

Local Plan Examinations
Cambridge City and South Cambridgeshire

Matters and Issues for Cambridge City Local Plan specific hearing sessions

Matter CC6 - Maintaining a Balanced Supply of Housing

CC6A Specialist Colleges and Language Schools, Student Housing, Housing in Multiple Occupation

Cambridge City Local Plan (2014) Section 5, Policy 44 and Section 6, Policies 46 and 48

Issues:

6A.1 Policy 44: Specialist colleges and language schools

- i. Is the requirement that residential accommodation for all non-local students should be provided concurrently with the education facilities justifiable given that there is no such requirement for the Cambridge University colleges or the Anglia Ruskin University?

6A.2 Policy 46: Development of student housing

- i. Does the policy accord with paragraph 159 of the National Planning Policy Framework (the Framework) as the policy is based on the necessity for the applicant to demonstrate the need for any development which would provide student accommodation rather than to meet the objectively assessed need established through the Local Plan process?
- ii. Is criterion (a) [and criterion (c) by implication] of the policy too restrictive as the criteria tie any proposed student accommodation to the educational institution which is seeking to provide it whereas paragraph 14 of the Framework requires that the Plan should meet objectively assessed needs with sufficient flexibility to adapt to rapid change?
- iii. Is criterion (a) too inflexible to enable alternative models of student accommodation to be provided as some students may not wish to live in cluster style accommodation?
- iv. Would compliance with criterion (f) be determined on a case by case basis?
- v. Are the requirements of the final paragraph of the main policy text too onerous in respect of those educational institutions such as specialist schools where students do not necessarily attend full time courses for one academic year?
Would the Council's proposed modifications to the policy text (RD/CFM/010) overcome the above concerns?

6A.3 Policy 48: Housing in multiple occupation

- i. Would the policy have an adverse effect on meeting housing need as it could prejudice people who would be unable to afford to purchase a house in Cambridge but would not have access to affordable housing provision, e.g.

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university staff?

- ii. Should the wording of criterion (a) be expanded to clarify how the term “over concentration” would be measured or defined?
- iii. Should the final sentence of paragraph 6.20 be expanded to clarify in what respects smaller houses in multiple occupation would be treated as similar to dwellinghouses in planning terms?

CC6B Affordable housing, Specialist Housing and Residential Moorings

Cambridge Local Plan (2014) Section Six, Policies 45, 47, 54 and Site RM1

Issues

6B.1 Policy 45: Affordable housing and dwelling mix

- i. Is the policy consistent with the Written Ministerial Statement, November 2014 (as amended in March 2015) [WMS]? If not, are there any local circumstances that would justify a departure from the WMS, and additionally, could it be fully demonstrated that an alternative level of affordable housing provision could be justified on viability grounds?
- ii. Has the case for 40% affordable housing requirement for development for 15 dwellings or more been conclusively demonstrated in respect of the lower value levels as described in Appendix 2 of the Draft Affordable Housing Supplementary Planning Document which will provide guidance on viability testing?
- iii. Does the policy provide sufficient flexibility to take account of changing market conditions over time as required by third bullet point of paragraph 50 of the National Planning Policy Framework?
- iv. Should the reference in the fifth paragraph of the policy to exceptional circumstances make clear that such circumstances would have to be demonstrated through viability testing?
- v. Does the policy take account of the planning policy guidance relating to Starter Homes which were introduced by the Written Ministerial Statement in March 2015?
- vi. Can the arrangement for the provision of affordable housing in order to meet employment needs as set out in paragraph 6.7 of the policy be fully justified?

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6B.2 Policy 47 Specialist housing

- i. Should paragraph 6.16 also include respite, rehabilitation and convalescent accommodation in the interests of clarity?

6B.3 Policy 54: Residential Moorings

- i. Should the policy be based on an assessment of the potential need for residential mooring spaces during the lifetime of the Plan?
- ii. Should the Plan be supported by a residential and visitor mooring strategy?

6B.4 Site RM1: Fen Road

- i. Is it proposed that this site will be developed concurrently with the adjacent site referred to in Policy H/6 of the South Cambridgeshire Plan?

6B.5 Site R17: Mount Pleasant House, Mount Pleasant

- i. Would the Council's proposed modifications to the policy text (RD/CFM/010) in respect of the change from 50 dwellings to 270 student rooms provide a more appropriate and sustainable use for this site?

6B.6 Site U1: Old Press/Mill Lane

- i. Would the Council's proposed modifications to the policy text (RD/CFM/010) in respect of the change from up to 150 dwellings to an indicative capacity of 350 student rooms provide a more appropriate and sustainable use for this site?

CC6C Technical Standards, Protection of Garden Land and Flat Conversions

Cambridge Local Plan (2014) Section 6, Policies 50, 51, 52 and 53

Issues:

6C.1 Policy 50: Residential space standards

- i. Do the internal residential space standards set out in the policy accord with the Technical housing standards – nationally described space standard (THS) introduced by the Written Ministerial Statement in March 2015?
- ii. Should paragraph 6.30 give greater clarity as to how the calculation of the external space requirements relating to the number of bedspaces could be demonstrated as being proportionate for a particular proposal?

6C.2 Policy 51: Lifetime Homes and Lifetime Neighbourhoods

- i. Is the policy consistent with the Written Ministerial Statement dated March 2015? *If so, would the Council's proposed modifications to the policy text (RD/CFM/010) overcome the above concerns?*

6C.3 Policy 52: Protecting garden land and the subdivision of existing dwelling plots

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- i. Should criteria (a) also make reference to the density of the proposed development in relation to that of the surrounding area?

6C.4 Policy 53 Flat Conversions

- i. Where a new dwelling unit is created should criteria (a) be amended so as to relate to the minimum gross internal floor areas set out in the THS?
- ii. Should paragraph 6.41 also include a bullet point relating to the potential worsening of disabled person access arrangements?
- iii. Would the car parking survey referred to in paragraph 6.43 represent an unacceptably onerous requirement for small scale conversions?