

**Local Plan Examinations
Cambridge City and South Cambridgeshire**

INSPECTOR NOTE 1

Context for hearings on site allocations, strategy and omissions sites

26 January 2015

Sites with planning permission

Some of the site allocations in the Plans have been granted planning permission by the Councils. These must now be regarded as firm commitments. The removal of an allocation from the Plans would not change such planning permissions and the fact that development is likely to proceed on such sites must be taken into account in considering the overall soundness of the Plans and whether additional or alternative allocations are required. There is no purpose in the Examinations reviewing the history/justification for such allocations as it would not be appropriate for the Inspectors to recommend the deletion of any allocation with planning permission, since there would then be a contradiction between what the Plan was proposing and what was likely to happen.

Accordingly, where planning permission has been granted (or the Council has resolved to grant planning permission subject to a S106 legal agreement) for development substantially on the land allocated in the Plan, the Inspectors do not propose to explore at the hearings the principle of such allocations.

Lists of allocations made in the Plans on which the Councils have granted planning permission/resolved to grant is attached.

Cambridge City Local Plan

Site Reference	Planning Application Reference	Description	Staus
R2 (Willowcroft, 137 - 143 Histon Road)	14/1082/FUL - 137 Histon Road (covers part of the allocation only) 14/1254/FUL - 149 Histon Road (part of the allocation)	14/1082/FUL - Extension to existing car showroom to provide additional car display area (note that this application only covers part of the R2 allocation) 14/1254/FUL - Permission has recently been approved (subject to Section 106 agreement) at Planning Committee on 5 November 2014 for 15 Flats.	Application permitted
R3 (City Football Ground, Milton Road)	14/0790/FUL	Residential development of 106 units comprising mix of townhouses and apartments including up to 40% affordable housing, open space, hard and soft landscaping, car and cycle parking and associated infrastructure.	Application permitted 4 December 2014
R9 (Travis Perkins, Devonshire Road)	11/1294/FUL	43 residential units	Application permitted - housing trajectory shows first completions 2016/17
R41 (Land north of Coldham's Lane)	14/0028/OUT	Outline application for up to 57 residential dwellings, open space, landscaping and new access.	Approved at Joint Development Control Committee on 19/11/14 subject to signing of S106 agreement (expected early 2015).
R42a (Clay Farm south of Long Road)	Outline permission granted (07/0620/OUT) with subsequent reserved matters applications	Outline approval for 2,250 dwellings and supporting community facilities. Final number of dwellings currently expected to be around 2,176. 1,700 units already have planning permission, An additional 20 affordable units are also now to be provided at Clay Farm under application 14/0093/FUL as part of the community centre development. Other applications are: 10/1296/REM, 12/0794/REM, 13/0708/REM, 14/0520/REM, 14/0520/REM. 11/0698/REM, 12/0754/REM, 13/0751/REM, 07/0620/OUT, 14/1201/REM, 12/0867/REM	Under construction - housing trajectory shows 281 dwellings built (as of 2013/14) with completion expected 2019/20.

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R42b (Trumpington Meadows)	Outline approval granted for 1,200 dwellings of which 598 dwellings in the city boundary (08/0048/OUT) with subsequent reserved matters approved. Reserved matters applications currently pending consideration for phases 6 and 7 .	outline approval for 1,200 dwellings, primary school with enhanced community facilities, country park and other open spaces. Other applications are: 11/0073/REM, 11/0075/REM, 14/0348/REM. Housing trajectory reply notes that the construction rate has been increase due to demand for residential units.	Under construction - housing trajectory shows 284 built (as of 2013/14) with completion expected 2019/20.
R42c (Glebe Farm 1 and Glebe Farm 2)	09/1140/FUL	287 dwellings with associated landscaping	Under construction - housing trajectory shows 172 built (as of 2013/14) with completion expected 2015/16.
R42d (Bell School, Babraham Road)	13/1786/REM pursuant to outline permission 13/1118/S73	270 dwellings (including affordable housing) and 100 bed student accommodation	Application permitted - housing trajectory shows first completions 2015/16.
R43 (NIAB 1)	07/0003/OUT and 07/1124/REM (NIAB Frontage)	07/0003/OUT - Mixed use development of up to 1,593 dwellings plus associated community facilities, retail and primary school. 07/1124/REM - 187 dwellings	Permission granted with housing trajectory showing 153 dwellings built out on NIAB frontage (as of 2013/14). Completion of whole site expected 2025/26.
R45 (Land north of Newmarket Road) forms part of larger allocation within South Cambridgeshire (policy SS/3)	S/2682/13	1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development at the Wing	Pending decision

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M3 (Michael Young Centre, Purbeck Road)	13/1250/OUT and 14/1648/REM	Mixed use development including employment floorspace, D1 education use with associated study bedrooms and residential units	Outline permission granted. Reserved matters application for 95 dwellings currently pending decision. Housing trajectory shows first completions 2015/16.
R21 (315 - 349 Mill Road and Brookfields)	14/1496/FUL	Student housing development consisting of 301 rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access	Pending decision
M13 (West Cambridge Site)	Outline approval granted with subsequent reserved matters approved.	250,000 sqm of faculty space for D1 educational uses, associated sui generis research establishments and academic research institutes.	Under construction (note proposed local plan promotes densification of the site).
M14 (Station Road West)	Outline approval granted in 2010 with subsequent reserved matters approved.	Mixed use development including residential, business use and student accommodation. The Pink Phase of development was previously allocated for 162 residential dwellings, however pre-application discussions with the developer and City Development Management at the Council have indicated that a further 90 residential units may come forward due to the anticipated conversion of blocks K1 and I1 from office to residential use. Blue phase has 150 out of 169 residential units completed.	Some elements under construction - housing trajectory shows 150 residential units completed (as of 2013/14).
M15 (Cambridge Biomedical Campus, including Addenbrooke's Hospital)	Outline approval (including masterplan) granted with subsequent reserved matters approved.	Includes relocation of Papworth Hospital, NHS and private clinical development, clinical, biomedical and biotechnology R&D within use class B1(b).	Some elements under construction with other reserved matters applications pending decision.

Policies allocating land ...

Planning permission?

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Policy SS/1: Orchard Park	<p>Parcel K1: outline planning application for 38 passivhaus dwellings and ancillary facilities including common house and communal gardens (S/2725/14) submitted in November 2014, no decision yet.</p> <p>Parcels L2 & Com4: outline planning applications for 15 dwellings on parcel L2 (S/1760/14) and 132 dwellings on parcel Com4 (S/2248/14) have been submitted, no decision yet.</p> <p>Parcels Q, former HRCC site & Com2: planning permissions granted for 140 dwellings and a local centre (S/2559/11, S/1179/13, S/2064/13 & S/0573/14).</p>
Policy SS/2: Land between Huntingdon Road & Histon Road	Pre-application discussions are in progress. Planning permissions granted for temporary vehicular access, temporary haul roads to serve the adjacent development within the City, foul pumping station, dual intake substation and gas governor, and formation of vehicular, pedestrian and cycleway access from Histon Road.
Policy SS/4: Cambridge Northern Fringe East	Cambridgeshire County Council granted planning permission (S/1497/13) in July 2014 for new station building, two main line platforms and a bay platform, a pedestrian cycle bridge, car park and cycle park, new pedestrian and cycle links to surrounding areas, and the extension of the bus lane and cycle route from the Cambridge Guided Busway.
Policy SS/6: New Village at Bourn Airfield	<p>Employment area: Full planning permission (S/1020/13) for proposed demolition and replacement buildings to provide Class B1, B2 & B8 Uses granted in December 2013 and the buildings have been demolished. Full planning permission (S/1712/12) for change of use of the site and buildings to a B2 use, with ancillary B1(a), B1(b) and B8 use and associated works including demolition, refurbishment, and erection of a new warehouse (Part retrospective) granted in November 2012. This planning permission has been implemented.</p> <p>New settlement: no planning permissions for the development of the site for a new settlement.</p>
Policy SS/7: Northstowe	(see Northstowe Area Action Plan)
Policy H/1(e): Land off New Road and Rear of Victoria Way, Melbourn	<p>Land south west of Victoria Way: full planning application (S/2048/14) submitted in August 2014 for 64 dwellings, village green and landscaping for land south west of Victoria Way. The Council's planning committee in December 2014 gave officers delegated powers to approve the application subject to the prior completion of a s106 agreement and submission of an acceptable amended plan showing a reduced height of the flats along the south eastern edge of the development, and realigned dwellings and landscaping.</p> <p>Land at 36 New Road: no planning applications or planning permissions.</p>
Policy H/2: Bayer CropScience Site, Hauxton	Outline planning permission (S/2308/06) granted in February 2010 for up to 380 dwellings, up to 4,000 sqm of B1(a) office floorspace, no greater than 250 sqm (gross) A1 retail floorspace and provision of open space and associated access works. Full planning permission (S/2307/06) granted in February 2010 for demolition of buildings, remediation of land and formation of a development platform. Reserved matters planning permission (S/1152/12) granted in December 2012 for phase 1 consisting of 201 dwellings, landscaping and associated infrastructure. The remediation works have been undertaken and signed off.
Policy H/3: Papworth Everard West Central	<p>South of Church Lane: hybrid planning permission (S/0623/13) granted in October 2014 consisting of outline planning permission for the demolition of existing buildings and the erection of up to 58 dwellings, open space, children's play area and landscaping and full planning permission for the partial demolition of the existing printworks building and the conservation and re-use of the retained building to provide a brewhouse (B2), bakery (B1), food and drink (A3/A4/A5) and community rooms (D2), landscaping, and eight units to be used either as housing (C3) and/or business uses (B1a).</p> <p>Catholic Church site: no planning permissions for the redevelopment of the site.</p> <p>Macfarlane Grieve House, Church Street: full planning permission (S/0820/12) granted in July 2012 for refurbishment of existing buildings to create 24 self-contained flats and demolition of existing buildings and erection of 11 self-contained flats for assisted living (C2 Use). Full planning permission (S/0879/14) granted in September 2014 for erection of two bungalows, as an alternative to the 11 self contained flats. Full planning application (S/0047/14) submitted in February 2014 proposing an increase in the number of self contained flats to be provided in the refurbished buildings from 24 to 28.</p>
Policy H/4: Fen Drayton Former LSA Estate	Full planning permissions for new sustainable dwellings on four plots granted (S/1764/12, S/1765/12, S/2414/12 and S/0581/14) and full planning applications for new sustainable dwellings on three further plots submitted (S/1416/14, S/2020/14 and S/2463/14).
Policy H/5: South of A1307, Linton	Full planning permission (S/2420/12) for 18 affordable dwellings following demolition of 4 existing dwellings, former Police Station and outbuildings and formation of replacement vehicular access granted in January 2014. This planning permission is being implemented. Planning appeal lodged relating to full planning application (S/0222/14) for erection of 3 dwellings following demolition of workshop refused in May 2014. Full planning application (S/2305/14) submitted in September 2014 for alteration and conversion of existing property to form 3 dwellings and erection of 2 new dwellings.
Policy E/1: New Employment Provision near Cambridge - Cambridge Science Park	Several current outstanding planning permissions for new buildings, extensions or redevelopment of plots within the Cambridge Science Park (S/1257/08, S/2347/12, S/0179/13, S/1650/13). Full planning permission (S/0303/10 & S/2228/12) for hotel (C1) following demolition of existing health club (D2) and Offices (B1) and change of use of existing Trinity Centre (D2) to hotel facilities (C1).
Policy E/3(b): West of Eastern Counties Leather, Pampisford	Outline planning permission (S/1061/07 & S/1363/10) for B1 (business) development on southern part of the site granted in September 2007 and time limit for submission of reserved matters application extended in September 2011.
Policy E/3(b): Ermine Street South, Papworth Everard	Full planning permission (S/1079/13) for proposed development for B8 Storage & Distribution Warehouse with ancillary offices and parking granted in September 2013. Phase 1 of the development has been built, however phase 2 of the development is outstanding. The area of the site for phase 2 of the development has planning permission allowing use of the land as a temporary car park for Papworth Hospital NHS Foundation Trust either until 31.10.19 or when no longer required whichever is the sooner.
Policy E/6: Imperial War Museum at Duxford	Recent planning permissions allowing the extension, construction and relocation of hangers used for aircraft repair and restoration, use of premises for civil wedding ceremonies and functions, outdoor activity zone for young children, installation of memorial sculpture and change of use of buildings from class D1 conference and training centre to class B1 serviced offices.
Policy TI/1: Chesterton Rail Station and Interchange	(see Policy SS/4)

Policies allocating land ...
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Planning permission?

Area Action Plans

<p>Northstowe</p>	<p>In July 2012, the Northstowe Joint development Control Committee endorsed (with some revisions) the Development Framework Document (S/0390/12) including a site wide masterplan as a material planning consideration for all subsequent planning applications.</p> <p>Phase 1: outline planning permission (S/0388/12) granted in April 2014 for up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, residential institutions, cultural, health, and employment provision including a household recycling centre, recreational space and landscaped areas, and infrastructure works. Reserved matters planning permissions granted for earthworks, pumping stations, primary roads, busway and access. [The outline planning permission covers a small area of land within Policy SS/7.]</p> <p>Phase 2: outline planning application (S/2011/14) submitted in August 2014 for up to 3,500 dwellings, two primary schools, secondary school, town centre including employment uses, recreational space and landscaped areas, sports hubs, and associated infrastructure works.</p> <p>Later phases: no planning applications or planning permissions.</p>
<p>Cambridge Southern Fringe [Trumpington Meadows]</p>	<p>Outline planning permission (S/0054/08) granted in October 2009 for demolition of existing buildings and redevelopment for approx 600 dwellings, a Primary School, Recreation / Leisure Uses, Community and other Facilities with Associated Infrastructure. Reserved matters planning permissions granted for phase 1 (29 dwellings in South Cambridgeshire) and country park (S/0160/11 and S/1113/10).</p> <p>[information applies to South Cambridgeshire only]</p>
<p>North West Cambridge [university site]</p>	<p>Outline planning permission (S/1886/11 and 11/1114/OUT) granted in February 2013 for up to 3,000 dwellings, up to 2,000 student bedspaces, 100,000 sqm of employment floorspace, up to 5,300 sqm retail floorspace (Use Classes A1 to A5), Senior Living up to 6,500sqm.(Class C2), Community Centre, Indoor Sports Provision, Police, Primary Health Care, Primary School, Nurseries (Class D1), Hotel, Energy Centre, and associated infrastructure. Reserved matters planning permissions granted for 325 post graduate bed spaces, foodstore and retail unit, primary health care centre, police office, district heating energy centre, community centre and nursery, primary school, 492 residential units, and car and cycle parking (13/1400/REM, S/2044/13, 13/1748/REM, 13/1828/REM, 13/1827/REM, 14/0109/REM, 14/0626/REM, S/0915/14, S/1447/14 and 14/1028/REM) and for infrastructure including temporary access, roads, earthworks, utility stations, and sports pitches. Reserved matters planning application submitted for commercial uses (A1, A3 & A4), social space, estate office, and 264 key worker units with associated car and cycle parking and landscaping (14/1722/REM).</p> <p>[information applies to South Cambridgeshire and Cambridge City]</p>