres/person/day</u></td> </tr> <tr> <td>2016</td> <td>Level 4</td> <td>44% - <u>note this requirement will only apply until commencement of the amendments to Section (1)</u></td> <td>80 litres/head/day <u>110 litres/person/day</u></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 <u>110 litres/person/day</u>	2016	Level 4	44% - <u>note this requirement will only apply until commencement of the amendments to Section (1)</u>	80 litres/head/day <u>110 litres/person/day</u>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification																			
					(c) of the <u>Planning and Energy Act 2008</u> —60% on-site, with remainder dealt with through allowable solutions (as per national zero carbon policy)																	
New non-residential development:																						
<table border="1"> <thead> <tr> <th data-bbox="628 1025 794 1160">Year*</th> <th data-bbox="794 1025 1027 1160">Minimum BREEAM Level</th> <th data-bbox="1027 1025 1257 1160">On-Site carbon reduction</th> <th data-bbox="1257 1025 1485 1160">Water efficiency</th> </tr> </thead> <tbody> <tr> <td data-bbox="628 1160 794 1368">2014</td> <td data-bbox="794 1160 1027 1368">Very good</td> <td data-bbox="1027 1160 1257 1368">In line with <u>2013 2014</u> Part L</td> <td data-bbox="1257 1160 1485 1368">Full credits to be achieved for category Wat 01 of BREEAM</td> </tr> <tr> <td data-bbox="628 1368 794 1749"><u>2016 onwards</u></td> <td data-bbox="794 1368 1027 1749">Excellent</td> <td data-bbox="1027 1368 1257 1749">In line with 2016 Part L <u>In line with the minimum requirements associated with BREEAM 'excellent'</u></td> <td data-bbox="1257 1368 1485 1749">Full credits to be achieved for category Wat 01 of BREEAM</td> </tr> <tr> <td data-bbox="628 1749 794 1966">2019</td> <td data-bbox="794 1749 1027 1966">Excellent</td> <td data-bbox="1027 1749 1257 1966">In line with national zero carbon policy</td> <td data-bbox="1257 1749 1485 1966">Full credits to be achieved for category Wat 01 of BREEAM</td> </tr> </tbody> </table>							Year*	Minimum BREEAM Level	On-Site carbon reduction	Water efficiency	2014	Very good	In line with <u>2013 2014</u> Part L	Full credits to be achieved for category Wat 01 of BREEAM	<u>2016 onwards</u>	Excellent	In line with 2016 Part L <u>In line with the minimum requirements associated with BREEAM 'excellent'</u>	Full credits to be achieved for category Wat 01 of BREEAM	2019	Excellent	In line with national zero carbon policy	Full credits to be achieved for category Wat 01 of BREEAM
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p style="text-align: center;"><u>* Application subject to financial year</u></p> <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>
CC-MM079	112	Paragraph 4.20	<p><i>Amend paragraph 4.20 to read:</i></p> <p>Other policies in the local plan <u>and the National Planning Policy Framework</u> relate to the safeguarding of the natural and historic environment and the protection of international, national or locally- designated sites and buildings, and these should be taken into account in applications for energy schemes.</p>
CC-MM080	112	Policy 30: Energy-efficiency improvements in existing dwellings, criterion e	<p><i>Amend criterion e of Policy 30 to read:</i></p> <p>e. draught stripping of proofing to doors and, <u>windows, letter boxes, and other points where the external envelope is compromised.</u></p>
CC-MM081	113	Paragraph 4.23	<p><i>Amend paragraph 4.23 by adding reference to evidence clearly linking energy efficiency, the EPC rating and the value of the property as follows:</i></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>The aim of this policy is to help homeowners implement measures that will enhance the energy efficiency of their homes, helping to reduce fuel costs at a time of rising energy prices. This might help reduce the risk of some homeowners finding themselves in fuel poverty, or in cases where residents are already in fuel poverty, help to get them out of this situation. <u>There is also some evidence to suggest that carrying out energy efficiency measures can also increase the value of properties.</u> The focus is on cost-effective measures with a simple payback of seven years or less and that would be relatively simple to install with limited disruption. Many of these measures will be eligible for funding through the national Green Deal scheme.</p>
CC-MM082	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>
CC-MM083	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

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>c. <u>there will be no impact to future and surrounding occupiers from on-site and off-site gas migration.</u></p> <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> <p>d. design and undertake an intrusive investigation to identify the risks of ground contamination, including <u>groundwater and</u> ground gases; and if necessary proven there is a risk;</p> <p>e. <u>submit a remediation strategy and/or</u> adopt and implement mitigation measures, 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;</p> <p>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 <u>no deterioration</u> of the environment.</p> <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>
CC-MM084	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</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>industrial age. The last century has also seen considerable landfilling of voids left by clay and chalk marl extraction, electronics manufacturing and engineering.</p> <p>4.401 Pollution can arise from any of the activities presented above and many other sources <u>a number of activities and sources</u>. 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 <u>landfill sites are may be considered to be</u> unsuitable for residential development. <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</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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>
CC-MM085	122	Policy 35: Protection of human health from noise and vibration	<p><i>Amend Policy 35 to read:</i></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

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>be minimised by through 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> <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 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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>to be exposed to significant or unacceptable noise exposure and impacts.</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>
CC-MM086	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 effects. <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>
CC-MM087	122	New paragraph after 4.47	<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</p>

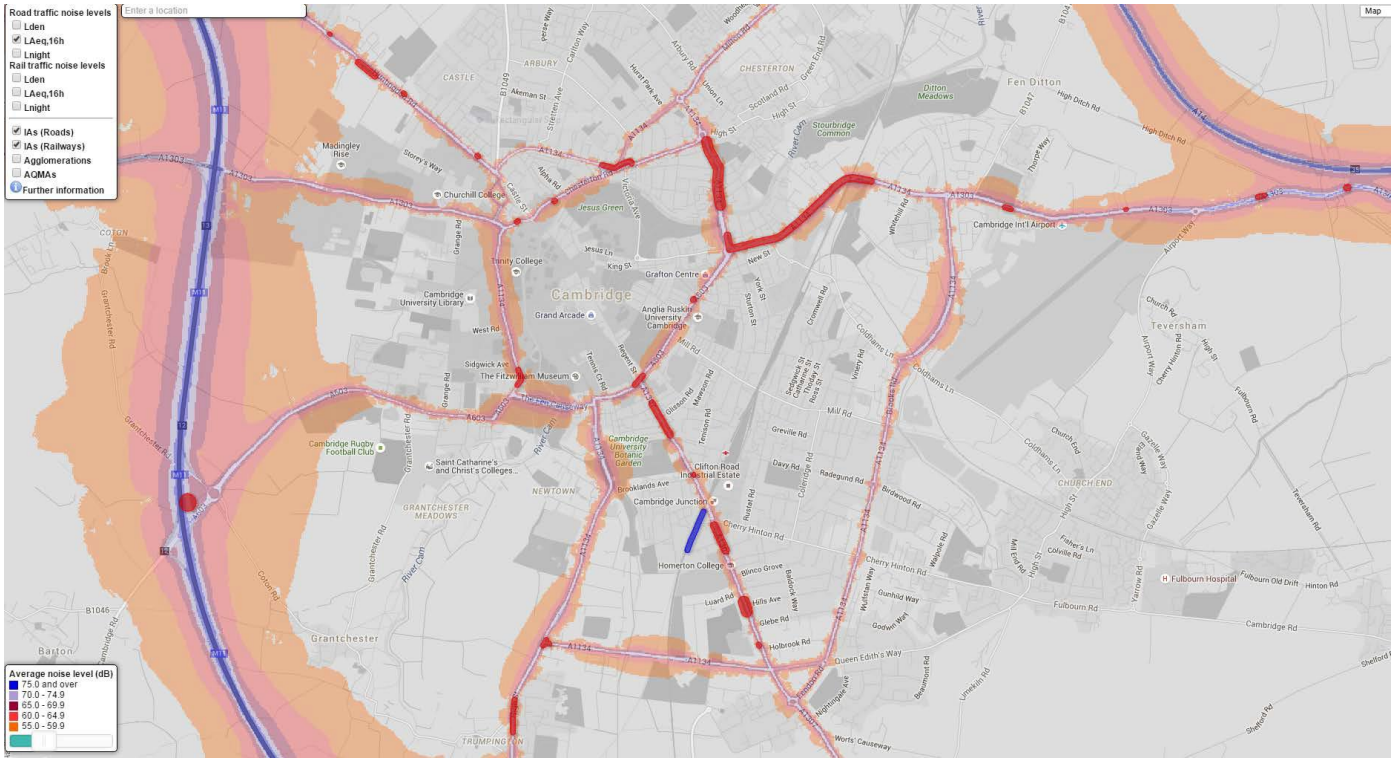
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>the test of 'statutory nuisance' sets a much higher standard than that of 'unacceptable harm'. Neither do they include the impact on from transport-related noise on a development. Therefore noise is a material planning consideration. 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>
CC-MM088	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>
CC-MM089	123	New paragraphs after paragraph 4.48	<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 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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<ul style="list-style-type: none"> • <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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>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 environmental health department may also be able to</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>provide additional information about the 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>
CC-MM090	123	After existing paragraph 4.48 and new paragraphs proposed in modification above	<p>Insert new Figure 4.4 <i>to read:</i></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><i>See new Figure 4.4 overleaf.</i></p>
<p>New Figure 4.4: Cambridge City – Noise Action Planning Important Areas (IAs) in dark red for roads and railways – Environmental Noise (England) Regulations 2006.</p>			

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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CC-MM091	123	Paragraph 4.49	<p><i>Delete paragraph 4.49:</i></p> <p>For the purposes of the above, noise includes vibration.</p>						
CC-MM092	123 124	– Table 4.2 Noise exposure categories (adapted from Planning Policy Guidance Note 24: Planning and Noise)	<p><i>Delete tables 4.2 and associated supporting text:</i></p> <p>Table 4.2: Noise exposure categories (adapted from Planning Policy Guidance Note 24: Planning and Noise)</p> <table border="1" data-bbox="628 1547 1465 1993"> <thead> <tr> <th data-bbox="628 1547 820 1659">Noise exposure category</th> <th data-bbox="820 1547 1465 1659">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="628 1659 820 1845">A</td> <td data-bbox="820 1659 1465 1845">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 data-bbox="628 1845 820 1993">B</td> <td data-bbox="820 1845 1465 1993">Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an</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
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification																														
			<table border="1"> <tr> <td data-bbox="628 349 823 427"></td> <td colspan="3" data-bbox="823 349 1466 427">adequate level of protection against noise</td> </tr> <tr> <td data-bbox="628 427 823 719">C</td> <td colspan="3" data-bbox="823 427 1466 719">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> <tr> <td data-bbox="628 719 823 797">D</td> <td colspan="3" data-bbox="823 719 1466 797">Planning permission should normally be refused</td> </tr> </table> <p data-bbox="699 837 1493 981">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 data-bbox="699 1021 1493 1312">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 data-bbox="699 1352 1493 1496">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 NEG.</p> <p data-bbox="699 1536 1493 1680">The NEG 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="628 1715 1466 1973"> <thead> <tr> <th colspan="5" data-bbox="628 1715 1466 1794">Noise levels⁰ corresponding to the noise exposure categories (NEG) for new dwellings (LAeq,T dB)</th> </tr> <tr> <th data-bbox="628 1794 746 1973">Existing noise source</th> <th data-bbox="746 1794 914 1973">A</th> <th data-bbox="914 1794 1082 1973">B</th> <th data-bbox="1082 1794 1249 1973">C</th> <th data-bbox="1249 1794 1466 1973">D</th> </tr> </thead> <tbody> <tr> <td data-bbox="628 1973 746 1973"></td> <td data-bbox="746 1973 914 1973"></td> <td data-bbox="914 1973 1082 1973"></td> <td data-bbox="1082 1973 1249 1973"></td> <td data-bbox="1249 1973 1466 1973"></td> </tr> </tbody> </table>					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			D	Planning permission should normally be refused			Noise levels ⁰ corresponding to the noise exposure categories (NEG) for new dwellings (LAeq,T dB)					Existing noise source	A	B	C	D					
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification					
			Road traffic					
			07.00 – 23.00	<55	55 – 63	63 – 72	>72	
			23.00 – 07.00	<45	45 – 57	57 – 66	>66	
			1					
			Rail traffic					
			07.00 – 23.00	<55	55 – 66	66 – 74	>74	
			23.00 – 07.00	<45	45 – 59	59 – 66	>66	
			1					
			Air traffic					
			07.00 – 23.00	<57	57 – 66	66 – 72	>72	
			23.00 – 07.00	<48	48 – 57	57 – 66	>66	
			1					
			Mixed sources					
			07.00 – 23.00	<55	55 – 63	63 – 72	>72	
			1	<45	45 – 57	57 – 66	>66	

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification					
			23.00 – 07.00 ‡					
			<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>					
CC-MM093	125	Policy 36: Air quality, odour and dust	<p><i>Amend text between criterion b. and c. of Policy 36 to read:</i></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>					
CC-MM094	125	Policy 36: Air quality, odour and	<p><i>Amend criterion h of Policy 36 to read:</i></p> <p>h. any impacts on the proposed use from existing poor air</p>					

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification																				
		dust , criterion h	quality, odour and emissions are appropriately <u>monitored and mitigated by the developer.</u>																				
Section Five: Supporting the Cambridge economy																							
CC-MM095	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>																				
CC-MM096	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><u>Table 5.2 Key employment sites in Cambridge 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> </tbody> </table>	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>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification			
			Fulbourn Road (GB3 and GB4)**	Offices and research and development	25,193 20,408 **	3.7 4.41
			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
<p><u>*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.</u></p>						
<p><u>**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.</u></p>						
<p><u>Source: Cambridge Business Commitments and Completions 2017, Cambridgeshire County Council.</u></p>						
<p>5.1 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>5.9a 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.</p>						

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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 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 2012. 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 through the Area Action Plan.</u></p>
CC-MM097	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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>businesses, vehicle hire).</u>
CC-MM098	138	Policy 41: Protection of business space	<p>Add two new final sentences to policy 41 to read:</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>
CC-MM099	140	Paragraph 5.19	<p>Add a final sentence paragraph 5.19 to read:</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>
CC-MM100	141	Policy 43: University faculty development	<p>Amend Policy 43 title to read:</p> <p>University Faculty Development</p>
CC-MM101	141	Policy 43: University faculty development	<p>Amend Policy 43 sub-titles to read:</p> <p>Faculty <u>University</u> development in the City Centre</p> <p>Faculty <u>University</u> development outside the City Centre</p>
CC-MM102	141	Policy 43: University faculty development	<p>Amend criterion a of Policy 43 to read:</p> <p>a. optimise the <u>make effective</u> use of land, including a mix of uses on larger sites to meet the needs of the relevant institution, and</p>
CC-MM103	141	Policy 43: University faculty development	<p>Amend Policy 43 text to read:</p> <p>In addition, development of sites in the Eastern Gateway or near East Road should consider including a significant element of faculty <u>university</u> development.</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM104	141	Policy 43: University faculty development, criterion e	<p><i>Amend criterion e of Policy 43 to read:</i></p> <p>e. the development of medical teaching <u>and research</u> facilities and related university research institutes at Cambridge Biomedical Campus (see Policy 16); and</p>
CC-MM105	142	Paragraph 5.23	<p><i>Insert additional sentences at end of paragraph 5.23:</i></p> <p>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. The only oOther key locations where significant change is still planned are the Old Press/Mill Lane area and the New Museums site. <u>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></p>
CC-MM106	143	Policy 44: Specialist colleges and language schools	<p><i>Insert additional sentence at end of the first paragraph of Policy 44:</i></p> <p>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 dwellinghouses to accommodate students of specialist</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>colleges and/or language schools only is not appropriate.</u>
CC-MM107	143	Paragraphs 5.28 – 5.31	<p><i>Amend paragraphs 5.28 – 5.31 to read:</i></p> <p>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.</p> <p>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 22 a large number of permanent <u>and temporary</u> foreign language schools 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.</p> <p>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.</p> <p>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</u> Council considers it appropriate to support the growth of that such</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			colleges and schools where they also seek to manage the impacts of their growth.
CC-MM108	144	Paragraphs 5.32 – 5.33	<p><i>Amend paragraphs 5.32 – 5.33 to read:</i></p> <p><u>Specialist colleges and language</u> schools can place additional burdens on the housing market. This policy seeks to ensure that when specialist <u>colleges and language</u> 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, social and amenity impact generated. The Council will be flexible in considering any <u>require a</u> 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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification								
Section Six: Maintaining a balanced supply of housing											
CC-MM109	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="603 1429 1214 1771"> <thead> <tr> <th data-bbox="603 1429 858 1585"><u>No. of dwellings</u></th> <th data-bbox="858 1429 1214 1585"><u>Minimum percentage of affordable housing required</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="603 1585 858 1653"><u>2-9 units</u></td> <td data-bbox="858 1585 1214 1653"><u>10%</u></td> </tr> <tr> <td data-bbox="603 1653 858 1720"><u>10-11-14 units</u></td> <td data-bbox="858 1653 1214 1720"><u>25%</u></td> </tr> <tr> <td data-bbox="603 1720 858 1771"><u>15 or more units</u></td> <td data-bbox="858 1720 1214 1771"><u>40%</u></td> </tr> </tbody> </table> <p><u>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</u></p>	<u>No. of dwellings</u>	<u>Minimum percentage of affordable housing required</u>	<u>2-9 units</u>	<u>10%</u>	<u>10-11-14 units</u>	<u>25%</u>	<u>15 or more units</u>	<u>40%</u>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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 sq m 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 <u>10-11</u> 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 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.</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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM110	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>
CC-MM111		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 1110 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</p>

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			valuation or involving an independently commissioned assessment using the Homes and Communities Agency's Development Appraisal Tool ³⁴ or other equivalent tools agreed with the council in advance of assessment.
CC-MM112	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>
CC-MM113	149	Paragraph 6.6	<p><i>Amend paragraph 6.6 to read:</i></p> <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>
CC-MM114	151	Policy 46: Developm	<i>Amend the first paragraph and following text of Policy 46 to read:</i>

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		ent of student housing, criterion e	<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 the University of Cambridge or Anglia Ruskin University or other existing educational establishments 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 approved schemes are occupied solely as student accommodation for an identified institution and managed effectively.</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 <u>ensure students do not keep cars in Cambridge 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</p>

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			<p>is demonstrated that the facility no longer caters for current or future needs.</p> <p>In the instance of institutions <u>Where</u> students do not attend full-time courses of one academic year or more, <u>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;</u> make effective use of existing student accommodation within the city outside term time; or <u>by</u> use <u>of</u> home-stay accommodation.</p> <p><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>
CC-MM115	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>

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CC-MM116	152	New Paragraph after Paragraph 6.13	<p><i>Insert new Paragraph after Paragraph 6.13:</i></p> <p><u>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</u></p>

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

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>requirement at either national or local level for all students to be provided with purpose built student accommodation.</u></p> <p><u>In order to show that the known needs of specific institutions are being met, E</u>evidence must be provided as a part of the application to show a linkage with at least one higher or further education institution. <u>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.</u> 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>
CC-MM117	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> <p>a. supported by evidence of the demonstrable need for this form of development within Cambridge;</p>

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			<p>b. suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care;</p> <p>c. 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</p> <p>d. in a location that avoids excessive concentration of such housing within any one street or small area.</p> <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, <u>including change of use,</u> would involve a net loss of <u>specialist residential floorspace,</u> this will only be permitted where appropriate replacement specialist housing accommodation will be made that satisfies the four criteria a–d <u>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 other form of specialist housing and that there is no demand for the floorspace from other operators of specialist housing.</u></p>
CC-MM118	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</p>

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			inappropriate housing, which affects their physical or mental health, or their ability to receive the support they need to live as independently as possible.
CC-MM119	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.
CC-MM120	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>
CC-MM121	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</u></p>

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			<p><u>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>
CC-MM122	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 this assessments will assist the Council in determining planning applications. The latest published evidence (December 20142016) indicates there is a no identified need for just one pitches or plots in Cambridge between 20142016 and 2031. This local plan therefore makes no specific provision for new sites in Cambridge. Proposals for permanent, transit and emergency stopping provision for Gypsies and Travellers will only be permitted where:</p> <ol style="list-style-type: none"> a. the applicant or updated council evidence has adequately demonstrated a clear need for the 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; b. the site is accessible to local shops, services and community facilities by public transport, on foot or by cycle; 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; d. the site is capable of being provided with essential utilities, including mains water, electricity, sewerage, drainage and waste disposal;

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			<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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM123	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 sites.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM124	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 2011-2016 2016-2036 (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 2021-2016 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 tThe GTANA <u>refers</u> 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, <u>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,</u></p>

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

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			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.
CC-MM125	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>
CC-MM126	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>
CC-MM127	160	Paragraph	<i>Amend paragraph 6.30 to read:</i>

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		6.30	Calculating Considering 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.
CC-MM128	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> <ol style="list-style-type: none"> a. all housing development should be of a size, configuration and internal layout to enable the Lifetime Homes Standard Building Regulations requirement M4 (2) <u>'accessible and adaptable dwellings'</u> to be met; and b. 5 per cent⁷ of the affordable housing component of <u>every housing schemes development</u> providing or capable of acceptably providing 20 or more self-contained <u>affordable homes</u>⁸, including conversions and student housing, <u>should meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' to be wheelchair accessible either meet Wheelchair Housing Design Standards,</u> or be easily adapted to meet them for residents who are wheelchair users. <u>are wheelchair users.</u> <p>Compliance with the criteria should be demonstrated in the design and access statement submitted with the planning</p>

⁷ Rounded up to the nearest whole unit.

⁸ 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.

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			application.
CC-MM129	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>
CC-MM130	161	Paragraph 6.33	<p><i>Amend paragraph 6.33 to read:</i></p> <p>An accessible home 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>
CC-MM131	161	Paragraph 6.34	<p><i>Amend paragraph 6.34 to read:</i></p> <p>The standards for <u>housing to meet Building Regulations</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>requirements M4 (2) and M4 (3) 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>
CC-MM132	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</p>

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			<p>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 provision of entrances and circulation spaces that are sufficiently level and wide for a wheelchair user.</p>
CC-MM133	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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM134	163	Paragraph 6.38	<p><i>Amend paragraph 6.38 to read:</i></p> <p>Gardens are an important environmental resource and are a vital component of Cambridge’s character, especially in its more verdant, arcadian quarters. They form part of an area's development pattern, providing a setting for buildings, which in turn informs the prevailing privacy and amenity enjoyed by residents. They provide <u>space for food production and</u> a semi-natural habitat for local wildlife and corridors for the movement of wildlife through the urban environment. Collectively, they help to mitigate fluvial and surface water flooding in otherwise built-up parts of the city.</p>
CC-MM135	165	Paragraph 6.43	<p><i>Amend paragraph 6.38 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</p>

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			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.
CC-MM136	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 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.</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM137	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 any footpath
Section Seven: Protecting and enhancing the character of Cambridge			
CC-MM138	173 - 174	Policy 57: Designing New 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
CC-MM139	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>
CC-MM140	176	Policy 60: Tall	Amend first paragraph and following text of Policy 60 to read:

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		buildings and the skyline	<p><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:</p> <p>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;</p> <p>b. historical—impact on the historic environment – applicants should demonstrate and quantify the <u>potential harm impact</u> of proposals <u>on recognised 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 <u>or appearance</u> 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></p> <p>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;</p> <p>d. amenity and microclimate – applicants should</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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</p> <p>e. public realm – applicants should show how the space around tall buildings will be detailed, including how a human scale is created at street level.</p> <p><u>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).</u></p>
CC-MM141	177	After Policy 60, insert six paragraphs to replace paragraphs 7.16 to 7.19	<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,</u></p>

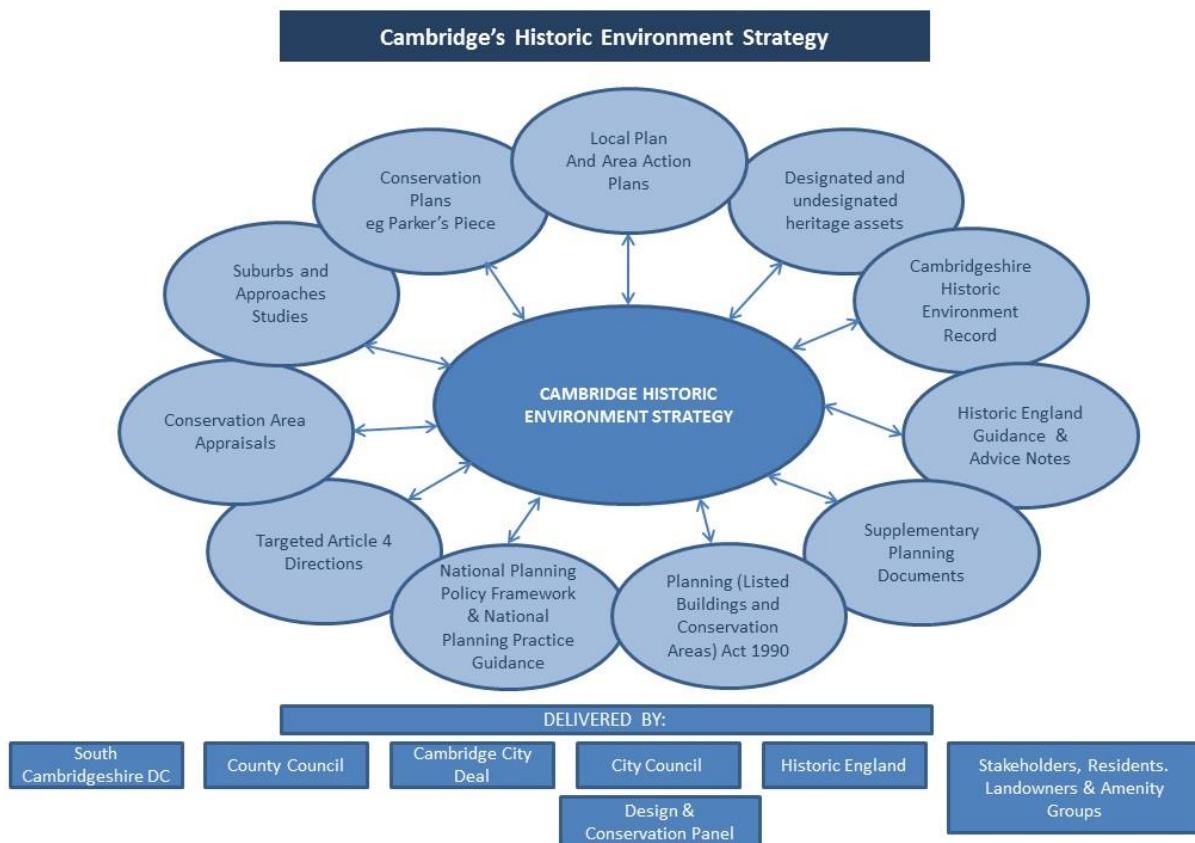
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>with limited areas of three - storey buildings focused principally along the key approach roads leading into the City. This characteristic leads to the setting of height thresholds against which will require proposals to be judged in accordance with the criteria of Policy 60.</u></p> <p><u>Due to the large number of designated heritage assets within the historic core, including a large number of highly graded heritage assets of great national importance, tall building proposals in this area are likely to result in a high level of harm to significance. 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 potential impact on the setting of heritage assets should be assessed in accordance with the guidance set out 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.</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>In developing any proposals for tall buildings, <u>developers should make reference</u> reference should be made to</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			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 <u>and the Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets' (Historic England in March 2015 or its successor document).</u>
CC-MM142	178	Policy 61: Conservation and enhancement of Cambridge's historic environment	<p><i>Amend text of Policy 61 to read:</i></p> <p>To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:</p> <ul style="list-style-type: none"> a. <u>conserve 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</u> loss of which would cause harm to the character <u>or appearance</u> of the conservation area; c. contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship; d. <u>be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;</u> <u>de.</u> 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 <u>ef.</u> provide clear justification for any works that would lead to harm or substantial harm to a heritage asset

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.
CC-MM143	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>
CC-MM144	179	New paragraph after paragraph 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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>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>
CC-MM145	179	Insert new Figure 7.1 after paragraph 7.22	<i>Insert Figure 7.1 to illustrate the content of the historic environment strategy as illustrated.</i> <i>See new Figure 7.1 below.</i>

New Figure 7.1: Cambridge's Historic Environment Strategy



CC-MM146	179	Paragraph	<i>Amend paragraph 7.23 to read:</i>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		7.23	<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>
CC-MM147	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 and</u> appearance of a conservation area; and • consideration of how the scale, height, massing, alignment and materials respond to the local context.
CC-MM148	180	Policy 62: Local heritage	<p><i>Amend first paragraph and following text of Policy 62 to read:</i></p> <p><u>There is a general presumption in favour of The council will actively seek</u> the retention of local heritage assets,</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		assets	<p>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>Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.</u></p>
CC-MM149	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, its construction, 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 <u>major 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>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM150	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. Works should not harm the building's integrity or significance.</u></p>
CC-MM151	181	Paragraph 7.31	<p><i>Amend paragraph 7.31 to read:</i></p> <p><u>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:</p>
CC-MM152	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,</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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>
CC-MM153	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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>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>
CC-MM154	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> <p>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,</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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> <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</u> the future management and maintenance of the open space provision, before granting planning permission.</p>
CC-MM155	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</u> and the adopted Open Space and Recreation Strategy.</p>
CC-MM156	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>
CC-MM157	188 - 190	Policy 69: Protection of sites of local	<p><i>Amend text of Policy 69 to read:</i></p> <p>Policy 69: Protection of sites of local nature conservation</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		nature conservation importance	<p><u>biodiversity and geodiversity</u> importance</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. <u>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></u></p> <p>Where development is permitted, proposals must include measures:</p> <ol style="list-style-type: none"> a. to minimise harm; b. to secure achievable mitigation and/or compensatory measures; and c. 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>
CC-MM158	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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>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>
CC-MM159	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. The Council will not normally grant permission for any proposal which causes significant harm to a SSSI.</u></p>
CC-MM160	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</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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 granted without proper consideration to of the potential to enhance the designated site's biodiversity through enhanced management, habitat creation or the formation of new linkages with adjacent habitat areas.</p>
CC-MM161	192 & 193	Policy 71: Trees	<p><i>Amend text of Policy 71 to read:</i></p> <p>Development will not be permitted which avoids involves 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 clearly outweigh the current and future amenity value of the trees.</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> a. preserve, protect and enhance existing trees and hedges that have amenity value as perceived from the public realm; b. provide appropriate replacement planting, where felling is proved necessary; and c. 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>
CC-MM162	193	New paragraph before paragraph 7.69	<p><i>Proposed modification withdrawn:</i></p> <p>Development will not be permitted which includes felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			other value, unless there are demonstrable public benefits accruing from the proposal which clearly outweigh the current and future amenity value of the trees.
Section Eight: Services and local facilities			
CC-MM163	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 on all floors 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 on all floors at ground floor level in centres)</p>
CC-MM164	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>
CC-MM165	201	Paragraph 8.11	<i>Insert new sentence at end of paragraph 8.11 (moved from the end of paragraph 8.14) to read:</i>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<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. <u>Wider sports and leisure facilities should also be considered in appropriate areas of major change or other locations.</u></p>
CC-MM166	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 A process will also be was 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. 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 which has not identified any quantitative or qualitative 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>
CC-MM167	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

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<ul style="list-style-type: none"> • 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
CC-MM168	208	Policy 75: Healthcare facilities	<p><i>Amend text of Policy 75 to read:</i></p> <p>New or enhanced healthcare facilities will be permitted if:</p> <ol style="list-style-type: none"> a. the scale, range, quality and accessibility of healthcare facilities would be improved; b. they are located in the area they are expected to serve; and c. where possible and appropriate they are co-located with complementary services. <p>The Council will work with Local Commissioning Groups <u>the relevant health organisations</u> to provide high quality and convenient local health services in all parts of Cambridge, but particularly in areas of population growth.</p> <p>Planning permission will be granted for new primary healthcare facilities in locations accessible by road, by walking, by cycling and by public transport, where this will meet an existing deficiency, or support regeneration or new development.</p>
CC-MM169	208	Paragraph 8.35	<p><i>Delete entire paragraph:</i></p> <p>Clinical Commissioning Groups (CCGs) are statutory</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			bodies representing groups of GPs responsible for designing local health services in England. Every GP practice will need to be a member of a CCG. Local Commissioning Groups (LCGs) are smaller groups of GP practices with a focus on more local issues than the CCG. The Cambridgeshire and Peterborough CCG includes two LCGs responsible for patients in Cambridge and South Cambridgeshire.
CC-MM170	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>
CC-MM171	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"> a. Old Press/Mill Lane; b. key sites around Parker's Piece; c. land around Cambridge Station and the proposed new Station serving North East Cambridge (see Section Three); and d. 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 <u>(including Addenbrooke's Hospital)</u></p>
CC-MM172	211	Policy 77: Development and	<p>Delete text from Policy 77:</p> <p>Aparthotels or serviced apartments (see glossary) will be</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		expansion of hotels, Policy text paragraph 3	treated as residential uses and affordable housing provision will be sought (see Policy 45). They will not be considered under this policy on hotels.
CC-MM173	211	Policy 77: Development and Expansion of Hotels, Policy text paragraph 4	<p><i>Amend text from Policy 77 to read:</i></p> <p>New hotels visitor accommodation should be located on the frontages of main roads or in areas of mixed-use on or within walking distance of bus route corridors with good public transport accessibility.</p>
CC-MM174	212	Paragraph 8.49	<p><i>Amend paragraph 8.49 to read:</i></p> <p>The Cambridge Hotel Futures Study (as amended) identifies the aim of achieving a high quality and distinctive hotel offer in Cambridge City Centre in terms of national and international branded 4 star hotels, boutique hotels, good quality 3 star hotels and possibly a 5 star hotel – through the upgrading and expansion of existing hotels and the conversion of suitable properties. Consequently, the policy seeks to ensure that any proposal is for a hotel of suitably high quality specification to meet the needs identified in the study. This can help ensure that any new hotels are towards the upper end of the spectrum of hotels.</p>
CC-MM175	212	After paragraph 8.49	<p><i>Insert new paragraphs below paragraph 8.49 to read:</i></p> <p><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></p> <p><u>The accommodation offered at apart-hotels and services apartments can take various forms. Some</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>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></p> <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> <p><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></p> <p><u>Where proposals for apart-hotels or serviced apartments are considered to fall within C3 use Class proposals or comprise sui generis uses which have the characteristics of a C3 use, such proposals will be assessed via relevant housing policies in the Local Plan.</u></p> <p><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 would not be used or occupied as permanent households, including students, or as permanent dwellings. This may include the imposition of conditions to ensure maximum lengths of stay (typically 90 days) and a restriction on return</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>visits.</u>
CC-MM176	212	Paragraph 8.50 & 8.51	<p>Delete paragraphs 8.50 & 8.51:</p> <p>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.</p> <p>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.</p>
CC-MM177	211	Policy 78: Redevelopment or loss of hotels	<p>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:</p> <p>Redevelopment or loss of hotels <u>visitor accommodation</u></p> <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.
CC-MM178	213	Paragraph	Amend paragraph 8.52 to read:

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		8.52	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.
CC-MM179	213	Paragraph 8.53	<i>Amend paragraph 8.53 to read:</i> 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.
CC-MM180	213	Paragraph 8.54	<i>Amend paragraph 8.54 to read:</i> 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.
Section Nine: Providing the infrastructure to support development			
CC-MM181	219	Paragraph 9.8	<i>Insert sentence at the end of paragraph 9.8 to read:</i> 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>
CC-MM182	222	Paragraph 9.18	<i>Amend paragraph 9.18 to read:</i>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			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.
CC-MM183	223	After paragraph 9.22	<i>Add new paragraph after paragraph 9.22:</i> <u>Any development that will require regular loading or servicing must avoid causing illegal or dangerous parking, by providing appropriate off-street facilities.</u>
CC-MM184	228	Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy, final paragraph	<i>Amend text of Policy 85 to read:</i> 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 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			
CC-MM185	237	Paragraph A.1	<i>Amend paragraph A.1 to read:</i> On adoption of this plan, the official statutory development plan for Cambridge comprises: <ul style="list-style-type: none"> • Cambridge Local Plan 2014; • Cambridgeshire and Peterborough Minerals and Waste Local Development Framework <u>Core</u>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>Strategy (July 2011); and Site Specific Proposals Plan (February 2012) Development Plan Documents;</u></p> <ul style="list-style-type: none"> 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

CC-MM186	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>
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>								
CC-MM187	241	Appendix B: Proposals Schedule Site GB2: Land south of Worts'	<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>Residential</td> <td></td> <td></td> </tr> </tbody> </table>	Site	Address	Area (ha)	Residential				
Site	Address	Area (ha)									
Residential											

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification						
		Causeway	GB2	Land south of Worts' Causeway	<u>6.8.7.7</u>				
CC-MM188	241	Appendix B: Proposals Schedule: Site GB2: Land south of Worts' Causeway	<p><i>Amend dwellings per hectare to reflect change in site area:</i></p> <table border="1" data-bbox="608 629 983 898"> <tr> <td data-bbox="608 629 983 696">Capacity</td> </tr> <tr> <td data-bbox="608 696 983 741">230 dwellings</td> </tr> <tr> <td data-bbox="608 741 983 786">45 dph</td> </tr> <tr> <td data-bbox="608 786 983 831"><u>34 dph</u></td> </tr> </table>			Capacity	230 dwellings	45 dph	<u>34 dph</u>
Capacity									
230 dwellings									
45 dph									
<u>34 dph</u>									
CC-MM189	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><u>o Contributions should be made towards improved community facilities and services in this part of the city.</u></p>						
CC-MM190	241 - 253	Footnote ¹ to Appendix B: Proposals Schedule (in header)	<p><i>Amend text to read:</i></p> <p>Approximate number based on initial assessment in Strategic Housing Land Availability Assessment (SHLAA); final number may be greater or smaller depending on detailed assessment and detailed design. <u>For mixed use sites, the uses and figures quoted should be regarded as giving a broad indication of the council's</u></p>						

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		line and underneath table on page 241)	<u>expectations.</u>
CC-MM191	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 <u>Abuts 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 <u>Site will need careful review of highway access 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>
CC-MM192	244	Appendix B:	<p><i>Amend text to read:</i></p> <ul style="list-style-type: none"> o Contamination requires remediation and may limit type of

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Proposals Schedule, Site R12 Ridgeons, 75 Cromwell Road	<p>housing</p> <ul style="list-style-type: none"> ○ Open space requirements to reflect location in an area of open space deficiency ○ Primary Access onto Cromwell Road, subject to detailed testing ○ Within the air quality management area ○ <u>Range of housing typologies to be provided across the site</u> ○ <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 '<u>5.14</u>' not '5.15'.</i></p>
CC-MM193	245	Site R17, Mount Pleasant House, Mount Pleasant, Appendix B: Proposals Schedule	<p><i>Amend text of Site R17 to read:</i></p> <p>Capacity: 50 dwellings 88 dph <u>270 student rooms</u></p>
CC-MM194	247	Appendix B: Proposals Schedule Site R43: NIAB 1	<p><i>Amend site address to read:</i></p> <p>Site R43: NIAB 1 <u>Land between Huntingdon Road and Histon Road</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		<u>Land between Huntingdon Road and Histon Road</u>	Amend text in Capacity column to read: Capacity: 1,780 <u>1,696</u> dwellings
CC-MM195	247	Appendix B: Proposals Schedule Site R44: Betjeman House	Insert in Capacity column: <u>B1 (a) and B1 (b) employment, 156 dwellings, and retail uses</u>
CC-MM196	247	Appendix B: Proposals Schedule Site R44: Betjeman House	Insert in provisional issues identified column: <ul style="list-style-type: none"> • <u>Not applicable Development adjacent to Grade II* historic park and garden at Cambridge University Botanic Gardens needs careful consideration.</u> • <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>
CC-MM197	249	Appendix B: Proposals Schedule Site R21:	Amend Area (ha) to read: 2.78 <u>2.9</u> Amend Capacity to read: 128 <u>78</u> dwellings 46 <u>60</u> dph Up to 1 hectare employment floorspace <u>(including</u>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		315-349 Mill Road and Brookfields	<u>healthcare) and 0.6 ha for up to 270 student rooms</u>
CC-MM198	250	Appendix B: proposals Schedule Site M13: West Cambridge Site	<i>Remove text from the existing uses column within Appendix B relating to Site M13 West Cambridge Site:</i> Agricultural , University and research institutes
CC-MM199	253	Site U1 Old Press/Mill Lane, Appendix B: Proposals Schedule	<i>Amend text of Site U1 to read:</i> Capacity: <u>Up to 150 dwellings, 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 <u>* The indicative capacity of this site is subject to detailed testing, including consideration of the site's constraints, particularly the historic environment.</u>
CC-MM200	252	Appendix B: Proposals Schedule	<i>Amend provisional issues identified to read:</i> ○ Surface water flood risk would require careful mitigation; ○ Access arrangements would require careful mitigation-;

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Site U3; Grange Farm off Wilberforce Road	<ul style="list-style-type: none"> ○ <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			
CC-MM201	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 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></p>
CC-MM202	272	Appendix C: Designations Schedule, Site P&G22	Replace P&G22 Coldham's Common with <u>NAT44 Coldham's Common</u>
CC-	276	Appendix	Delete PH009 The Ranch

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
MM203		C: Designations Schedule - List of protected public houses (Policy 76)	
CC- MM204	276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Delete PH019 The Rosemary Branch
CC- MM205	276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Delete PH025 Penny Ferry
CC- MM206	277	Appendix C: Designations Schedule -	Delete PH066 The Zebra

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		List of protected public houses (Policy 76)	
CC-MM207	278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Add <u>PH105 The Pint Shop 10 Peas Hill Market</u>
CC-MM208	278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Add <u>PH106 The Old Bicycle Shop 104 Regent Street Peas Hill Market</u>
Appendix D: Southern Fringe Area Development Framework			
CC-MM209	281	Appendix D: Southern Fringe	<i>Amend text to read:</i> This appendix is based on the Southern Fringe Area Development Framework (ADF) document produced by Cambridge City Council in 2006. <u>The wording of this</u>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Area Development Framework, paragraph D.1, first paragraph	<u>appendix is predominantly based on the 2006 document, but updated slightly where it is appropriate to do so. It has been included in the local plan to reiterate the council's support for the Framework's content (as updated) and to ensure its status is strengthened by virtue of it being included in a local plan.</u> This appendix will help direct the preparation of future planning applications and the planning of services and infrastructure. The vision for this area is:
Appendix F: Tall buildings and the skyline			
CC-MM210	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>
CC-MM211	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</p>

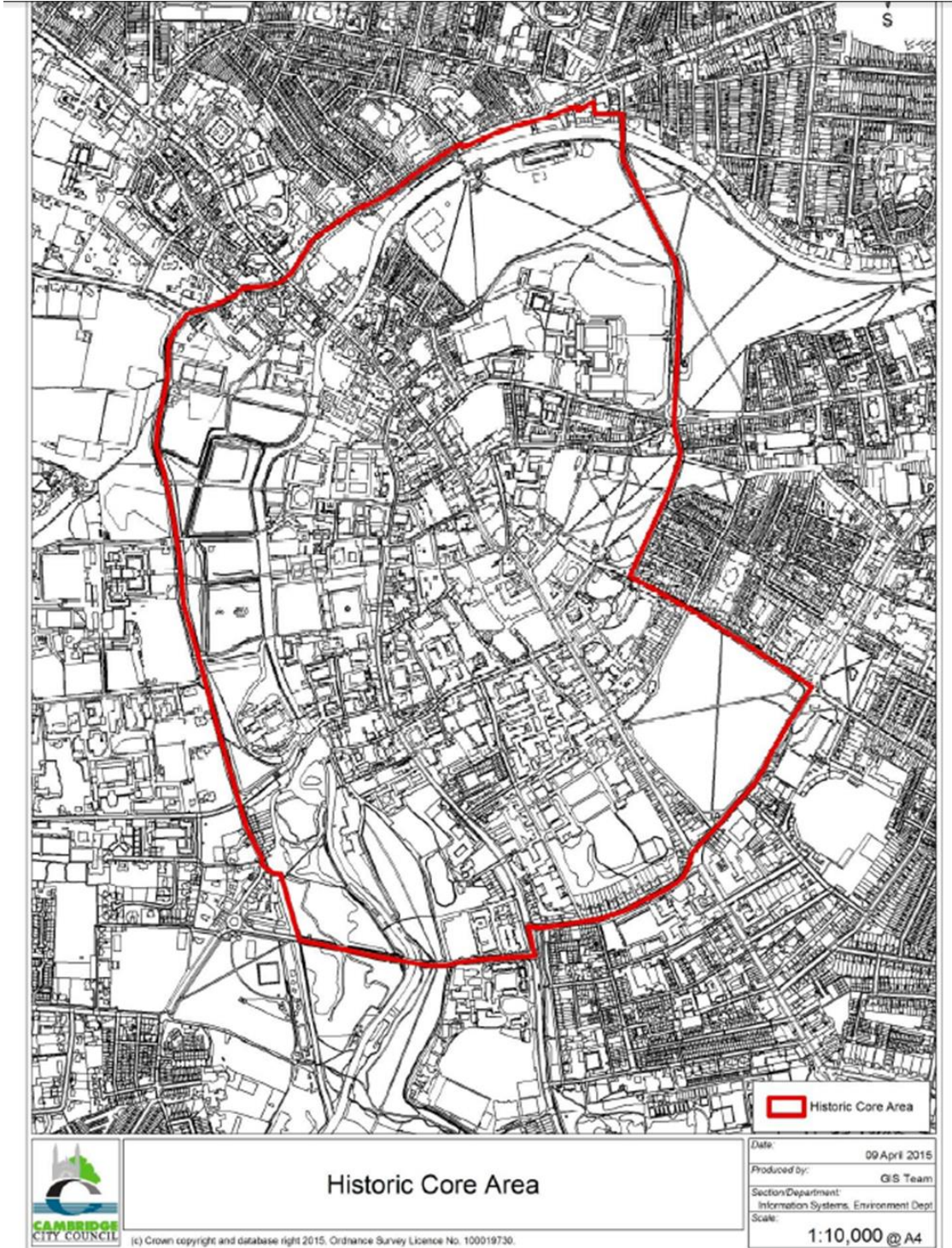
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			future.
CC-MM212	310	Appendix F: Tall Buildings and The Skyline, F.8	<p><i>Amend text to read:</i></p> <p>The Guidance on Tall Buildings Advice Note published in 2007 <u>December 2015</u> by English Heritage and CABE <u>Historic England</u> 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>
CC-MM213	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 <u>proposals</u> 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</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			(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.
CC-MM214	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>
CC-MM215	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>
CC-MM216	317	Appendix F: Tall Buildings and The Skyline, Criterion 2: Historical Impact	<p><i>Amend text to read:</i></p> <p>Criterion <u>2b: Historical Impact on the historic environment</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM217	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>
CC-MM218	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>
CC-MM219	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></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			noise, or any other relevant amenity.
CC-MM220	322	Appendix F: Tall Buildings and The Skyline: Insert new Figure F.1	<i>Insert new Figure F.1 to show Cambridge Historic Core Area</i> <i>See new Figure F.1 overleaf.</i>
New Figure F.1 Cambridge Historic Core Area			

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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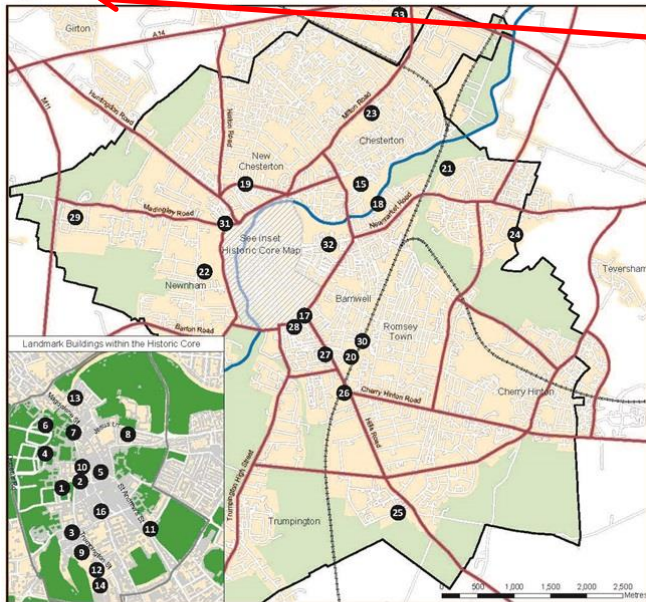


CC-MM221	322	Appendix	<i>Amend text to read:</i>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		F: Tall Buildings and The Skyline: Figure F.1 Existing Landmark Buildings	F.42 Existing Landmark Buildings <i>See amended Figure F.2 below.</i>

Amended Figure F.2 Existing Landmark Buildings

Figure F.2 Existing Landmark Buildings



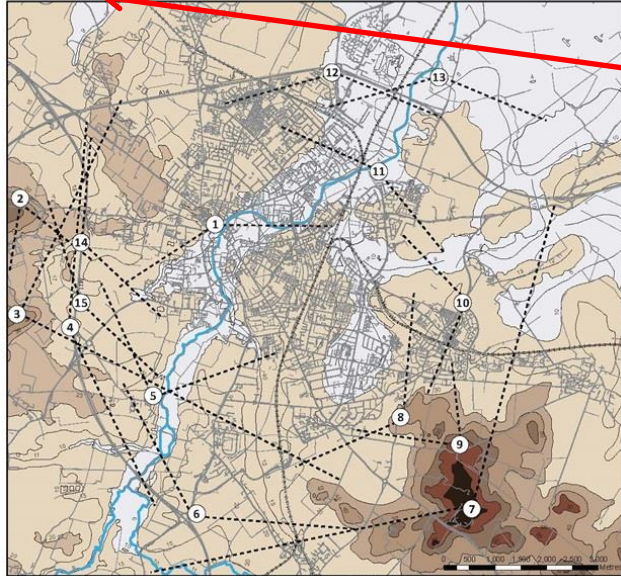
Main Modification CC-MM221:
Amend text to read Figure F.2
Existing Landmark Buildings

- 1 King's College Chapel
- 2 St Mary the Great
- 3 Cambridge University Press Pitt Building
- 4 Trinity College
- 5 Holy Trinity Church
- 6 St John's College New Court
- 7 St John's Chapel
- 8 All Saints Church
- 9 Emmanuel United Reformed Church
- 10 Gonville and Caius College
- 11 University Arms Hotel
- 12 Fitzwilliam Museum
- 13 Varsity Hotel
- 14 William Stone Building, Peterhouse
- 15 St Andrew's C of E Church, Chesterton
- 16 Arup Building, Department of Materials Science and Metallurgy
- 17 Church of Our Lady and the English Martyrs, Hills Road
- 18 Museum of Technology Chimney
- 19 St Luke's Church, Victoria Road
- 20 Foster Mill, Station area
- 21 Mill building at Ditton Walk
- 22 Cambridge University Library
- 23 St George's Church, Chesterton Road
- 24 Aircraft Hangars at Cambridge Airport
- 25 Addenbrooke's Hospital incinerator chimney
- 26 The Belvedere
- 27 Botanic House
- 28 Cambridge University Chemistry Building
- 29 Schlumberger Building
- 30 Carter Cycle Bridge
- 31 Westminster College
- 32 Christ Church, Christchurch Street
- 33 Napp Pharmaceutical Building, Cambridge Science Park

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM222	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. Marked as 14 and 15 on the image.</i></p> <p>See amended Figure F.3 below.</p>
<p>Amended Figure F.3 Topography and Strategic Viewpoints</p>			

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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Figure F.3 Topography and Strategic Viewpoints



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- | | |
|---|--------------------------------|
| 1 Castle Hill Mound, Shire Hall | Land between 70m - 80m AOD |
| 2 Madingley Rise, Madingley Road | Land between 60m - 70m AOD |
| 3 Redmeadow Hill, Barton | Land between 50m - 60m AOD |
| 4 Grantchester Road | Land between 40m - 50m AOD |
| 5 Grantchester Meadow | Land between 30m - 40m AOD |
| 6 M11/A1309 Elevated Roundabout | Land between 20m - 30m AOD |
| 7 Little Trees Hill, Magog Downs | Land between 10m - 20m AOD |
| 8 Limekiln Road | Land below 10m AOD |
| 9 Worts' Causeway/Shelford Road | Contours and heights in metres |
| 10 Cherry Hinton Road roundabout, overlooking Cambridge Airport | Railway line |
| 11 Ditton Meadows | |
| 12 A14 Junction 33 with A10 and A1309 | |
| 13 River Cam looking south between the A14 and Baits Bite Lock | |
| 14 Coton footpath over the M11 | |
| 15 M11 between Junctions 12 and 13 | |

Main Modification CC-MM221:
Amend text to read Figure F.3
Topography and Strategic
Viewpoints

Appendix G: Local heritage assets criteria and list

CC-MM223	327	Appendix G: Local Heritage Assets Criteria and List, G.3, insert new	<p><i>Insert new criterion i after criterion h to read:</i></p> <p><u>i) designed landscapes - relating to the interest attached to locally important designed landscapes, parks and gardens.</u></p>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		criterion after criterion (h)	
CC-MM224	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"> • Downing College – Baker, and Scott Buildings and Chapel (was listed as Baker Buildings; Scott Buildings and Chapel); • Elm Street – Nos. 8a <u>1 to 8 consecutive</u> (was listed as No. 8a);

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<ul style="list-style-type: none"> • Emmanuel Road – Cambridge Unitarian Memorial Church (was listed as Unitarian Church) • St Philip’s Road – No.21, Argyle Villa (was listed as No. 21 only); • Willis Road, No. 25 Sinclair Building, Anglia Ruskin University (was listed as Sinclair Building, Anglia Ruskin University); • Willis Road – Nos. 1 – 23 25 (odd) (was listed as Nos. 1 – 25 (odd)). <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.
CC-MM225	355	Appendix I: Open Space and Recreation Standards, paragraph 1.2	<p><i>Amend text to read:</i></p> <p>Policy 68 requires that all residential developments should contribute to the make provision for of open space and recreation sites/sports facilities in accordance with the Council’s Open Space and Recreation Standards as set out below. the Playing Pitch Strategy and the Indoor Sports Facility Strategy. 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 includes further guidance as to when open space</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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.</p>
CC-MM226	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>
CC-MM227	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>Informal provision, including recreation grounds, parks and, natural greenspaces <u>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 delivery mechanisms</u></p> <p><u>Indicative, and subject to the adoption of the Community</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>Infrastructure Levy and associated Regulation 123 list</u>
CC-MM228	356 - 357	Appendix I: Open Space and Recreation Standards, paragraphs 1.3 to 1.7	<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 <u>outdoor</u> 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; • tennis <u>courts</u> /multi-use games areas (MUGAs) / <u>bowling greens: 0.1 hectares per 1,000 people of 3 tennis courts size (0.18 hectares) per 3,000 people; and</u> • 1 <u>bowling green (0.14 hectares) per 11,000 people.</u> <p><u>Grass Outdoor pitches, including Artificial Turf Pitches (ATP)</u></p> <p>This <u>standard</u> is based on <u>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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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.</p> <p>Artificial turf pitches (ATPs)</p> <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. <u>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.</u></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</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>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>
CC-MM229	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>
CC-MM230	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

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM231	371	Appendix K: Marketing, Local Needs and Viability Appraisal, paragraph K.8	<p><i>Criterion d of paragraph K.8 should be amended to read:</i></p> <p><u>unless previously agreed in writing with the council as a local planning authority</u>, the marketing exercise should be sufficiently thorough and use all available forms of advertising media and therefore include as a minimum:</p>
CC-MM232	373	Appendix K: Marketing, Local Needs Assessment and Viability Appraisal, before paragraph K.9	<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> <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>
CC-MM233	374	Appendix K: Marketing, Local Needs and Viability Appraisal, paragraph	<p><i>Amend text to read:</i></p> <p>Both freehold and leasehold options should be made available without a ‘tie’ requiring the purchase of drinks through the vendor and without restrictive covenants that would otherwise prevent re-use as a public house such that other pub operators, breweries, local businesses or community groups wishing to take over the premises and</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		K.13	trade it as a pub are not excluded.
CC-MM234	376	Appendix K: Marketing, Local Needs and Viability Appraisal, paragraph K.18	<p><i>Amend text to read:</i></p> <p>Applicants should note the following in terms of carrying out community consultation as part of an independent local needs assessment. The consultation exercise should:</p> <ol style="list-style-type: none"> <u>take all reasonable steps to</u> notify all residents, businesses and residents' associations (in order to take account of employees who might visit the pub) within a 400m radius of the public house site about the relevant proposal; gather all the opinions and comments of all consultees on the loss of the existing or former public house facility. The results of this exercise shall be submitted to the local planning authority as part of the application submission; and complete the consultation at least six months before any related planning application is formally submitted. <p><u>All reasonable steps would include local advertisement, provision of a site notice, and a letter drop to all addresses within a 400 metre radius of the site.</u></p>
Appendix L: Car and cycle parking requirements			
CC-MM235	386	After table L.9, Appendix L	<p><i>Amend sub-heading to read:</i></p> <p>Residential–Cycle parking standards <u>(for both residential and non-residential)</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM236	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, sSome 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</u>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p><u>388)</u></p> <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 cycles and allows the frame of the cycle to be locked to the rack. (Originally Appendix L: Paragraph L.22 on page 391)</u></p> <p><u>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)</u></p> <p><u>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</u></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>391)</p> <p><u>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.</u> (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 Cycle parking should <u>accord with</u> have regard to designs, layouts, drawings and dimensions established in the Council's Cycle Parking Guide for New Residential Developments. It should:</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.
CC-MM237	387	Appendix L, Table L.10	<p><i>Amend table heading to read:</i></p> <p>Residential Dwellings and other residential uses – cycle parking standards</p>
CC-MM238	388	Appendix L, After table L.10	<p><i>Amend sub-heading to read:</i></p> <p>Non-residential <u>use</u> cycle parking standards</p>
CC-MM239	388	Appendix L, Paragraph L.17	<p><i>Amend paragraph to read:</i></p> <p>As well as according with this standard, the cCycle parking for non-residential development should:</p> <ul style="list-style-type: none"> • reflect the design and dimensions for cycle parking

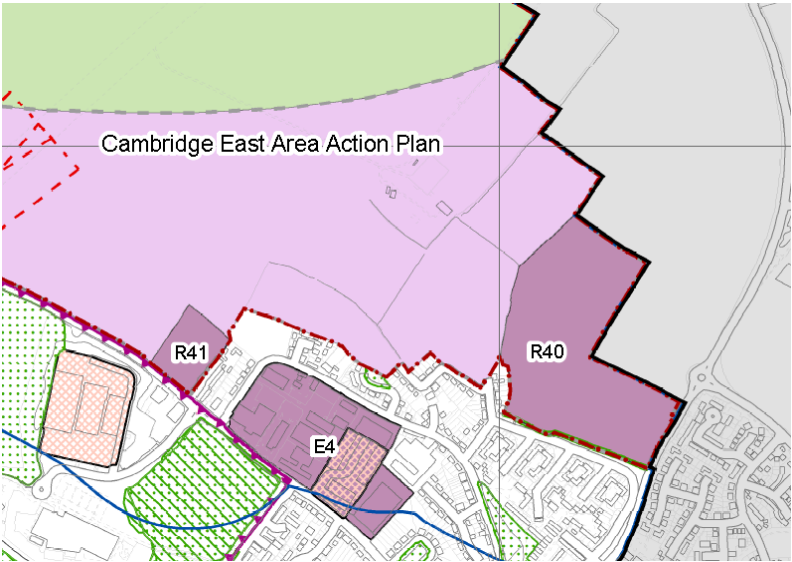
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>established in the Council's Cycle Parking Guide for New Residential Developments;</p> <ul style="list-style-type: none"> • accord with the guidelines for use of high capacity or two-tier (double stacker/double decker) stands (see Appendix 1); • include parking for employees and students in a convenient, secure and covered location, <u>subject to natural surveillance. A proportion of the cycle parking (minimum of 20%) should be provided within a secure location.</u> • 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.
CC-MM240	388	Appendix L, Paragraphs L.18 and L.19	<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>
CC-MM241	389	Appendix L, Table L.11	<p><i>Amend table entry under 'Food and drinks' category to read:</i></p> <p>2 spaces for every 5 members of staff</p> <p>1 short stay space for every 10 sq m of dining area in the historic core area</p> <p><u>1 short stay space for every 15 sq m for the rest of the city</u></p>
CC-MM242	391	Appendix L,	<i>Delete paragraphs L.20 – L.25. These paragraphs have largely been moved to the section relating to both residential</i>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Paragraphs L.20 – L.25	<i>and non-residential uses prior to paragraph L.16 (see above).</i>
Appendix M: Monitoring and implementation			
CC-MM243	395-459	Monitoring and Implementation	<p><i>Modifications to monitoring appendix to create SMART indicators.</i></p> <p><i>To view modifications to Appendix M, see section 3 of RD/Strat/530, which includes a clean version and a tracked Changes Version.</i></p> <p>To comment on an indicator please reference the Policy that it applies to in your response.</p>
Appendix N: Five Year Housing Land Supply			
CC-MM244	After page 459	After Appendix M: Monitoring and Implementation	<p>Add a new Appendix N after Appendix M: Monitoring and Implementation.</p> <p><i>Refer to new appendix at the end of this schedule</i></p>
Glossary:			
CC-MM245	463	Glossary	<p><i>Delete glossary term for Aparthotel and serviced apartments:</i></p> <p>Aparthotels and serviced apartments offer a higher level of service than normal rented apartments, such as cleaning, laundry, food hampers, toiletries and the provision of towels. The letting is normally on a daily short-term basis, although some might require a minimum 2–3 night stay. There are also reception facilities and a hotel-style booking system.</p>
CC-MM246	465	Glossary	<i>After definition of Carbon Footprint insert definition of City Centre as:</i>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<u>The City Centre is the historic, cultural and retail centre of Cambridge. Two main shopping areas can be found within the City Centre: the Historic Core and the Fitzroy/Burleigh Street/Grafton area. The boundary of the City Centre is defined on the Policies Map.</u>
CC-MM247	465	Glossary	<p><i>After definition of Carbon Footprint insert definition of Chalk hills as:</i></p> <p><u>Chalk hills occurs to the south and south east of Cambridge extending from the south of Addenbrooke's eastwards towards Newmarket. The chalk hills form part of the East Anglian Heights and are an extension of the chalklands running north from the Chiltern Hills. The arrival into Cambridge from the chalk hills to the south-east, dropping down from the higher land, allows for expansive views across the city. The hills are gently rounded and rolling, reaching 74 metres above sea level at Wandlebury. The springs that occur at the junction of the chalk and clay, such as at Nine Wells are an important habitat, and the dry valleys of the chalk are important landscape features. The fields are large, enclosed by generally very closely maintained low thorn hedges with few hedgerow trees. Shelter belts, often of beech, and hill top copses are an important feature of this landscape, the latter often acting as reference points. The roads tend to be straight and towards Cambridge run across the contours, thus commanding some excellent panoramic views of the city and its environs.</u></p>
CC-MM248		Glossary	<p><i>Delete glossary term for Code for Sustainable Homes:</i></p> <p><u>Developed to enable a change in sustainable building practice. It is intended as a single national standard to guide industry in the design and construction of sustainable homes. There are six levels of the code, with Level 6 equating to a zero carbon home. At each level, there are minimum energy efficiency/carbon emissions and water efficiency standards.</u></p>
CC-MM249	469	Glossary	<p><i>Description of a heritage asset should be amended to read:</i></p> <p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset is a term</p>

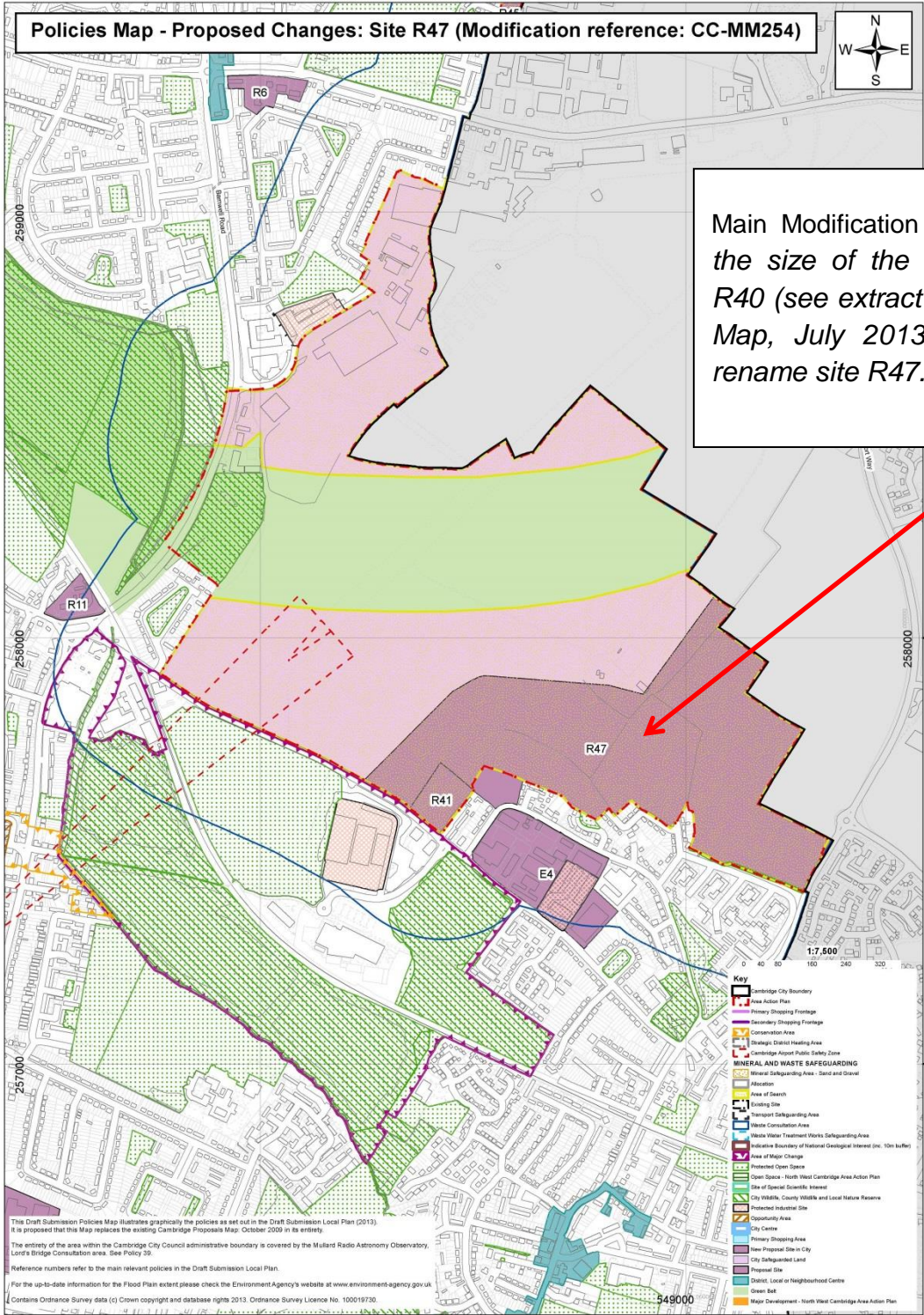
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>that includes designated heritage assets (e.g. <u>listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields</u>) and <u>non-designated</u> assets <u>which are identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, (including local listing), buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by the local planning authority.</u></p>
CC-MM250	469	Glossary	<p><i>After definition for high quality hotel, insert definition of historic core as:</i></p> <p><u>The historic core of Cambridge is part of the large Central Conservation Area, which is one of eleven conservation areas in Cambridge. The current boundaries of the historic core can be found in Appendix F of the Local Plan and in the Council's Historic Core Conservation Area Appraisal.</u></p>
CC-MM251	470	Glossary	<p><i>Between 'Knowledge based economy' and 'Landscape scale', insert:</i></p> <p><u>Landfill sites:</u></p> <p><u>Landfill sites were originally small, informal and uncontrolled tips used by local authorities or industry for the disposal of waste. As urban sites became scarcer, larger sites were developed towards the edge of towns and cities. The Report of the Working Party on Refuse Disposal (DOE 1971) defined controlled landfilling as 'the deposit and compacting of waste on land in shallow layers, and covering the exposed surfaces with inert material.'</u></p> <p><u>Prior to the 1970s, the majority of landfill sites had little or no engineering control of waste beyond that provided by the local topography and geology. However, the introduction of the Deposit of Poisonous Waste Act 1972 and Control of Pollution Act 1974 introduced regulation of landfill. Modern landfills are regulated under the Landfill Directive 1999 and the Landfill Regulations 2010.</u></p>
CC-MM252	475	Glossary	<p><i>Insert after Specialist schools:</i></p> <p><u>Starter Homes Exception Sites</u></p>


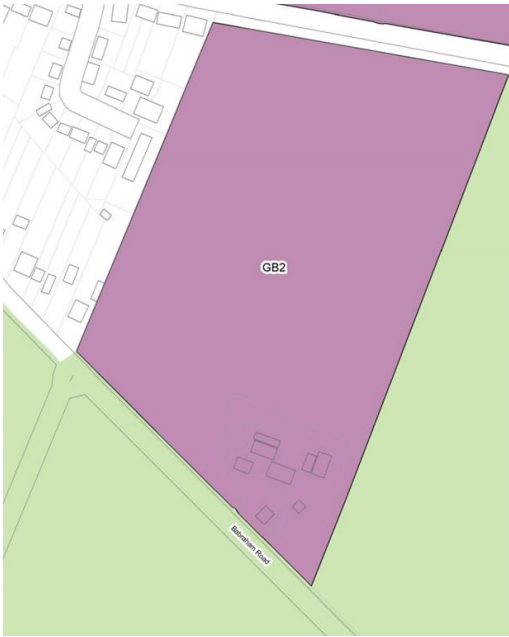
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			<p><u>The Government's exception site policy enables applications for development for Starter Homes on under-used or unviable industrial and commercial land that has not been currently identified for housing. Suitable sites are likely to be under-used or no longer viable for commercial or industrial purposes, but with remediation and infrastructure costs that are not too great so as to render Starter Homes financially unviable.</u></p> <p><u>The types and sizes of site suitable for Starter Homes are likely to vary across the country, and will reflect the pattern of existing and former industrial and commercial use as well as local market conditions. Land in both public and private ownership can be considered.</u></p>
CC-MM253	475	Glossary	<p><i>Amend the definition Student hostel accommodation to read:</i></p> <p>Student hostel-accommodation</p>

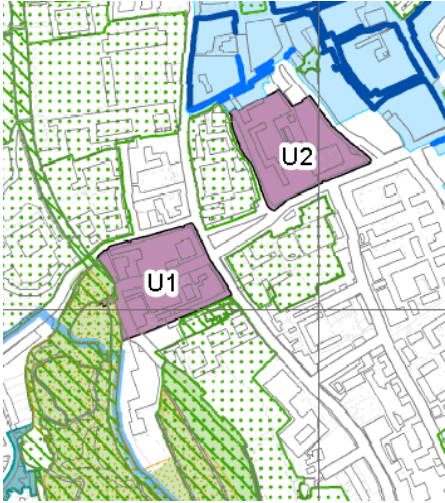
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Policies Map:			
CC-MM254	Policies Map	Policies Map: Cambridge East (R47)	<p><i>Increase the size of the current allocation for R40 (see extract from original Policies Map, July 2013 shown below) and rename site R47.</i></p> <p><i>Excerpt of original image (below)</i></p>  <p><i>The amendments to the map legend include two changes to refer to a proposed extension to areas of major change and new proposals sites.</i></p> <p><i>See amended map excerpt overleaf.</i></p>

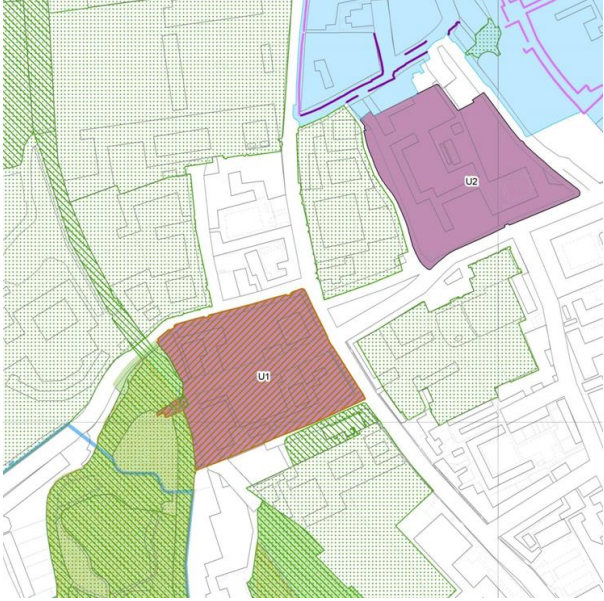
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Amended Site Allocation R47			

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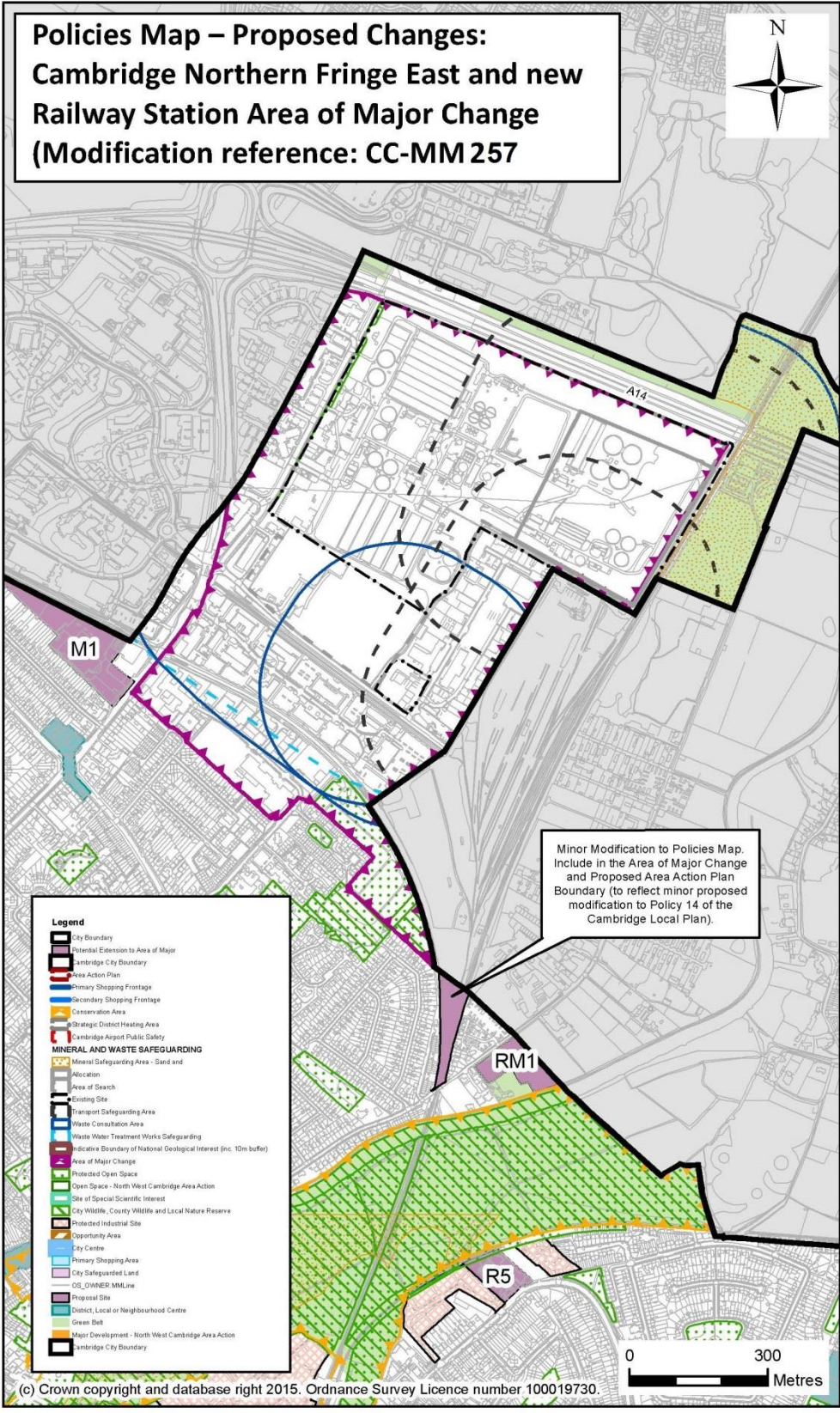
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CC-MM255	Policies Map	Policies Map: Site GB2	<p><i>Increase the size of site GB2 (original boundary illustrated below) to include Newbury Farm (0.9 hectares). See amended site map excerpt from the Cambridge Draft Submission Policies Map July 2013.</i></p> <p><i>Excerpt of original boundary for GB2 (below).</i></p>  <p><i>Excerpt of amended boundary for GB2 (below).</i></p> 

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM256	Policies Map	Policies Map: Site U1: Old Press/Mill Lane	<p><i>This site is currently shown only as an allocation (see extract from original Policies Map, July 2013 shown below). Orange hatching should also be used to denote the Old Press/Mill Lane Opportunity Area (Policy 25).</i></p> <p><i>Excerpt of original policies map</i></p>  <p><i>See excerpt of amended policies map (below).</i></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM257	Policies Map	Policies Map: Cambridge Northern Fringe East Area of Major Change	<p><i>Amend the Policies Map to extend the Area of Major Change on the map to include the triangular parcel of land to the south of Chesterton sidings.</i></p> <p><i>See map excerpt (below).</i></p>

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Appendix N (Cambridge Local Plan): Five-Year Housing Land Supply

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.

The methodology for calculating five-year housing land supply is set out in figure N1 below:

Figure N1: Methodology for Calculating Five-Year Supply

(a) Housing requirement in the plan period	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.
(b) Completions so far in the plan period	Net number of new homes completed so far in the plan period, as set out in the Annual Monitoring Report.
(c) Number of dwellings left to deliver in the plan period (= a - b)	Calculated by subtracting the net number of homes completed so far in the plan period from the housing requirement.
(d) Number of years of plan period left	Number of years of the plan period left in which to deliver the housing requirement.
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	Calculated by dividing the number of dwellings left to deliver by the number of years of the plan period left.
(f) Five year supply requirement (= e x 5)	The requirement to meet in the next five year period. Calculated by multiplying the annualised average requirement by five.
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	A 20% buffer in addition to the five year supply requirement should be added in response to historic levels of delivery
(h) Five year supply requirement with 20% buffer (= f + g)	Five year supply requirement plus 20% buffer, against which predicted housing supply is assessed.
(i) Number of dwellings predicted to be completed in the five year period	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.

(j) Five year supply (= $i \div h \times 5$)	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.
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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.

Figure N2: Five-Year Housing Land Supply Position at November 2017 for 2017-2022

	Cambridge	South Cambridge-shire	Cambridge & South Cambridge-shire
(a) Housing requirement 2011 to 2031	14,000	19,500	33,500
(b) Completions up to 31 March 2017	4,932	3,970	8,902
(c) Number of dwellings left to deliver in the plan period (= a - b)	9,068	15,530	24,598
(d) Number of years of plan period left	14	14	14
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	648	1,109	1,757
(f) Five year supply requirement (= e x 5)	3,239	5,546	8,785
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	648	1,109	1,757
(h) Five year supply requirement with 20%	3,886	6,656	10,542

	Cambridge	South Cambridge-shire	Cambridge & South Cambridge-shire
buffer (= f + g)			
(i) Number of dwellings predicted to be completed in the five year period (1 April 2017 to 31 March 2022)	4,201	7,235	11,436
(j) Five year supply (= i ÷ h x 5)	5.4	5.4	5.4

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

Figure N3: Five-Year Housing Land Supply Position at November 2017 for 2018-2023

	Cambridge	South Cambridge-shire	Cambridge & South Cambridge-shire
(a) Housing requirement 2011 to 2031	14,000	19,500	33,500
(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	595	1,144	1,739

	Cambridge	South Cambridge-shire	Cambridge & South Cambridge-shire
supply requirement (= f x 0.2)			
(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 balance of completions relative to cumulative delivery.

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

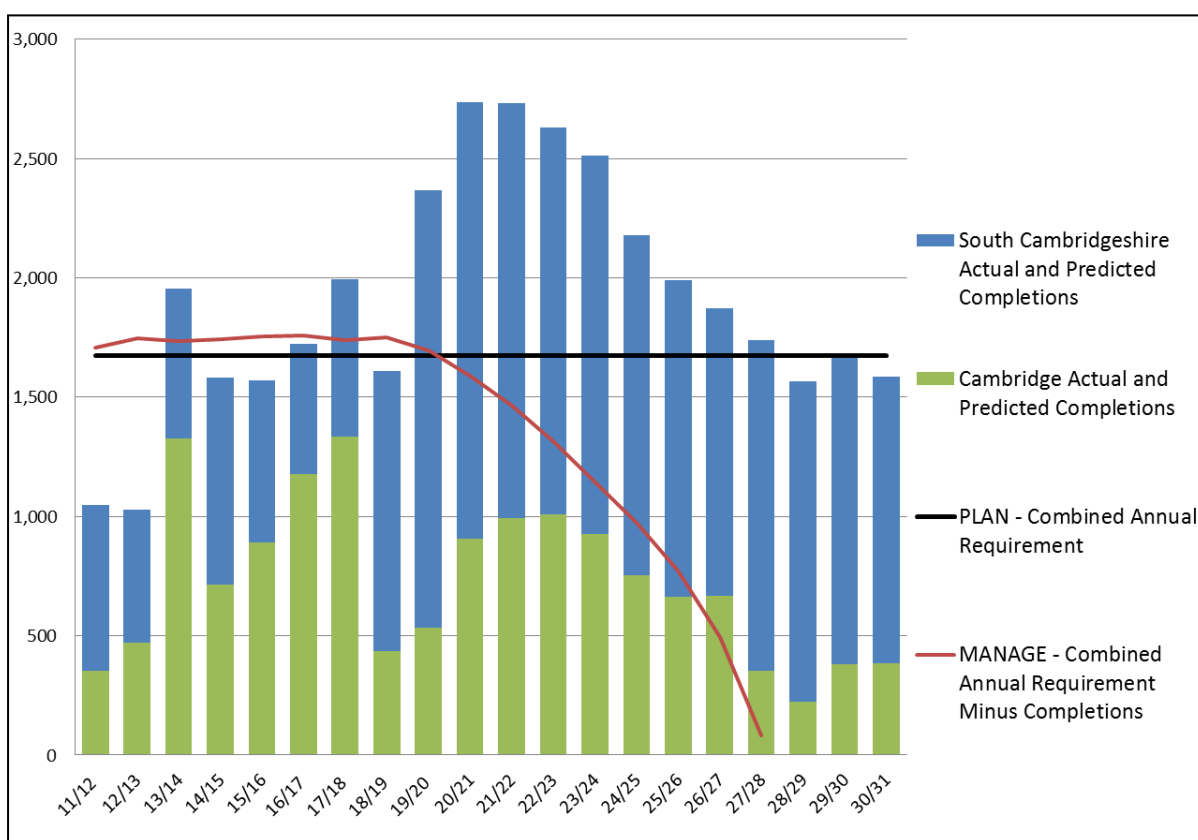


Figure N6 below provides a summary of the broad distribution and main sources of supply of the housing provision set out in the plans.

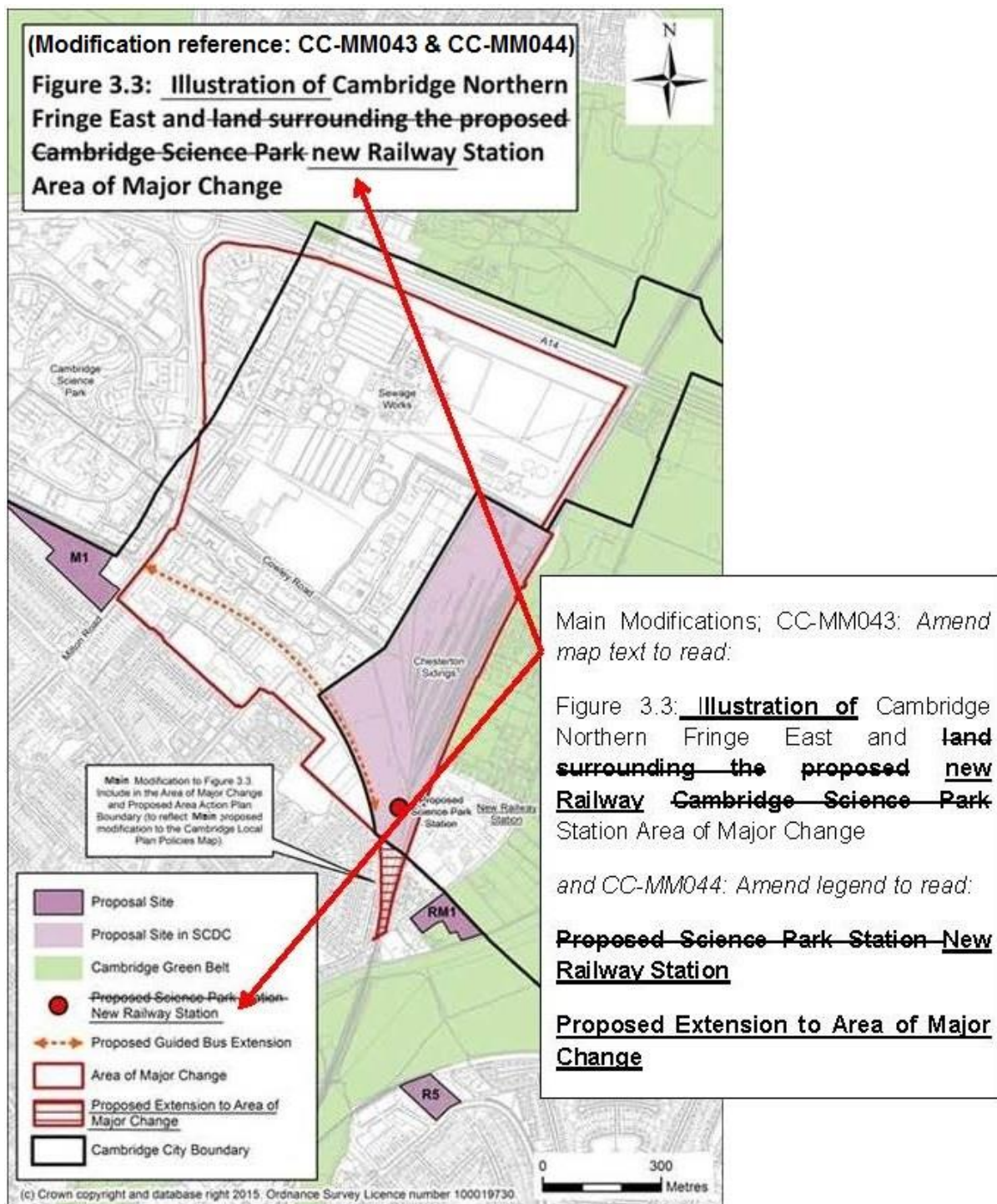
Figure N6: Distribution and supply of housing provision

	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
Rural Area						
South Cambridgeshire - existing allocations	-	522	100	53	0	675
South Cambridgeshire - new allocations	-	674	1,185	750	935	2,609

	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2026/27 - 2030/31	Post 2031	Totals
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission						
Cambridge	-	313	40	0	0	353
South Cambridgeshire	-	2,608	613	0	0	3,221
Windfall Allowance						
Cambridge	-	123	553	618	0	1,294
South Cambridgeshire	-	50	900	1,000	0	1,950
	7,181	10,424	12,037	8,438	16,809	38,080

For more details on the individual sites that comprise the above joint housing trajectory, please refer to the latest Annual Monitoring Report for each authority.

Figure 3.3: Amended figure site area, title and legend.



5. Proposed Additional Modifications to the Cambridge Local Plan

Comments are invited on the changes to the plan shown in **bold** text only. The changes that are not shown in bold have previously been consulted upon in the Proposed Modifications Joint Consultation Report (December 2015) (RD/MC/010¹); this text is provided for information and is not subject to further consultation. Comments submitted during that consultation remain in front of the Inspectors.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
Section One: About Cambridge			
CC-AM001	6	Paragraph 1.8	Although Cambridge is a small city in size, its international stature and the extent of the facilities it offers are much greater than one would expect. The population of Cambridge was 123,900 in 2011. It is predicted that by 2031 the population will reach 150,000. Cambridge also has to consider the needs of its academic population. The city hosts a large student population from the University of Cambridge and Anglia Ruskin University. In 2012, the student population <u>of the University of Cambridge and Anglia Ruskin University</u> was estimated at 29,087.
CC-AM002	8	Paragraph 1.15	<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 <u>Local Development Framework Core Strategy (July 2011); and Site Specific Proposals Plan (February 2012) Development Plan Documents;</u> • Cambridge East Area Action Plan (excluding policies CE/3 and CE/35, which are replaced by Policy 12: Cambridge East); and • North West Cambridge Area Action Plan. <p>The Cambridge Local Plan 2006 is deleted in its entirety and</p>

¹ Found in the Council's Reference Document Library: <https://www.cambridge.gov.uk/local-plan-core-documents-library>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			no longer forms part of the development plan.

Section Two: The spatial strategy

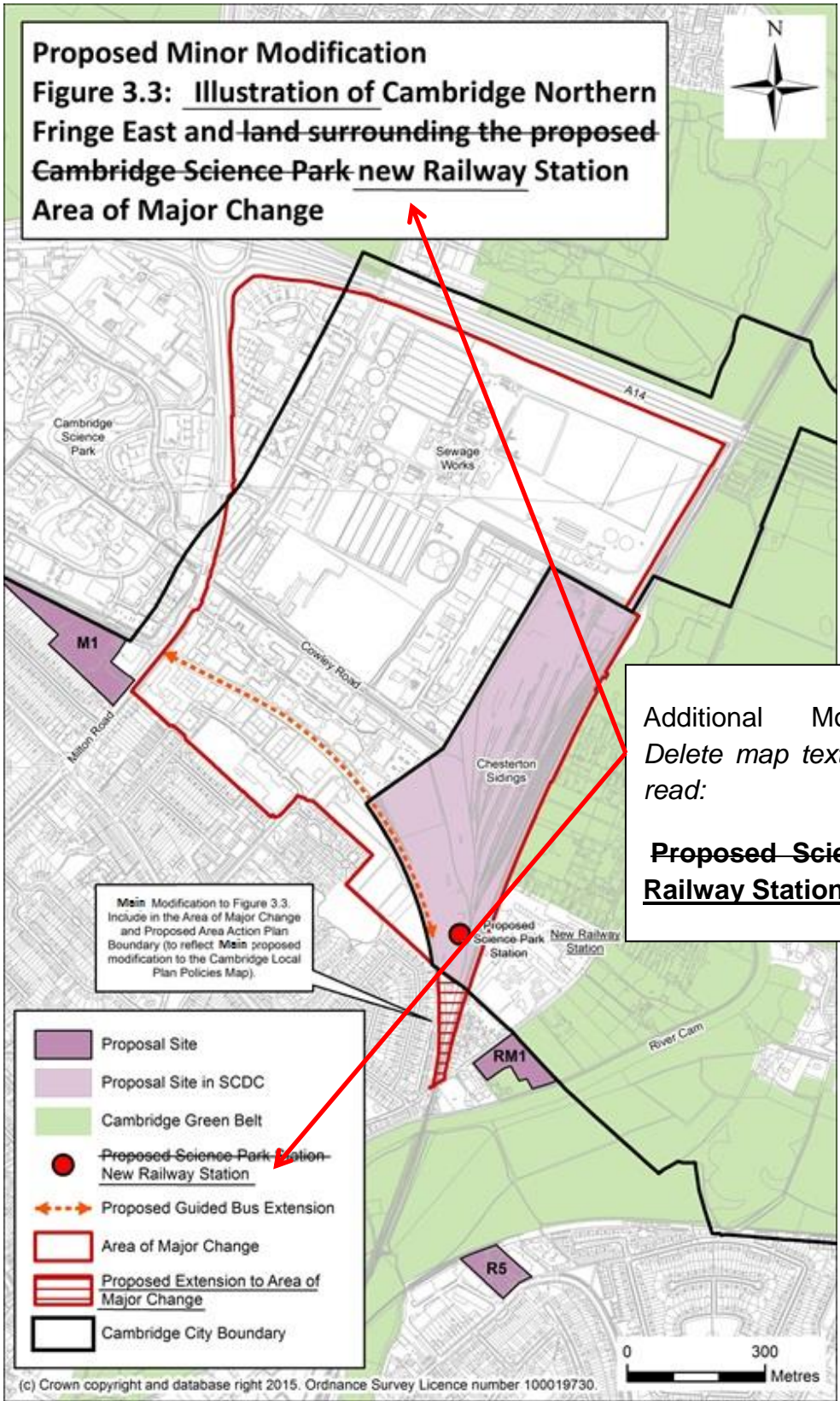
CC-AM003	22	Table 2.2: 2031 strategy approach	<p>Insert “homes” next to each number in the columns 'Structure plan 1999 to 2016' and 'New local plan strategy 2011 - 2031'</p> <p>See Table 2.2 as shown below</p> <table border="1"> <thead> <tr> <th></th> <th>Structure Plan 1999 to 2016</th> <th>%</th> <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 <u>homes</u></td> <td>27</td> <td>6,614 <u>6,828</u> <u>homes</u></td> <td>201 <u>9</u></td> </tr> <tr> <td>Cambridge Fringe Sites</td> <td>8,000 <u>homes</u></td> <td>25</td> <td>41,891 <u>12,670</u> <u>homes</u></td> <td>35</td> </tr> <tr> <td>New settlements</td> <td>6,000 <u>homes</u></td> <td>18</td> <td>40,335 <u>8,055</u> <u>homes</u></td> <td>31 <u>23</u></td> </tr> <tr> <td>Villages</td> <td>9,600 <u>homes</u></td> <td>30</td> <td>4,748 <u>8,220</u> <u>homes</u></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 <u>homes</u>	27	6,614 <u>6,828</u> <u>homes</u>	201 <u>9</u>	Cambridge Fringe Sites	8,000 <u>homes</u>	25	41,891 <u>12,670</u> <u>homes</u>	35	New settlements	6,000 <u>homes</u>	18	40,335 <u>8,055</u> <u>homes</u>	31 <u>23</u>	Villages	9,600 <u>homes</u>	30	4,748 <u>8,220</u> <u>homes</u>	14 <u>23</u>	TOTAL 1999 to 2016	32,500 homes	100	33,585 <u>35,773</u> homes	100
	Structure Plan 1999 to 2016	%	New Local Plan Strategy 2011 to 2031 (both areas)	%																													
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Section Three: City Centre, areas of major change, opportunity areas and site specific proposals

CC-AM004	49 - 50	Paragraph 3.15	<p>Amend paragraph 3.15 to read:</p> <p>Land at Cambridge East was taken out of the Green Belt</p>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<p>through the Cambridge Local Plan 2006 and Cambridge East <u>Area Action Plan</u> (AAP) 2008 for the development of a major new urban extension to the city. This was dependent on the relocation of current activities at the airport. The Marshall Group had been actively looking into relocation options for the airport activities since 2006. In 2010, they announced that they did not have a deliverable relocation option and they intended to remain at Cambridge Airport for the foreseeable future.</p>
CC-AM005	57	Figure 3.3: Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change	<p><i>Delete map text and the map legend to read:</i></p> <p><u>Proposed Science Park Station-New Railway Station</u></p> <p><i>See amended Figure 3.3 overleaf.</i></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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Additional Modification CC-AM005: Delete map text and the map legend to read:

Proposed Science Park Station New Railway Station

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-AM006	61	Policy 16: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change, criterion e	<p><i>Amend criterion e to read:</i></p> <p>e. include provision for the extension of existing conventional bus services, the Cambridgeshire Busway and Park and Ride services to meet the needs of the resident and working populations, including disabled people with disabilities; and</p>
CC-AM007	62-63	Paragraphs 3.48 - 3.49	<p><i>Amend text to read:</i></p> <p>3.48 Energy centre: Addenbrooke's Hospital has identified the need for a new clinical waste facility (energy from waste) to replace the existing facility. In response, the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) made a strategic site specific allocation for the replacement clinical waste facility (Policy CS19, area of search site W2). It also provided a waste consultation area around this to protect the site allocation (Policies CS19 and CS30). The area of search and the waste consultation area are shown on the policies map. An application has been submitted to approved by Cambridgeshire County Council for an energy innovation centre (energy from waste facility) within the site allocation.</p> <p>3.49 If this is permitted, This will allow Addenbrooke's Hospital will to benefit from an energy innovation centre and energy network serving the Cambridge Biomedical Campus as a whole. Developments within the site should, therefore, seek to connect to this energy network, subject to feasibility and viability. A benefit is that it can provide developers with a cost-effective way to meet the carbon reduction requirements sought by the local plan.</p>
CC-AM008	69	Paragraph 3.66	<p><i>Amend text to read:</i></p> <p>Figure 3.6 provides a diagrammatic representation of the</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			principal land uses, access and transport arrangements and landscape provision for the West Cambridge site and its relationship with North West Cambridge, the National Institute of Agricultural Botany (NIAB) , <u>land between Huntingdon Road and Histon Road</u> , and the rest of the city.
CC-AM009	71	Figure 3.6: West Cambridge and NIAB Areas of Major Change and North West Cambridge	<p><i>Amend the key in Figure 3.6 to refer to 'North West Cambridge Area Action Plan' rather than 'North West Area Action Plan'.</i></p> <p><i>See amended Figure 3.6 below.</i></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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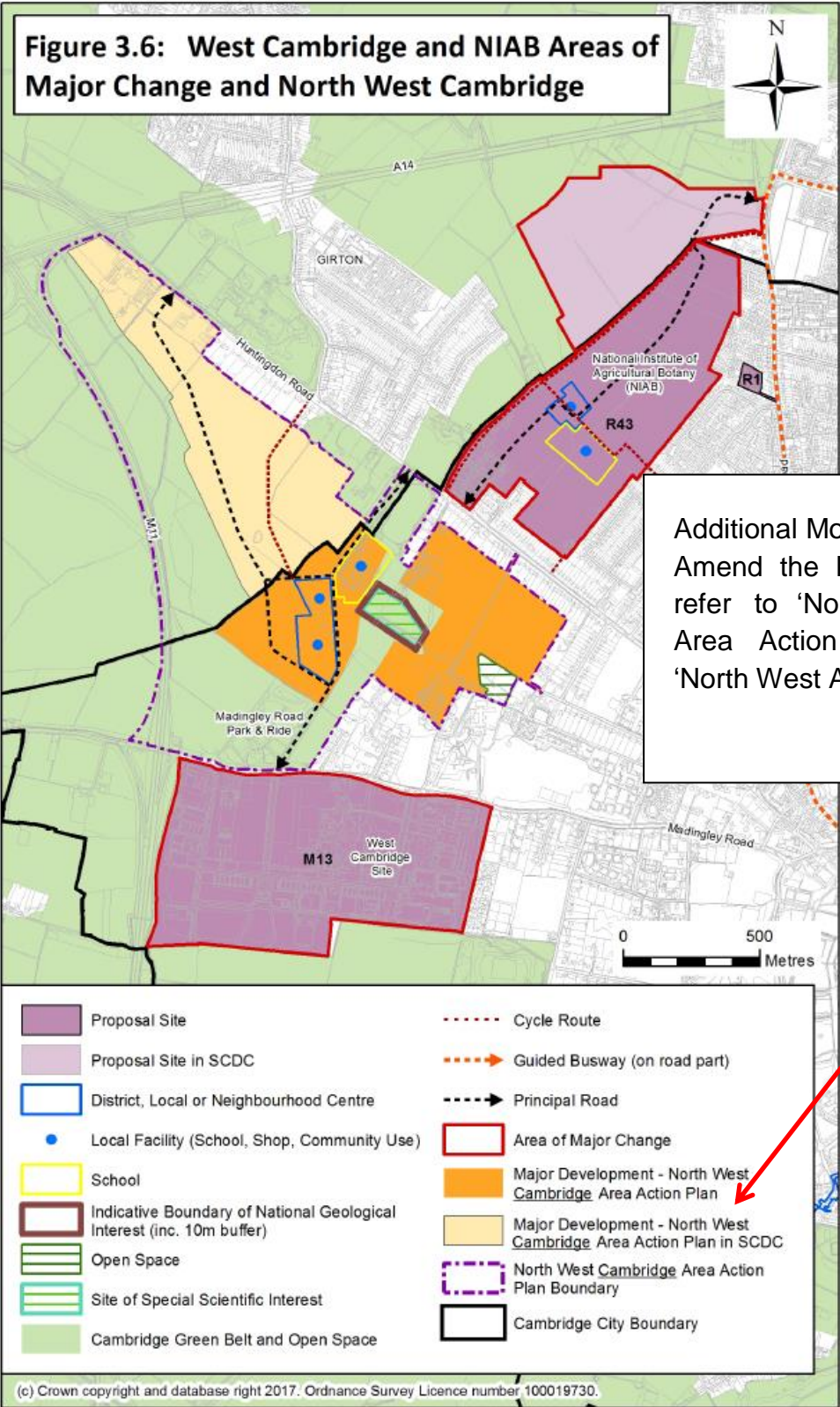


Figure 3.6: West Cambridge and NIAB Areas of Major Change and North West Cambridge

Additional Modification CC-AM009: Amend the key in Figure 3.6 to refer to 'North West Cambridge Area Action Plan' rather than 'North West Area Action Plan'.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-AM010	74	Policy 20: Station Areas West and Clifton Road Area of Major Change.	Amend text to read: Station Area West (1) – <u>Site M14</u>
CC-AM011	74	Policy 20: Station Areas West and Clifton Road Area of Major Change.	Amend text to read: Station Area West (2) – <u>Site M44</u>
CC-AM012	74	Policy 20: Station Areas West and Clifton Road Area of Major Change.	Amend text to read: Clifton Road Area – <u>Site M2</u>
CC-AM013	86	Paragraph 3.97	Amend text to read: There are a number of sites with potential for redevelopment for residential uses, these include 315–349 Mill Road and Brookfields (<u>R21</u>), Mill Road Depot (<u>R10</u>) and the Travis Perkins site on Devonshire Road (<u>R9</u>).
CC-AM014	92	Table below Paragraph 3.102	Insert title to read: <u>Table 3.1: Indicative floorspace/units</u>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
Section Four: Responding to climate change and managing resources			
CC-AM015	114	Policy 31: Integrated water management and the water cycle, criterion f	<i>Amend criterion f of Policy 31 to read:</i> f. any flat roof is a green or brown roof, providing that it is acceptable in terms of its context in the historic environment of Cambridge (see Policy 6261 : Conservation and Enhancement of Cambridge's Historic Environment) and the structural capacity of the roof if it is a refurbishment. Green or brown roofs should be widely used in large-scale new communities
CC-AM016	114	Policy 31: Integrated water management and the water cycle, criterion g	<i>Amend criterion h of Policy 31 to read:</i> h. the run-off from all hard surfaces shall receive an appropriate level of treatment in accordance with Sustainable Drainage Systems guidelines, SUDS Manual (CIRIA C697 <u>C753</u>), to minimise the risk of pollution;
CC-AM017	114	Paragraph 4.26	<i>Amend first sentence to read:</i> Current best practice guidance such as the SUDS Manual and Planning for SUDS (CIRIA C697 <u>C753</u> and C687) should be followed in the design of developments of all sizes, with design principles that are important to Cambridge set out in this policy.
CC-AM018	125	Policy 36: Air quality, odour and dust, criterion c	<i>Amend to read:</i> c. there is no adverse effect <u>effect</u> on air quality in an air quality management area(AQMA);
Section Five: Supporting the Cambridge economy			
CC-AM019	134	Policy 40, criterion c	<i>Amend criterion c as follows:</i> c. research and research and development facilities will be supported in the Cambridge Biomedical Campus and

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			Addenbrooke's (including Addenbrooke's Hospital) , and at the West Cambridge site, provided they satisfy relevant policies in Section Three of the plan.
CC-AM020	135	Table 5.1	<i>Add the source of the data:</i> <u>Source: Employment Land Review Update 2013.</u>
CC-AM021	136	Tables 5.2 and 5.3	<i>Add the source of the data:</i> <u>Source: Cambridge Business Commitments and Completions 2012, Cambridgeshire County Council.</u>
CC-AM022	143	Policy 44: Specialist colleges and language schools	<i>Amend first sentence of policy to read:</i> The development of existing and new specialist <u>colleges and/or language</u> 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.
Section Seven: Protecting and enhancing the character of Cambridge			
CC-AM023	172	Policy 56: Creating Successful Place, criterion k	<i>Amend criterion k to read:</i> k. ensure that proposals meet the principles of inclusive design, and in particular meet the needs of <u>people with disabilities disabled people</u> , the elderly and those with young children.
CC-AM024	180	Paragraph 7.26	<i>Proposed modification moved from Main Modifications to Additional Modifications:</i> Given the high potential for assets of archaeological importance in the urban area, applicants should also obtain archaeological advice. Consideration needs to be given to the potential for harm or substantial harm to such assets,

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			and to their setting. <u>Further information on heritage assets can be obtained from the Cambridgeshire Historic Environment Record.</u>
CC-AM025	189	Paragraph 7.58	<p><i>Amend text to read:</i></p> <p>The Council has declared 12 <u>Local Nature Reserves</u> (LNRs) on land that it owns and manages, including a number of the city's commons. LNRs are statutorily designated by local authorities under Section 21 of the National Parks and Access to the Countryside Act 1949. <u>County Wildlife Sites</u> (CWSs) and <u>City Wildlife Sites</u> (CiWSs) also include a number of the city's commons. They do not have statutory protection. They have been selected as sites of substantive nature conservation interest, against published criteria, as a result of surveys undertaken initially by the local Wildlife Trust for the Council and maintained by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC). Other undesignated green spaces also make up the ecological network of sites across the city and would be subject to this policy, if they identified as meeting the criteria for city or county wildlife site status.</p>
Appendix B: Proposals schedule			
CC-AM026	242	Appendix B: Proposals Schedule Site R1:295 Histon Road	<i>Planning status should include reference to: <u>Site 5.17 in Cambridge Local Plan 2006.</u></i>
CC-	247	Appendix B: Proposals	<i>Rename site to reflect its mixed use: R44 becomes <u>M44</u></i>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
AM027		Schedule Site R44: Betjeman House	
CC-AM028	250	Appendix B: Proposals Schedule Site M15: Cambridge Biomedical Campus, including Addenbrooke's Hospital	<i>Amend text to read:</i> Cambridge Biomedical Campus <u>(including Addenbrooke's Hospital)</u>
Appendix C: Designations schedule			
CC-AM029	275	Appendix C: Designations Schedule, Site SPO59	<i>Amend text to read:</i> <u>Hills Road Sixth Form College Playing Fields /</u> Cantabrigian Rugby Football Grounds
CC-AM030	276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH011 The County Arms to <u>The Architect</u></i>
CC-AM031	276	Appendix C: Designations	<i>Rename PH020 The Unicorn to <u>Rhode Island</u></i>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		Schedule - List of protected public houses (Policy 76)	
CC-AM032	276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Rename PH032 The Avery to <u>The Grain & Hop Store</u>
CC-AM033	276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Rename PH033 The Bakers to <u>Duke of Cambridge</u>
CC-AM034	277	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Rename PH037 The Bird in Hand to <u>Navadhanya</u>
CC-AM035	277	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Rename PH043 The Cow to <u>Reys</u>
CC-AM036	278	Appendix C: Designations Schedule - List of protected	Rename PH079 Man on the Moon to <u>Blue Moon</u>

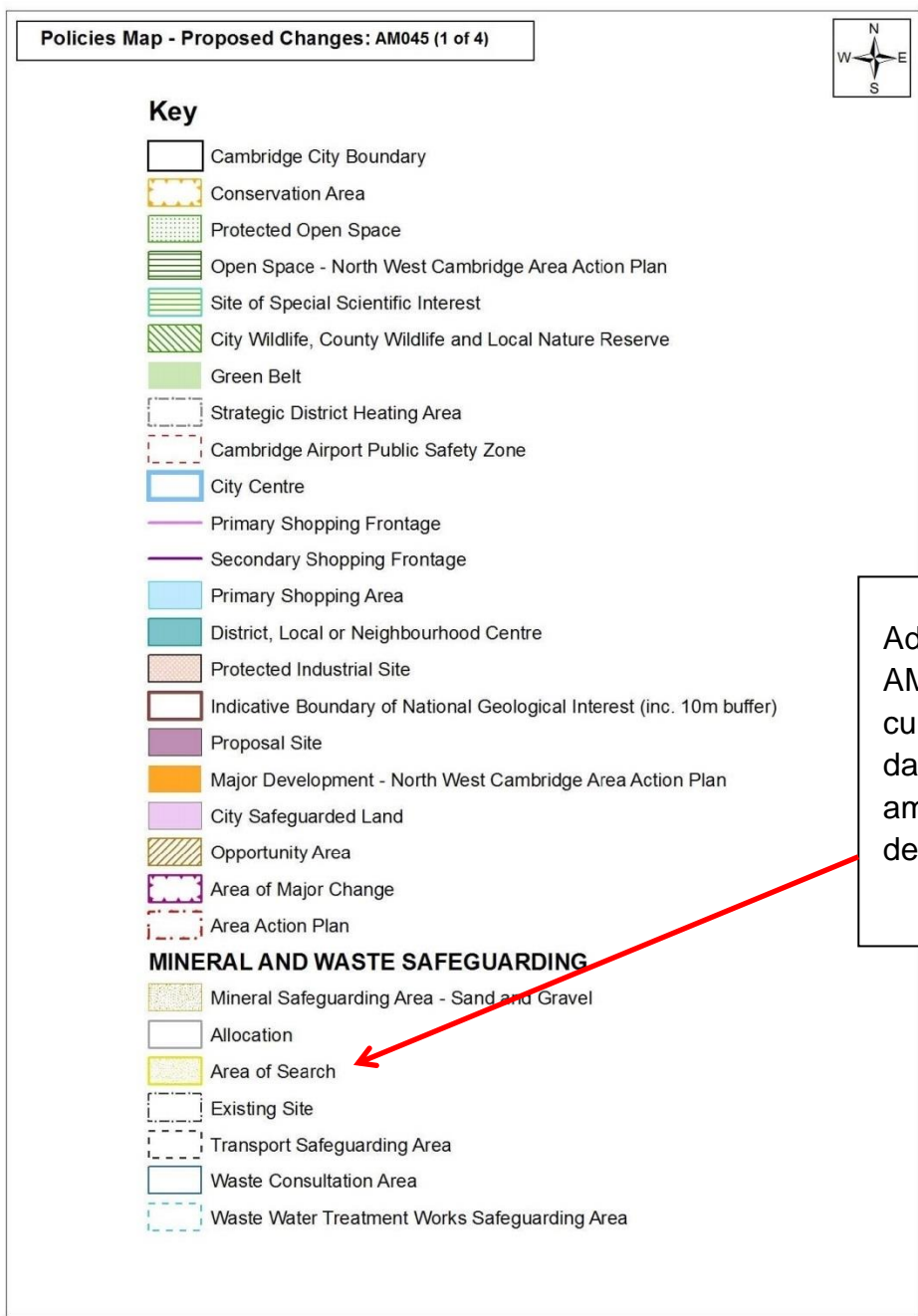
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		public houses (Policy 76)	
CC-AM037	278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Rename PH096 The Tally Ho to <u>Hudson's Ale House</u>
CC-AM038	278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	Rename PH097 The Unicorn to <u>The Lord Byron Inn</u>
Appendix F: Tall buildings and the skyline			
CC-AM039	311	Appendix F : Tall Buildings and The Skyline, F.13	<p><i>Amend text to read:</i></p> <p>Within the historic core, there is a great variety of rooflines, articulated by spires, cupolas, chimneys and towers. The predominantly narrow plot widths help give the historic core variety, notably along King's Parade, where five storey buildings are juxtaposed against three storey buildings. Above the roofline of 'town' buildings, emerge the taller, ecclesiastical college and university buildings. The level of enclosure created by relatively tall buildings and narrow streets does mean that some of the taller buildings have remained visually discrete. Figure F.42 identifies existing landmark buildings in Cambridge.</p>
CC-AM040	312	Appendix F: Tall Buildings and The Skyline,	The generally level topography of the city and its environs results in limited vantage points to enable views of the whole city skyline. However, there are still some good vantage points around the city. The Cambridge Landscape Character

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
		F.19	Assessment (2003) notes the importance of distant views from the south, southwest and west. Figure F.23 shows both the topography of Cambridge and the surrounding area and identifies key strategic viewpoints.
CC-AM041	316	Appendix F: Tall Buildings and The Skyline, Criterion 1: Location, setting and context	<i>Amend text to read:</i> Criterion 1a : Location, setting and context
CC-AM042	317	Appendix F: Tall Buildings and The Skyline, Criterion 3: Scale, massing and architectural quality	<i>Amend text to read:</i> Criterion 3c : Scale, massing and architectural quality
CC-AM043	318	Appendix F: Tall Buildings and The Skyline, Criterion 4: Amenity and microclimate	<i>Amend text to read:</i> Criterion 4d : Amenity and microclimate
CC-AM044	319	Appendix F: Tall Buildings and The Skyline, Criterion 5: Public realm	<i>Amend text to read:</i> Criterion 5e : Public realm

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
Policies Map:			
CC-AM045	Policies Map	Policies Map – Minerals and Waste Safeguarding Allocation and Area of Search	<p><i>Area of Search is currently shown as a mid-grey dashed line. This should be amended to yellow to make the designation more visible.</i></p> <p><i>See amended Policies Map – Proposed Changes: Excerpts 1 – 4 below/overleaf.</i></p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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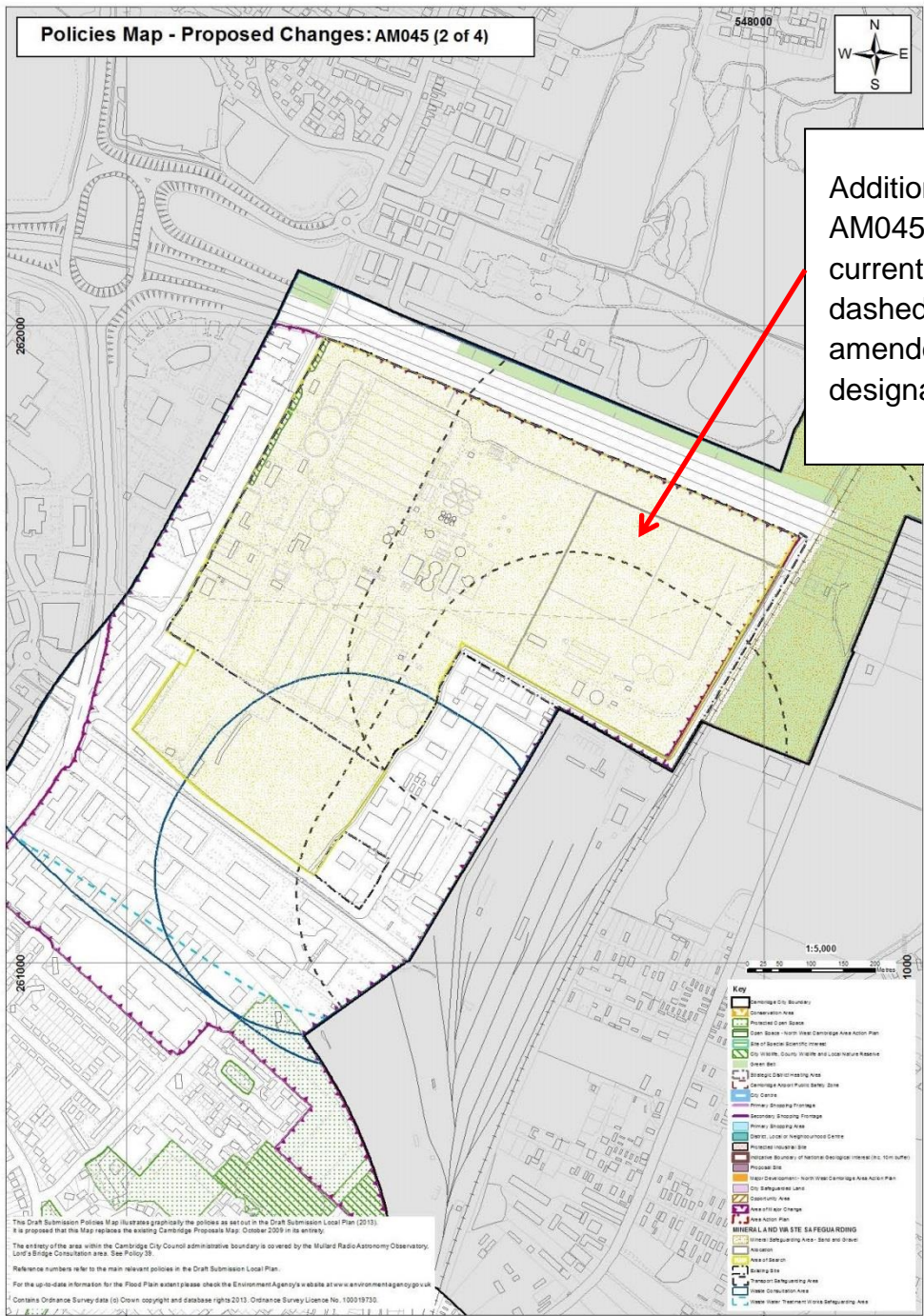
Excerpt 1: Amended 'Area of Search' in the Policies Map key from a mid-grey dashed line to yellow to make the designation more visible.



Additional Modification CC-AM045: Area of Search is currently shown as a mid-grey dashed line. This should be amended to yellow to make the designation more visible.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
<p>Excerpt 2: Amended 'Area of Search' in the Policies Map from a mid-grey dashed line to yellow to make the designation more visible</p>			

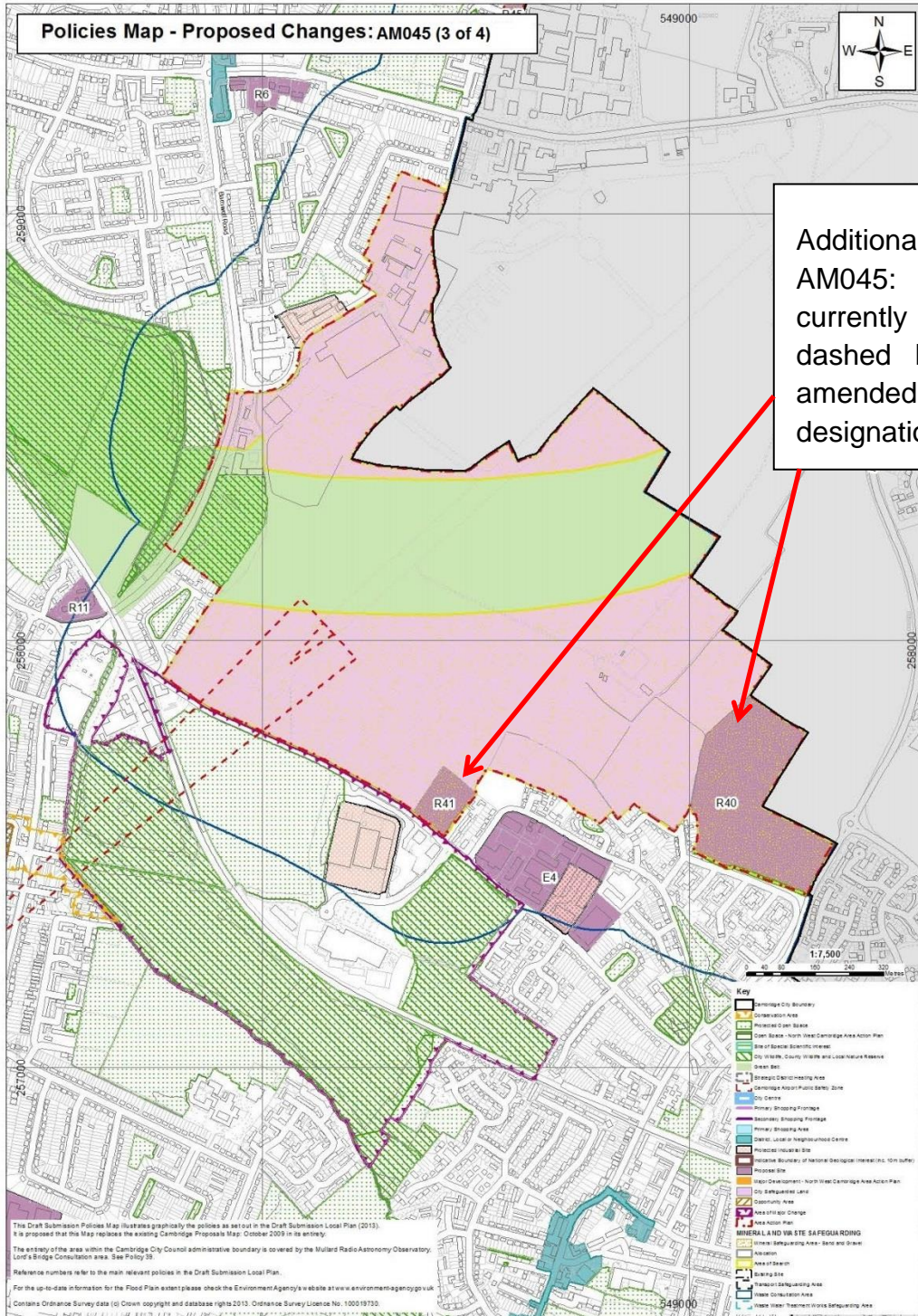
Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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Excerpt 3: Amended 'Area of Search' in the Policies Map from a mid-grey dashed line to

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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yellow to make the designation more visible

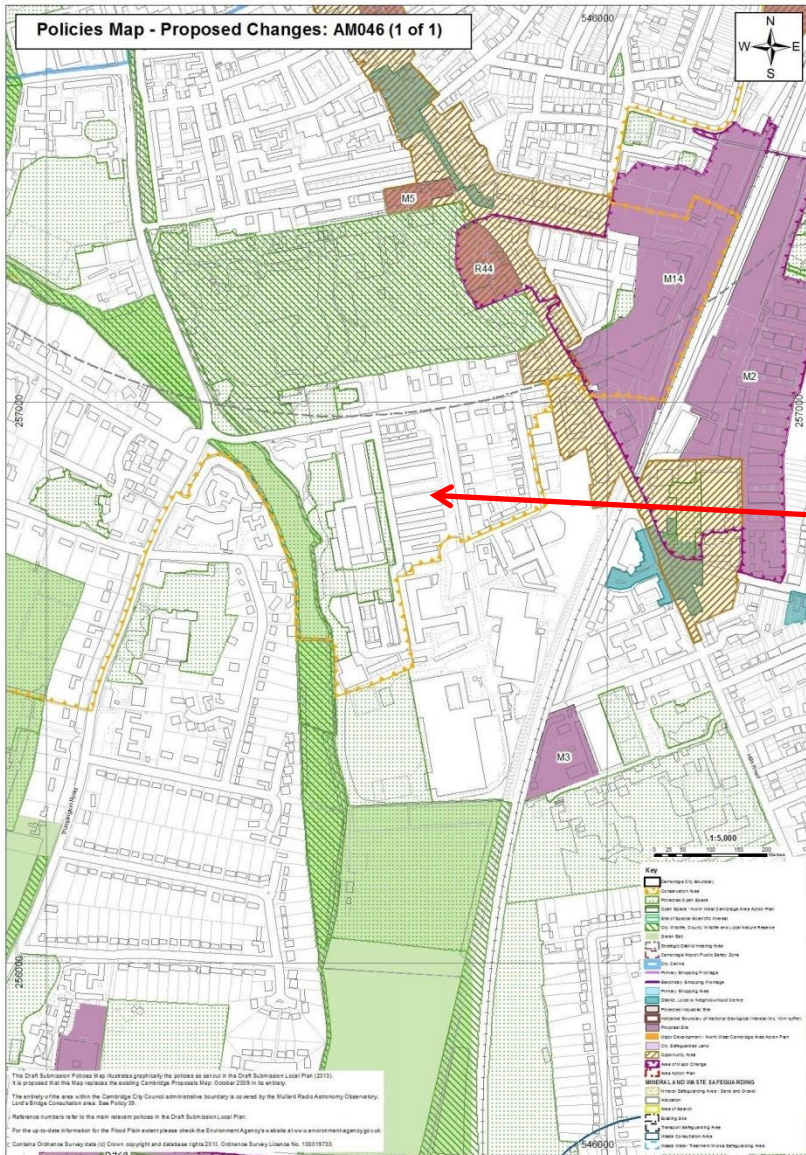


Additional Modification CC-AM045: Area of Search is currently shown as a mid-grey dashed line. This should be amended to yellow to make the designation more visible.

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-AM046	Policies Map	Policies Map - Brooklands Avenue Conservation Area	<i>Extend conservation area boundary for Brooklands Avenue Conservation Area to reflect the inclusion of the Accordia development as agreed at Environment Scrutiny Committee on 11 June 2013. See amended Policies Map – Proposed Changes: Excerpt 1 of 1 overleaf.</i>

Amended Policies map to extend the conservation area boundary for Brooklands Avenue Conservation Area to reflect the inclusion of the Accordia development

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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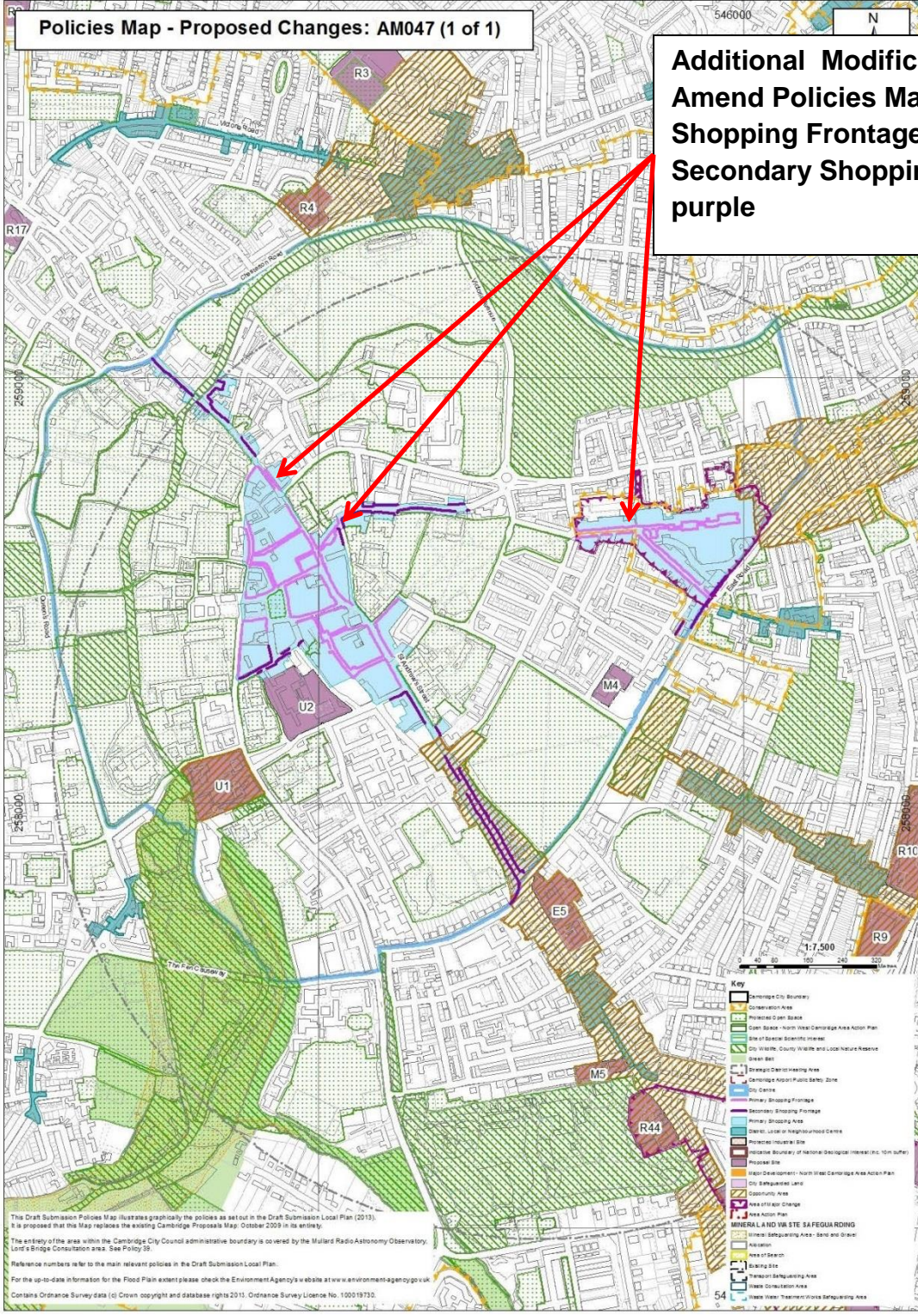


Additional Modification CC-MM046: Extend conservation area boundary for Brooklands Avenue Conservation Area to reflect the inclusion of the Accordia development

CC-AM047	Policies Map	Policies Primary Shopping Frontage and Secondary Shopping Frontage	<p>Map:</p> <p><i>These designations are currently shown as blue solid lines. It is difficult to see the distinction between the two colours and it is suggested that these are amended for clarity. Primary Shopping Frontage will now be pink, whilst Secondary Shopping Frontage will now be purple. See amended Policies Map – Proposed Changes: Excerpt 1 of 1 overleaf for amended colours of primary and secondary shopping</i></p>
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Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
			<i>frontage.</i>
<p>Amended Policies Map to Primary Shopping Frontage will be in pink and Secondary Shopping Frontage in purple</p>			

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
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Additional Modification CC-AM047.
Amend Policies Map to Primary Shopping Frontage will be in pink and Secondary Shopping Frontage in purple

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-AM04 8		Whole Plan	Renumber all policies and paragraphs following final confirmed modifications to ensure sequential numbering throughout the Plan.
CC-AM04 9		Whole Plan	Change reference to Greater Cambridge City Deal to the Greater Cambridge Partnership throughout the Plan.