

Supplement to Matter CC4, Question v: Update on proposed employment allocations in Appendix B of the Local Plan

Site	Address	Capacity	Update
M1	379-381 Milton Road	95 dwellings; 50 dph 0.53 hectares employment	<p>This site is already allocated in the Local Plan 2006 for residential use.</p> <p>The SHLAA considered 379-381 Milton Road and assessed future uses with assistance from the site’s agents. The owners confirmed that they would consider residential development in the long term so long as this does not preclude the current use (SHLAA 2013, page 52).</p> <p>At Issues and Options 2 consultation, the Council consulted on this site being developed for an employment-led mixed use scheme, so as to not preclude the current use continuing. Prior to the Proposed Submission round of consultation and following discussions about the mix of uses on the site, this allocation was amended to be a primarily residential allocation with capacity for 95 dwellings and 0.5ha of employment and this is the mix of uses in the submission Local Plan.</p> <p>At the Proposed Submission stage of consultation to the Cambridge Local Plan, WFM Motors expressed their intention in 2013 to develop the site as 100% housing within the plan period. They confirmed that the lease for the current tenant expires on 24 December 2019 and can be terminated on 25 December 2015 (Representation 26624). This has not been pursued through the examination.</p> <p>The site is phased later in the plan period within the housing trajectory to allow for the relocation of some of the uses, and the delivery of any employment uses on the site would similarly be later in the plan period.</p> <p>The Council considers that a mixed use allocation remains appropriate as there is an active car showroom on the site and the Council wants to allow for this to continue</p>

			operating.
M2	Clifton Road Area	Maximum capacity of 550 dwellings at a range of densities to reflect residential character. 2 hectares employment.	<p>This site is a new allocation and is not allocated in the Local Plan 2006.</p> <p>The SHLAA considered Clifton Road Industrial Estate, following the site’s submission during the call for sites, and assessed that it was suitable for mixed use employment and residential development, and was developable within the plan period.</p> <p>At Issues and Options 2 consultation, the Council consulted on this site being developed for a mix of residential and employment uses. Prior to the Proposed Submission round of consultation, and following discussions about the mix of uses and the size of the site, this allocation was amended to include the railway sidings to the north and to increase the density of development.</p> <p>At the Proposed Submission consultation, the Council’s Property Services (the freeholder of the site) supported the allocation and the Universities Superannuation Scheme (USS) (a major long-term leaseholder) supported the principle of redeveloping the site.</p> <p>Since the Proposed Submission consultation, the Council has agreed a statement of common ground (RD/SCG/160) with USS. The statement of common ground explains the collaborative process that has been entered into between Cambridge City Council and USS and the workstreams that USS has commissioned to demonstrate the deliverability of the proposed site allocation M2 and Policy 20: Station Area West and Clifton Road Areas of Major Change.</p> <p>Cambridge City Council is the major freeholder. There are however other landowners with freehold interests on the site. These include Royal Mail Group and Network Rail. The existing Clifton Road Industrial Estate, of which USS is the long leaseholder, accommodates 46 businesses across 56 units. All of these leases will expire during the early part of the plan period with the last unit expiring in 2025. This</p>

			<p>means that existing lease arrangements are not an overriding constraint to the deliverability of the site.</p> <p>USS has carried out high-level masterplan work which provides assurance over the capacity of the site to accommodate both the quantum and diversity of uses envisaged in the site allocation, whilst avoiding negative impacts on its immediate neighbours and the wider area.</p> <p>In a response to the 2015 housing trajectory questionnaire, USS has confirmed that first housing completions are expected in 2022, and it is anticipated that development could be completed by 2031. A similar timescale for the delivery of employment uses on the site. The Statement of Common Ground confirms the timescale for development (RD/SCG/160, paragraph 6.4).</p> <p>The Council considers that this site is deliverable, with a mix of employment uses and within the plan period.</p>
M3	Michael Young Centre, Purbeck Road	50 dwellings; 70 dph. 0.5 hectares employment.	<p>This site is a new allocation and is not allocated in the Local Plan 2006.</p> <p>The SHLAA considered the Michael Young Centre following the site’s submission during the call for sites, and assessed that it was suitable for residential use and some intensification of employment uses.</p> <p>At Issues and Options 2 consultation, the Council consulted on this site being developed for a mix of residential and employment uses.</p> <p>At the Proposed Submission consultation, Homerton College (the owner of the site) supported the allocation of the site.</p> <p>Since the Proposed Submission consultation, a planning application (13/1250/OUT) was approved in February 2014 which includes the development of 1,875 sq m of B</p>

			<p>use development. A reserved matters application for the site (14/1648/REM) was approved on 5 February 2015 and construction is already underway. These planning permissions are indicative of the suitability of the site for employment uses.</p> <p>The developers replied to the 2015 housing trajectory survey and confirmed that the site will be completed in the 2015/16 monitoring year. A similar timescale for the delivery of employment uses is anticipated.</p> <p>The Council considers that this site is deliverable, with a mix of employment uses and within the plan period.</p>
M5	82-88 Hills Road and 57-63 Bateman Street	20 dwellings residential over 0.5 hectares employment.	<p>This site is a new allocation and is not allocated in the Local Plan 2006.</p> <p>The SHLAA considered 82-88 Hills Road and 57-63 Bateman Street and assessed that it was suitable for development including residential development on part of the site and that it was developable within the plan period.</p> <p>At Issues and Options 2 consultation, the Council consulted on this site being intensified and redeveloped including some office uses with ground floor retail to the front of the site and residential to the rear. Prior to the Proposed Submission round of consultation, this allocation was amended to exclude 90 Hills Road to reflect the recent refurbishment of this property.</p> <p>At the Proposed Submission consultation, a representation was submitted to the by the landowner, Trinity Hall (Representation 26612). At the time, the landowner believed that an extra 30 dwellings could be developed on the site and the site size could be increased by 0.08ha (to include 90 Hills Road).</p> <p>In their reply to the 2015 housing trajectory, Trinity Hall noted that the College will retain the commercial use on site in the short to medium term. Completions are phased towards the end of the plan period and a similar timescale for the delivery of employment uses is anticipated.</p>

			<p>In their statement submitted in relation to Matter CC2 (CC2-5168, para 1.6), Trinity Hall confirmed that “commercial offices and residential would ideally be situated in this location”.</p> <p>The Council considers that site is deliverable for the mix of uses that it is allocated, within the plan period.</p>
R21	315-349 Mill Road and Brookfields	128 dwellings; 46 dph. Up to 1 hectares employment floorspace.	<p>Part of this site is allocated in the Local Plan 2006 for a mix of uses including residential use.</p> <p>The SHLAA considered 315-349 Mill Road and Brookfields Hospital, and assessed that this site was suitable for residential development and that it was developable within the plan period.</p> <p>At Issues and Options 2 consultation, the Council consulted on part of this site (315-349 Mill Road) being developed for residential uses. Prior to the Proposed Submission round of consultation and following representations submitted by Brookfields Hospital, this allocation was amended include the hospital and to be allocated for a mix of uses (128 dwellings and 100 sq m employment space).</p> <p>At the Proposed Submission consultation, the McLaren Group (on behalf of the Cooperative Group, the owners of part of the site) objected to the allocation and proposed student use on part of the site. The NHS Trust as owner of the remainder of the site, supported the allocation for mixed uses, but also proposed that health uses be included in the list of uses allocated.</p> <p>The land at site R21 (315-349 Mill Road) is in two ownerships: the Co-operative Group (TCG) and Cambridgeshire Community Services NHS Trust (the Trust). The total land area for site R21 is 2.78 hectares. The Trust is the majority landowner of approximately 2.18 hectares of the site, with TCG owning only 0.6 hectares of the site. The Council has agreed a statement of common ground (RD/SCG/230) with the</p>

			<p>Trust, the owner of the majority of this site.</p> <p>The site under TCG’s ownership has this year received planning permission for student accommodation.</p> <p>The Trust has confirmed its support for the allocation for a community health campus (classed as employment use). Development of the site would be dependent on NHS plans and relocation of certain facilities, availability of the land is currently estimated to be around 2023/24 to 2025/26.</p> <p>The Council considers that the employment element of this allocation (a community health campus) is deliverable within the plan period.</p>
M13	West Cambridge	Higher education, research, sports shared facilities.	<p>The site is an existing allocation in the Local Plan 2006, allocated for Higher Education. D1 University Faculty, B1(b), sui generis research institutes, staff and student housing, sports and shared facilities.</p> <p>The SHLAA considered West Cambridge and assessed that while it was suitable for the inclusion of an element of residential development, it was not available or achievable for this use.</p> <p>At Issues and Options consultation, the Council consulted on the potential for intensifying the uses on this site. This was carried through to the Proposed Submission consultation.</p> <p>At the Proposed Submission consultation, the University of Cambridge supported the principle of intensifying the uses on the site.</p> <p>Since the Proposed Submission consultation, the Council has been in pre-application discussions with the University of Cambridge regarding the intensification of this site. The Council has recently entered into a statement of common ground with the</p>

			<p>University (RD/SCG/440), in which the University’s commitment to the delivery of a substantial intensification to an intense timetable is clear, as is the Council’s commitment to support a suitable scheme.</p> <p>On 16 June 2016, the University submitted a planning application to Cambridge City Council for:</p> <p style="padding-left: 40px;">Outline planning permission with all matters reserved is sought for up to 383,300m² of development comprising up to 370,000m² of academic floorspace (Class D1 space), commercial/research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m² will be commercial floorspace (Class B1b); up to 2,500m² nursery floorspace (Class D1); up to 1000m² of retail/food and drink floorspace (Classes A1-A5); up to 4,100m² and not less than 3,000m² for assembly and leisure floorspace (Class D2); up to 5,700m² of sui generis uses, including Energy Centre and Data Centre; associated infrastructure including roads (including adaptations to highway junctions on Madingley Road), pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.</p> <p>The Council considers that this site is deliverable within the plan period.</p>
M15	Cambridge Biomedical Campus, including Addenbrooke’s Hospital	Medical services and biomedical research	<p>This site is an existing allocation and is allocated in the Local Plan 2006 for clinical and research uses.</p> <p>The SHLAA considered this site and assessed that it was not suitable or deliverable for residential development.</p> <p>At Issues and Options consultation, the Council consulted on carrying forward the existing allocation into the new Local Plan. This was carried through to the Proposed Submission consultation.</p>

			<p>At the Proposed Submission consultation, Cambridge University Hospital NHS Foundation Trust and Cambridge Medipark Limited supported the principle of carrying forward this allocation.</p> <p>Since the Proposed Submission consultation, development at this site has progressed quickly. Development for AstraZeneca and Papworth Hospital's relocation is ongoing at the moment. Planning permission has been granted for the Forum and the Energy Innovation Centre. Further information can be found on the Council's website here: https://www.cambridge.gov.uk/cambridge-biomedical-campus-planning-applications</p> <p>The Council considers that this site is deliverable within the plan period.</p>
E4	Church End Industrial Estate, Rosemary Lane	5.77 hectares employment uses	<p>This site is a new allocation and is not allocated in the Local Plan 2006.</p> <p>The SHLAA considered this site and assessed that the majority of the site was not suitable for residential development.</p> <p>At Issues and Options 2 consultation, the Council consulted on the potential for intensifying employment uses on this site. Prior to the Proposed Submission round of consultation, the site boundary was amended to exclude part of the site that had permission for residential development.</p> <p>At the Proposed Submission consultation, no representations were received from the businesses operating on the site or the owners of the land and property.</p> <p>In recent years, there have been a number of relatively small planning permissions granted for this site. These include the refurbishment of units (15/0186/FUL); advertising consents (12/0229/ADV); varying conditions to allow different uses (13/0581/S73); minor works to business units (15/0910/FUL); change of use to D1</p>

			<p>(14/2006/ FUL); change of use to B1(a); extensions to business units (15/0662/FUL).</p> <p>This site has a diverse mix of uses, and is occupied by a number of businesses. This site is in employment use and the Council considers that there are opportunities for intensification that can come forward over the plan period.</p>
E5	1 and 7-11 Hills Road	1.40 hectares employment uses	<p>This site is a new allocation and is not allocated in the Local Plan 2006.</p> <p>The SHLAA considered part of this site and assessed that it was not suitable for residential development. Prior to Issues and Options 2 consultation, the Council received confirmation from Cambridge Assessment that they supported the site’s use for employment use going forward.</p> <p>At Issues and Options 2 consultation, the Council consulted on the potential for intensifying employment uses on this site. This was carried through to the Proposed Submission consultation.</p> <p>Cambridge Assessment, who currently occupy this site are due to move to their new offices on Shaftesbury Road in 2018¹. At the Proposed Submission consultation, Cambridge Assessment objected to this being an allocation for entirely employment uses and to the boundary of the site.</p> <p>At the hearing into this site, the University of Cambridge, who as landowner have taken over Cambridge Assessment’s representations, withdrew the objection to the site boundary and confirmed that they will be seeking to intensify commercial uses on this site. They maintained their objection to the lack of retail or other potential uses on the site.</p> <p>The Council considers that this site is deliverable within the plan period.</p>

¹ <http://thetrianglecambridge.co.uk/>

<p>GB3 & GB4</p>	<p>Fulbourn Road, west 1 & 2</p>	<p>3.7 hectares employment uses.</p>	<p>This site is not allocated in the Cambridge Local Plan 2006.</p> <p>The SHLAA considered this site as part of a larger site and considered this larger site was not suitable for development.</p> <p>At Issues and Options 2 consultation, Fulbourn Road west 1 & 2 were consulted upon for employment use on the eastern site and with either employment or residential use on the western site. At Proposed Submission consultation, this was amended to an entirely employment allocation to support the growth of ARM, a local but globally significant business.</p> <p>ARM has growth plans that require supporting up to 2,500 employees at Peterhouse Technology Park. ARM's plans are well-advanced, and they have submitted a planning application for the eastern site and part of the western site, which the Council has approved². They plan to begin construction as soon as possible, and are aiming to do so this summer (2016).</p> <p>The Council considers that this site is deliverable within the plan period.</p>
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² See <https://idox.cambridge.gov.uk/online-applications/search.do?action=simple&searchType=Application> 15/0893/FUL