

CC5/CCC



Examination into the Soundness of the Cambridge
Local Plan

Matter CC5 – Services and Local Facilities

Matter Statement by Cambridge City Council

May 2016

CC5A Services and Local Facilities
Statement by Cambridge City Council
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Abbreviations

ACV	Asset of Community Value
CCG	Clinical Commissioning Groups
DDA	The Disability Discrimination Act
GPC	General Practitioners Committee
IPPG	Interim Planning Policy Guidance
S106	Section 106

Introduction

1. This statement sets out the Council's response in relation to the Inspectors' Matter CC5 Services and Local Facilities.
2. The documents referred to in this statement are listed in Appendix 1. Examination document reference numbers are used throughout for convenience.

CC5A Services and Local Facilities

Overview

3. Policies 72 to 79 and Appendices C and K have been developed in order to support growth whilst ensuring that Cambridge continues to act as an important destination for shopping, tourism, cultural, arts and recreational pursuits. Not only is the city one of the most popular destinations in the United Kingdom for tourists, it also serves as a regional destination for retail, arts and other leisure activities.
4. The broad range of services, leisure activities and community facilities available makes an important contribution to the vibrant and diverse character of the city and its charm. It is therefore essential that these facilities be given careful consideration with regard to any related development proposal that may affect their provision.

5A.1 Policy 72: Development and change of use in district, local and neighbourhood centres

- i. **The policy indicates a reduction in the minimum proportion of Use Class A1 (shops) in district centres compared to the extant 2006 Plan. Would this change unacceptably diminish the retail offer in the centres?**
5. Policy 72 sets out the Council's policy on development within District, Local and Neighbourhood Centres. Generally this policy seeks to maintain the vitality and viability of these centres, and ensure that they are able to meet people's day-to-day needs close to where they live and work. One of the policy's ambitions to achieve these goals is to maintain at least 55% A1 uses within District Centres.
6. The Plan, within its Glossary, defines District Centres as¹:

"A group of shops, separate from the town centre, usually containing at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants"
7. All the District Centres within Cambridge fall within the parameters of the Glossary definition.

¹ RD/Sub/C/010, Glossary

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8. Policy 6/7 in the existing Local Plan (2006)² seeks to maintain at least 60% A1 uses within District Centres.
9. The District and Local Centres within Cambridge are generally healthy and have a relatively low vacancy rate. They are focused on meeting people's day-to-day needs³. The Cambridge Retail and Leisure Study Update 2013 recommended the designation of new centres, the re-classification of some centres and the creation of a new category of centre, a Neighbourhood Centre⁴. These recommendations have been taken forward by the Council in the Local Plan.
10. At the time of the last shopping survey, in 2012⁵, the majority of existing and proposed District Centres had over 60% of A1 uses, with only one falling just below this⁶. Taking into account the proposed changes to District Centre boundaries in this Plan, a second centre also falls below 60% A1 units, although all are above 55%⁷. It is for this reason and to allow some flexibility in future applications for change of use that the policy seeks to maintain 55% A1 uses.
11. The Council does not consider that this change unacceptably diminishes the retail offer of these centres. This change flows from the retail survey as evidence base and ensures that, particularly in the District Centres with less than 60% A1 uses, there is some flexibility to deal with changing circumstances.
12. To mirror the proposed modification to Policy 10 of the Plan, a change is proposed to the table at the bottom of Policy 72. This minor modification is provided in Appendix 2 of this statement.

5A.2 Policy 73: Community, sports and leisure facilities

- i. **Has an appropriate location for a community stadium facility as referred to in paragraphs 8.13 and 8.14 of the supporting text, been identified by both Councils?**
13. In 2005, Cambridgeshire Horizons⁸ produced a Major Sports Facilities Strategy for the Cambridge Sub-Region⁹, which identified that a community stadium was a sub-regional priority.
14. In order to have up-to-date analysis of the situation, the Councils individually sought views on whether a community stadium¹⁰ was needed in the Cambridge Sub-Region in

² RD/AD/300

³ RD/E/130, page 36, paragraph 5.4

⁴ RD/E/130, page 43

⁵ RD/E/110

⁶ RD/Sub/C/080, page 557

⁷ RD/Sub/C/080, page 562

⁸ Cambridgeshire Horizons was the Local Delivery Vehicle from 2004 to 2011.

⁹ RD/CSF/010

¹⁰ The term 'community stadium' is used to describe a sports stadium facility that delivers amenities and services to local communities beyond its core operations. These may include health, leisure and general

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their 2012 issues and options consultations¹¹. Subsequently, the Councils reviewed the evidence available, to explore whether there is a need for a community stadium and what a community stadium would encompass.

15. The Cambridge Sub-Regional Facilities Review¹² looked at previous studies that have identified the potential benefit to the Cambridge Sub-Region of a community stadium, meeting the needs of one or more of its major sports clubs and providing supporting facilities to local communities. A community stadium could raise the sporting profile of the area, whilst delivering a community hub through, for example, the provision of sports participation and other community accessible activities and/or local business engagement opportunities.
16. Previous studies also suggest that Cambridge United Football Club would be likely to be the anchor tenant for a stadium of the scale envisaged (circa 10,000 seats). The facilities at their current site do not currently contribute to the broader range of activities that would be found in a community stadium facility.
17. No specific need was identified in the Cambridge Sub-Regional Facilities Review¹³ requiring the provision of a community stadium, and it concludes that whether there is considered to be a need for a community stadium to serve the Cambridge Sub-Region is a subjective issue. However, the Review identifies that the right package of uses in a suitable location could deliver benefits for the wider sub-region. It was determined that there should be further public consultation on this issue. Drawing on factors identified in the Review, the Councils identified principles for a community stadium that could be applied, and these were included in the Joint Issues and Options 2 consultation¹⁴.
18. Following the first Issues and Options consultation, the Councils explored the potential of a range of site options to provide a community stadium as part of the Cambridge Sub-Regional Facilities Review, including a number of sites that were suggested in responses to the consultation. There are major issues associated with all site options and this may mean that some sites may not be capable of being delivered. However, it was considered appropriate to consult on these options at this stage in the process before any decisions were taken on whether a community stadium should be provided and if so where. The view of the local community is an important step in the process.
19. To deliver a standalone stadium would require around 3 hectares but, for a community stadium with additional community and sporting facilities, a much larger site would be needed. Site options have been explored within Cambridge, on the edge of Cambridge

community provisions and/or sports and education facilities, as well as local retail and other local businesses. A community stadium also aims to be accessible to the local community at all times during the day and evening, on weekdays and weekends.

¹¹ South Cambridgeshire Issues and Options Report (RD/LP/030) and Cambridge Issues and Options Report (RD/LP/240)

¹² Major Facilities Sub Regional Facilities in the Cambridge Area Review of Evidence and Site Options Cambridge City Council and South Cambridgeshire District Council, January 2013 (RD/CSF/020)

¹³ RD/CSF/020

¹⁴ Issues & Options 2 - Part 1 - Joint Consultation on Development Strategy & Site Options on the Edge of Cambridge, January 2013 (RD/LP/150)

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and elsewhere. There are few sites of this scale available within the built up area of Cambridge.

20. Outside Cambridge much of the land is in the Green Belt, which would preclude this type of development unless the need and benefit was such that it provided an exceptional circumstance to justify a review of the Green Belt through the Local Plan review or the very special circumstances required to approve a planning application.
21. The Issues and Options 2 consultation, which took place between 7 January and 18 February 2013, was split into two parts: the Part 1 document¹⁵ was a joint consultation between Cambridge City Council and South Cambridgeshire District Council on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Cambridge Green Belt. Through the plan making process, the Councils also sought to identify potential site options that could accommodate a community stadium. A range of options were considered before nine options were identified¹⁶. All presented significant challenges, and were published for consultation highlighting these difficulties.
22. It was highlighted that the Councils had not yet made a decision regarding the need for a site, and were not promoting a specific option, but sought views on potential options in order to inform decision making. Three potential sites were identified, within or on the edge of the city, which were outside the Green Belt, three on the edge of the city in the Green Belt, and three in planned or potential new settlements.
23. Only three potential sites of the scale required were identified in Cambridge:
 - Abbey Stadium and adjoining allotment land, Newmarket Road;
 - Cowley Road, Cambridge;
 - North of Newmarket Road at Cambridge East.
24. The potential for the existing Abbey Stadium site to be enlarged to accommodate a Community Stadium was explored, which would require development of a significant area of established allotments. Although these could potentially be replaced elsewhere, this would likely to be on the edge of the city, a significant distance from the current site. Allotments are in high demand, and this site is particularly accessible to a large residential area. The current Cambridge Local Plan protects allotments. The need for a stadium does not appear to be sufficient to warrant their loss.
25. The former Park and Ride site at Cowley Road could potentially be big enough to provide a standalone stadium, although it would have limited accessibility to residential areas. The importance of this area as a mixed use employment led development, utilising opportunities provided by the new Cambridge North railway station and links to the guided busway has been highlighted elsewhere in the Plan. The landowner has

¹⁵ RD/LP/150

¹⁶ See Section 10 of RD/LP/150

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highlighted their intention to support this vision. The site is therefore not considered available for this use.

26. The land north of Newmarket Road, removed from the Green Belt through the last round of plan making as part of Cambridge East, was also explored¹⁷. The landowner has indicated that they do not consider the land available or suitable for this use. They intend to bring forward the site for residential development.
27. The city of Cambridge is surrounded by Green Belt, the purpose of which includes protecting the setting of the historic city. Green Belt would preclude this type of development unless the need was sufficient to provide exceptional circumstances to justify a review of the very special circumstances required to approve a planning application.
28. Three sites within the Cambridge Green Belt included:
 - Land between Milton and Impington, north of the A14 (Union Place);
 - Land south of Trumpington Meadows, Hauxton Road, Cambridge;
 - Land south of the A14 and west of Cambridge Road (NIAB 3).
29. Two of these sites were submitted through representations proposing sites in the Green Belt. In both of these cases, significant harm to the purposes of the Green Belt would result from further development in these locations. Although support was demonstrated through representations to the issues and options report, there was also a considerable level of objection to specific proposals, and through the wider issues and options consultation, to further development in the Green Belt.
30. North of the A14, Leonard Martin proposed a site between Histon and Milton (referred to as Union Place) large enough to accommodate a range of facilities. The representations proposed a community stadium with 10,000 seat capacity, a concert hall, and ice rink, and a large and high quality conference centre and an adjoining extended hotel. This scale of development, breaching the line of the A14, would cause significant harm to the purposes of the Green Belt, particularly resulting in greater risk of coalescence with the nearby villages. It has not been demonstrated that the package of proposals would function and be delivered, or how the significant transport and accessibility constraints of the site could be overcome.
31. A site south of Trumpington Meadows was proposed by Grosvenor, who own the Abbey Stadium site. They consider they have the only deliverable and viable proposal that represents a good fit to the opportunities identified in the Cambridge Community Stadium: Feasibility Study¹⁸ that a community stadium could provide. It includes additional indoor and outdoor sports facilities. The proposal within Grosvenor's representation included over 400 homes, which the developer considers necessary to enable delivery. It should be noted that Grosvenor are now proposing a scheme which

¹⁷ RD/AD/280

¹⁸ RD/CSF/030

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includes 520 homes. Evidence has not been submitted to justify why this level of accompanying development is needed.

32. When the adjoining Trumpington Meadows site was removed from the Green Belt, the scale of the site was determined to be the most that could be developed without causing major harm to the purposes of the Cambridge Green Belt and required the creation of a new high quality urban edge and distinctive gateway development. Extending the urban edge further south would cause the City to extend as far as the M11 motorway and thus negatively impact on the compact nature of the City and its setting. Development on this site would link physically and visually with that at Trumpington Meadows and Glebe Farm. It would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the city southwest in the form of an isolated promontory. The land adjoining the Trumpington Meadows development has been designed to achieve a soft green edge complementing a new and distinctive urban edge. Development of a stadium would form a new edge against the M11 blocking views to townscape and landscape. The development would have a severe adverse impact on the setting of the city, and on the purposes of Green Belt in terms of openness and setting of the city as noted by the Councils' recently commissioned Inner Green Belt Study 2015 and its supplement¹⁹.
33. Additional information would be required to demonstrate transport impacts can be addressed. This includes interaction with the Park and Ride site. Liaison with the Police Service on traffic and crowd management, and public safety issues will be required.
34. A third site in the Green Belt was tested, north of the site removed from the Green Belt for development through the last plan review between Huntingdon Road and Histon Road, Cambridge. This also presented development challenges that would be difficult to overcome, but in addition the landowner has clarified through the consultation that the site is not available for this use.
35. Away from Cambridge, new settlement options were explored at Northstowe, Waterbeach and Bourn Airfield. Northstowe has progressed too far to include proposals, and the land area in the town is needed to achieve the level of planned development. The owners of Bourn Airfield have confirmed that their site would not be available for this use. The promoters of the Waterbeach New Town stated that if there was a demonstrable need, provision could be explored, but this would be a longer term option, as most of the town is anticipated to come forward after 2031.
36. Other promoters of new or expanded new settlements have stated that their sites could be available for this use. These sites have not been identified in the South Cambridgeshire Local Plan, and the potential to include a stadium does not justify a change to this approach.
37. Cambridge City Council and South Cambridgeshire District Council do not consider that objective, up to date evidence of need for a community stadium has been demonstrated.

¹⁹ RD/MC/030 and RD/MC/031

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A review of evidence (Major Facilities Sub Regional Facilities in the Cambridge Area - Review of Evidence and Site Options²⁰) concluded that demonstrable need is a subjective issue, and should be tested further through public consultation, particularly as public consultation did not form part of previous studies. Public consultation did not support there being a demonstrable need for the community stadium.

38. There are potential benefits to a community stadium scheme, highlighted by the studies, but the Councils have to make a judgement on whether the need has been demonstrated, and in particular whether need is sufficient to provide exceptional circumstances for a review of the Green Belt. It is not considered that the need is sufficient to justify a Green Belt review, particularly given the harmful impacts identified for the sites tested. In the case of the inner Green Belt boundary, this has been re-confirmed by the Councils' recently commissioned Inner Green Belt Study 2015 and its supplement²¹.
39. Taking these factors into account, the option of identifying a site through the Local Plans was therefore rejected.
40. Since the submission of the Local Plans, the Councils have undertaken further work on a joint Playing Pitch Strategy²² and Indoor Facilities Strategy²³, working with Sport England, and in consultation with the governing bodies for a number of sports, including hockey and football. The strategies reflect Sport England's Playing Pitch Strategy practice guidance of 2013²⁴. The strategies assess the quantity and quality of supply versus current and future demand for pitches and facilities to 2031. These strategies do not demonstrate a need for or identify a location for this community stadium. They do, however, identify where there is a shortfall of other sporting facilities for different sports and provide options for meeting the needs of these sports. This includes addressing hockey and football, as referred to in the representation 27128. The options for meeting needs do not include or require the provision of a community stadium.
41. This Local Plan covers the plan period to 2031. Whilst the Council considers that the Playing Pitch Strategy and the Indoor Facilities Strategy provide robust and up-to-date information on need, both strategies should be kept under review to ensure that an up-to-date assessment of need and provision remains available. In the light of any change in circumstances within the plan period, the text in paragraphs 8.13 and 8.14 allow for assessment of need for and provision of a community stadium to be made, should this prove necessary. The Local Plan provides an appropriate policy framework for considering any proposals through a planning application, which seeks to demonstrate a need.

²⁰ RD/CSF/020

²¹ RD/MC/030 and RD/MC/031

²² RD/CSF/190

²³ RD/CSF/200

²⁴ <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/>

- ii. **Should the policy recognise waste management as a community service and include the provision of waste and recycling in the definition of community facilities in Table 8.1? [The inclusion would be consistent with Policy SC/4: Meeting Community Needs in the South Cambridgeshire Local Plan proposed submission].**
42. The Council considers that Policy 73, its supporting text and Table 8.1 should not recognise the provision of waste and recycling facilities in the definition of community facilities. It is not the role of the Cambridge Local Plan to provide policies for waste or to repeat policies within other parts of the Development Plan. The provision of waste management facilities is a matter addressed by the Minerals and Waste Local Development Framework documents²⁵. These documents form part of the Development Plan for Cambridge and are referred to in Appendix A of the Local Plan.
43. The Council recognises that waste and recycling facilities are an important part of local infrastructure provision, but does not consider that they fall within the definition of community facilities. The term waste management can include all the various steps of treating waste from its collection and transportation through to its disposal or recycling, as well as the very methods of monitoring this process. The types of waste can vary from domestic to commercial, industrial and medical. Similarly, the various means of collecting and processing the waste can vary from Bring sites, often located in supermarket car parks or within local centres, to recycling depots for household waste and onto power plants such as an anaerobic digestion plants. Large-scale waste management infrastructure is more comparable to large industrial storage, light industrial processing and power generation forms of development rather than community D1 use. These are clearly beyond the remit of what would normally be considered to be a community service.
44. Cambridgeshire County Council's Household Recycling Service Strategy (2014-2019)²⁶ details the County's strategy for delivering a Household Recycling Service and the requirement for developers to contribute to the provision of waste management infrastructure, Household Recycling Services and Bring sites.
45. In terms of ensuring that the waste and recycling needs of local residents are met, the Council considers that it is important that these infrastructure needs are planned for at an early stage. In Cambridge's urban extensions, there has been careful consideration of waste and recycling provision both in terms of the provision of refuse and recycling collection vehicles which have been committed to through S106 agreements, but also Bring sites which have been or will be provided on Trumpington Meadows, Clay Farm, Glebe Farm and Darwin Green 1. Bring sites vary in size and location, but are generally provided in the new Local Centres or close to other local facilities. Given the Council has already successfully delivered Bring sites in the urban extensions and throughout the city, it is not considered relevant to require the inclusion of this form of waste and recycling facility within the definition of community facilities.

²⁵RD/AD/030, RD/AD/040, RD/AD/050, RD/AD/070; RD/AD/080; RD/AD/090.

²⁶ Available at http://www.cambridgeshire.gov.uk/info/20128/recycling_centres

iii. Should the policy include the need for community development strategies to be prepared for large development sites?

46. The current Cambridge Local Plan (2006) does not require specific Community Development Strategies. However, for all large development sites in the city's urban extensions, the Council has worked with the local community and a range of developers to develop specific community development strategies for these sites. In the case of the Southern Fringe, for example, it was considered appropriate for the Council to be the lead organisation in developing the community development strategy in order to address the different sites in different ownerships coming forward for development in a coherent and consistent manner. Additionally, given the Council's local knowledge, this has also ensured that the existing communities within the Southern Fringe were considered in terms of their needs and the need to integrate the existing and proposed neighbourhoods. In terms of the content of each community development strategy produced by the Council and ratified by the appropriate Executive Councillor, each strategy has required applicants to ensure community engagement as part of the development management pre-application and application process and in delivering the development. Each strategy has required the creation of a specific neighbourhood forum for each urban extension to ensure their successful integration within an established area, such as the Southern Fringe Community Forum. These fora help celebrate the area's success and promote the area as a good place to live. Forum meetings are either held as informal drop-in sessions with local developers, local authority officers and housing association representatives or more formal meetings with an agenda and presentations chaired by a local councillor.
47. The Council also has an established team of community development officers, who support the delivery of new developments. Through the community development strategy for each urban extension, this has required each S106 agreement to include provision for community development, comprising both the provision of additional community development staff and new community facilities. The Council's community development workers then use the new community facilities delivered on site to provide community activities in order to encourage community development and integration.
48. The Council considers that the current method of delivering community development is operating successfully and that it is not necessary to require large development sites to set out and adhere to specific community development strategies within Policy 73.

iv. Is it the Council's view that the Open Space and Recreation Strategy (2011) sets out a robust and up-to-date assessment of the needs for open space, sports and recreation facilities across the city in order to inform its policy making as required by paragraph 73 of the National Planning Policy Framework?

49. This question also forms part of Matter CC1: Protecting and Enhancing the Character of Cambridge, Question 1B.1(i)²⁷. Given that the focus here is on the provision of sports facilities, text on the Cambridgeshire Green Infrastructure Strategy²⁸ is not replicated here. The Framework²⁹ states that 'planning policies should be based on robust and up-to-date assessments of the needs for open space...' (paragraph 73). Any assessment should identify 'specific needs' and 'quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in a local area'. This information should be used to determine what open space, sports and recreational provision are required. The Council recognises that the Open Space and Recreation Strategy³⁰ was developed in 2011 having regard to the then extant Planning Policy Guidance 17³¹. Whilst this strategy remains relevant and consistent with paragraph 73 of the Framework, the Council has produced two further strategies to address playing pitches and indoor sport.

50. Each document is addressed in turn below:

Open Space and Recreation Strategy

51. The third strategy of its type undertaken by the Council in line with Planning Policy Guidance Note 17's requirements, the current Open Space and Recreation Strategy 2011 assessed the qualities of the existing open spaces and categorised these accordingly. It assessed the quantum of publicly accessible open space at ward level based upon the local population of each ward in order to identify deficits in open space provision – the need in the local area – and proposed a strategy for reducing this deficit when new development opportunities are proposed. The Open Space and Recreation Strategy identified the sites that had environmental and recreational importance and subsequently needed to be protected from new development. It is these highly valued sites that make a significant contribution to Cambridge's character and attractiveness to both local people and visitors. The Open Space and Recreation Strategy highlights the need for these sites to be protected for their recreational and, or environmental qualities.

52. The Open Space and Recreation Strategy fulfils this requirement. It explains how some wards have significant open space deficiencies and is used by the Council to ensure on-site delivery in these areas where possible.

²⁷ CC1/CCC

²⁸ RD/NE/020

²⁹ RD/NP/010

³⁰ RD/NE/050

³¹ As superseded guidance, this Planning Policy Guidance Note is available at <http://www.nationalarchives.gov.uk/webarchive/>

Playing Pitch Strategy and the Indoor Sports Facility Strategy

53. The Council recognised that further sports strategy documents were needed to address concerns raised by Sport England. Cambridge City Council and South Cambridgeshire District Council, in partnership with Sport England, has developed two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 to guide future provision and management of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. In line with the Framework, the strategies set out to assess existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. These studies are due to be finalised in May 2016 and the Council will provide an update to the Inspectors prior to the relevant hearing sessions.
54. In summary, the Council considers the Open Space and Recreation Strategy, complemented by the Playing Pitch Strategy and Indoor Sports Facility Strategy, are consistent with paragraph 73 of the Framework. The Open Space and Recreation Strategy has particular focus on the need for and provision of open space. This includes quantitative and qualitative deficits and surpluses of open space. The Playing Pitch Strategy and the Indoor Sports Facility Strategy address the needs for outdoor and indoor sports and recreational facilities, respectively.
55. In order to clarify the coverage of sports pitches within the Local Plan, a minor modification to Table 8.1 of the supporting text to Policy 73 is proposed as set out in Appendix 2.
- v. Is it the intention of the policy that the requirements relating to the loss of a facility will apply to the allocated sites in Appendix B where facilities would be lost in order for the allocation to proceed?**
56. It is not the intention of the policy that the requirements relating to the loss of a facility would apply to allocated sites in Appendix B: Proposals Schedule, where facilities would be lost to allow for allocations to proceed, unless the retention/re-provision of the facility is expressly referred to in the allocation. For example, the allocation for site R6 636 - 656 Newmarket, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road specifically refers to the need to provide a modern replacement of community facilities.
57. During the submission consultation on the Local Plan, Sport England requested that a specific requirement was added to Site R1: 295 Histon Road to confirm that development would be dependent on re-provision/relocation of the squash courts or evidence to demonstrate lack of need now and in future. This amendment was listed in the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation as Proposed Modification No. PM/B/003)³².

³² RD/Sub/C/050

58. Since the submission of the Local Plan, the Council has received an application for outline planning permission for the demolition of all structures on the site of the former Scotsdale Laundry and Nursery at 295 Histon Road (Site 5.17 in the Cambridge Local Plan 2006 and Site R1 in the emerging Local Plan) and its development thereafter for 27 dwellings. Both the applicant and the Council have obtained legal advice in relation to the interpretation of policies within the Cambridge Local Plan 2006³³ as they fall to be applied in the determination of this application. The legal advice concluded that there was no reference to the retention or re-provision of the leisure facilities on site (Cambridge Squash Club) within the allocation. As they were not expressly referred to in the allocation, the principle of their loss must already have been accepted and the loss of the existing squash courts without re-provision would not give rise to a conflict with the Cambridge Local Plan 2006. This application was approved by the Council's Planning Committee on 6 January 2016 subject to the satisfactory completion of a Section 106 agreement. The legal agreement has yet to be completed.
59. In order to ensure parity of approach, the Council wishes to withdraw proposed modification PM/B/003 in the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation³⁴.
- vi. In respect of the loss of facilities should criterion (i) of the policy also require compliance with Sports England and the Level Playing Fields Association guidance on accessible sports venues?**
60. The use of the word accessibility in this criterion (i) is intended to refer to distance that existing facility users may need to travel to access the new/replacement facility.
61. With regard to the policy requiring compliance with Sport England's and the Level Playing Fields Association's guidance, the Accessible Sports Grounds Bill had its first reading in the House of Commons on 20 January 2016 with the second reading currently scheduled for 22 April 2016³⁵. Once enacted, this will grant local authorities a discretionary power to refuse a safety certificate to sports grounds which do not comply with the accessible stadia guidelines published by the Sports Grounds Safety Authority.
62. While not currently law, the Council considers this legislative measure, once enacted, will provide sufficient incentive for providers to ensure new sports grounds comply fully with the guidance on accessible sports venues. This is a matter outside the planning process.

³³ RD/AD/300

³⁴ RD/Sub/C/050

³⁵ <http://services.parliament.uk/bills/2015-16/accessiblesportsgrounds.html>; and <http://services.parliament.uk/bills/2015-16/accessiblesportsgrounds/stages.html>

vii. The wording of paragraph 8.22 in the supporting text and paragraph K11 of Appendix K is very similar and covers the same ground, is this duplication therefore necessary?

63. The Council accepts that paragraph 8.22 and paragraph K.11 are very similar. The intention of Appendix K is to provide a complete list of marketing requirements in order to clarify what is expected of applicants. The inclusion of paragraph 8.22 is intentional to ensure that this is considered at an early planning stage and is adhered to. Its inclusion highlights this requirement for applicants and also highlights the opportunity they should offer to local community groups who may wish to help run or use these facilities. If the Inspectors considered it appropriate to remove one of these paragraphs, the Council would prefer paragraph 8.22 to be deleted. Paragraph K.11 is considered to work with other paragraphs within Appendix K in setting out requirements for applicants.

5A.3 Policy 75: Healthcare facilities

i. Should the second paragraph of the policy make direct reference to the NHS Property Company and NHS England which also have commissioning responsibilities?

64. NHS Property Services manages, maintains and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable and modern healthcare and working environments. NHS England supports local health services that are led by groups of General Practitioners called Clinical Commissioning Groups (CCGs) who plan and pay for local services³⁶. As part of the planning stage for new facilities, CCGs would themselves need to co-ordinate their strategic planning with both NHS Property Services and NHS England. The Council therefore considers it appropriate to replace the reference to Local Commissioning Groups with the term 'relevant health organisations' to provide a more open and flexible approach to the development of healthcare facilities. This change would also help futureproof changes to the names and functions of different health-related organisations associated with the development of new healthcare facilities. This minor modification is listed in Appendix 2.

ii. Should there be an additional criterion (d) included in the policy requiring that new or enhanced healthcare facilities are fully disability compliant?

65. The General Practitioners' Committee (GPC) Guidance: The Disability Discrimination Act (DDA) advisory note³⁷ sets out the physical adjustments to General Practitioner premises required under the DDA in order to facilitate disabled access. As this matter is covered by the DDA, the Council considers its inclusion to be unnecessary duplication.

³⁶ <https://www.england.nhs.uk/about/>

³⁷ RD/CSF/210

5A.4 Policy 76: Protection of public houses

- i. **Is criterion (b) sufficiently flexible in requiring that all diversification options have been explored as the range of both Use Class A and Use Class D1 facilities is quite broad and could therefore require extensive research by an independent assessor in any particular case? Is this approach therefore too prescriptive?**
66. The city's many public houses have an important role to play as they contribute to its character, especially those in the historic centre and situated near its many open spaces; support the city's ability to cater for so many tourists; are an important source of employment and income³⁸ for local people and students; and provide an important community service for both residents and visitors alike. In response to local concerns regarding the number of public houses lost to alternative uses in 2012, the Council commissioned consultants to complete a thorough study of Cambridge's public houses³⁹ and subsequently produced the Interim Planning Policy Guidance (IPPG)⁴⁰ on public houses. This guidance established a list of public house sites that should be safeguarded and has now been integrated into the Local Plan in 2014 as Policy 76: Protection of public houses and Appendix C: Designations Schedule along with guidance from the Framework⁴¹ which encourages local authorities to plan positively for the provision and use of community facilities (such as public houses) and other local services to enhance the sustainability of communities and residential environments⁴².
67. Since the IPPG's introduction, a number of closed public houses have reopened, of which one includes a micro-brewery on site⁴³ while another also offers bed and breakfast style accommodation⁴⁴. Two public house sites were granted planning consent⁴⁵ which allows for the re-introduction of a pub use. Another planning permission has led to the development of new residential units along with a brand new replacement public house which is currently run by a local brewery.
68. Appendix K sets out the requirements that applicants need to follow when completing a marketing exercise, a Local Needs Assessment or a Viability Appraisal. These guidelines assist the Development Management process.
69. With respect to the application of Policy 76, criterion b, the Council expects applicants to demonstrate that they have considered all reasonable diversification options in relation

³⁸ RD/CSF/180

³⁹ RD/CSF/160

⁴⁰ RD/CSF/150

⁴¹ RD/NP/010

⁴² RD/AD/350

⁴³ <http://www.thecambridgebrewhouse.com/>

⁴⁴ <http://www.carpentersarmscambridge.co.uk/>

⁴⁵ Planning application reference: 13/0810/FUL - Conversion of shop (Use Class A1) to Public House (A4) and enabling residential development (conversion and extension to provide student let accommodation and erection of five terraced houses) at the former Royal Standard; and planning application reference: 14/0308/FUL Demolition of existing buildings and outbuildings and erection of a new 3 storey building for mixed use, including 7 flats and a restaurant and/or public house, with retention of existing façade.

to the public house site. The Council is concerned that once a public house site is lost to a much higher land value use, it will never return as a public house. It therefore wants to avoid the situation where safeguarded sites are unnecessarily lost to alternative uses which prevent their re-introduction at a later period. To avoid the unnecessary loss of a public house, it is important that due consideration is given to a site's diversification in order to retain their public house use.

70. Appendix K, paragraph K.17, criterion c provides a list of potential options that should be given consideration when analysing means of retaining the existing facility. All reasonable efforts will very much depend on the site itself. An analysis of the existing public houses in Cambridge would provide an applicant with an initial idea about the more successful types of public houses in the city.
71. The reasonable options available will depend on the site and its location. A large public house with car parking outside a conservation area would have the potential for a range of diversification options, whereas a terraced, listed public house in a central location may have less potential to diversify. In some cases, public houses may have already made attempts to diversify with for example, bed and breakfast accommodation or the introduction of ancillary A1 use, e.g. a post office to generate additional revenue streams. The Council would expect applicants to have given reasonable consideration to a range of diversification options commensurate to the potential of the site. As a result, the Council does not consider that the approach taken in the Local Plan is too prescriptive.
72. Additionally, Policy 76 is applicable to all public house sites that are listed on the Council's list of safeguarded house sites which is updated every year as part of the annual monitoring report. The Plan protected 104 sites. As of December 2015, there were 102 sites on the safeguarded list. It is proposed to have a number of minor modifications to Appendix C: List of protected public houses (Policy 76) to take account of: name changes to the public houses themselves; sites that have been permanently lost to alternative use preventing the re-introduction of the public house use; and new public houses. These minor modifications are listed in Appendix 2.

5A.5 Appendix C

- i. Would the extension of the Trumpington Local Centre result in the inclusion of uses that are inappropriate in a local centre and create an arrangement that would be poorly related to the existing centre?**

73. A Local Centre is defined as⁴⁶:

“A cluster of shops and other community facilities that satisfy local needs and are accessible on foot. Usually comprising a newsagent, a general grocery store, a sub-post office and occasionally other facilities such as a pharmacy, a public house and a hairdresser.”

⁴⁶ RD/Sub/C/010, Glossary

74. Trumpington Local Centre has a convenience store, post office and a number of other relatively small units that meet local needs. The Council considers that the centre at Trumpington meets the definition of a Local Centre.
75. The existing Trumpington Local Centre is focussed around the parade of shops on the corner of Anstey Way and the units opposite this on Trumpington Road. The emerging Local Plan proposes to extend this up the existing High Street to include a number of units including the doctor's surgery, village hall, a public house, a retail unit and an estate agents and offices. This was considered a logical extension to include important community facilities at the edge of the centre. A map showing the difference between the existing Local Centre boundary and that proposed in the Local Plan can be found in the Issues and Options 2: Part 2 consultation document⁴⁷. An extract of this map can be found at Appendix 3 to this document.
76. The units proposed for inclusion in the centre are around 50 metres north of the main crescent of shops in the existing centre, a very short walk up the long established High Street. There is a pedestrian crossing just north of the crescent of existing shops, linking each side of the High Street. The units that that are proposed to be included in the centre all include uses that are appropriate centre uses as defined in the table at the bottom of the policy⁴⁸, and they are well related spatially to the existing centre.
77. The character of Trumpington Local Centre will not be harmed by the proposed change to expand the Local Centre. The centre will still be focussed upon the crescent of shops fronting the small open space on the corner of Anstey Way. However, the existing centre already reflects the fact that the centre extends across the road from the shops to encompass the petrol station, pharmacy and wine shop. The proposed extension also only seeks to reflect the facts on the ground: the public house, village hall and doctors' surgery also form a node of uses that help people meet their day-to-day community needs. The estate agents and offices and retail unit across the road are well related to this second "node" in the centre, and their inclusion within the Local Centre is sound.
78. The Council considers that the proposed change is soundly based.

5A.6 Appendix K

- i. **Paragraph K8: Should the requirements of criteria (c) and (d) be applied more flexibly considering each application on its own particular merits, particularly in respect of owners/landlords of smaller facilities?**
79. The Council considers that the criteria, as a whole, provide sufficient flexibility for smaller facilities. The intention of criterion (c) is to ensure the marketing campaign attracts alternative providers of the current/last use to respond to the marketing exercise. If the facility is marketed for a wide range of options, this may only encourage

⁴⁷ RD/LP/270, page 149

⁴⁸ RD/Sub/C/010, page 198, Policy 72

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bids of the highest value use to come forward. Potential, lower value uses will be deterred from coming forward because of the time and expense incurred to produce a bid which is of less value than the higher value uses advertised. However, it is also accepted that for some small commercial site/units, there may be a commercial reason to allow an alternative commercial use on-site that would allow the landlord to invest significantly in the site/unit to retain it as a commercial unit.

ii. Paragraph K12: Is it the intention of the paragraph that the asking price recommended by the independent valuer would be accepted by the Council?

80. The Council would normally accept the independent valuation if it has been carried out by a RICS qualified valuer and it appears reasonable. If the Council had significant concerns about the validity of the valuation, then this would be discussed with the valuer and the applicant.

81. The Council understands that the valuation for a public house will depend on the site itself and the current market, which can be subject to change. It is therefore necessary for an applicant to provide and pay for an independent valuation of the site. The applicant would then, in agreement with the Council, use the independent valuation as a part of the marketing exercise. The valuation may take the form of a price/valuation range as indicative guide price.

82. It is important that a fair and reasonable valuation is used in order to attract genuine offers for the site as a public house use. In effect, this exercise would provide a fair and reasonable test that the site is financially viable as a public house use.

iii. Paragraph K13: Is it acknowledged that a freehold cannot be sold as tied as the product supply agreement relates to the lease or tenancy agreement rather than the property?

83. The Council recognises that a freehold cannot be sold as a tied public house, however, it wishes to ensure that freehold pubs are not sold with restrictive conditions that may influence the sale or marketing of the public houses such as to dissuade prospective bidders from making a formal offer for the establishment. The Council therefore proposes a minor modification to paragraph K.13 to remove the reference to the sale of freehold public house as a tied public house to clarify the paragraph wording. This minor modification is provided in Appendix 2.

iv. Paragraph K14: Does the paragraph unnecessarily duplicate the “Community Right to Bid” provisions in the Localism Act 2011?

84. The intention of paragraph K.14 is to make sure the local community are made fully aware of the marketing exercise and their opportunity to bid for the public house.

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85. The Council considers that the paragraph is not an unnecessary duplication of the “Community Right to Bid” provisions in the Localism Act 2011⁴⁹. The “Community Right to Bid” process allows local communities the opportunity to bid for a listed Asset of Community Value (ACV). However, it cannot be assumed that a local community will have the means to bid for all listed ACV.
86. In addition to the public house re-openings listed in paragraph 69, two new public houses have opened up⁵⁰. These changes together signal a recovery in the Cambridge public house market, making these sites attractive business opportunities for local entrepreneurs/microbrewers wanting to start or expand their business. The Cambridge Public House Study (2012) noted the rise in the number of microbreweries and estimated there to be 900 breweries in total in the UK⁵¹. In 2013, the British Beer and Pub Association stated there were 1,147 breweries in the UK⁵². In 2014, it was reported that this figure had risen to 1,442⁵³. Paragraph K.14 will ensure local communities including local businesses such as a micro-brewery are made aware of the opportunity to bid for the public house as a private business. Micro-breweries may have more financial options to (re)start the public house as part of its business expansion or as a new business venture for a local entrepreneur(s).
87. This paragraph remains relevant as it supports the Council’s requirement to plan positively for community facilities (in accordance with paragraph 70 of the Framework) while also ensuring businesses are allowed to expand.
- v. Paragraph K17: Should the requirements of the paragraph be applied more flexibly considering each application on its own particular merits?**
88. The Council expects applicants to demonstrate that they have considered all reasonable diversification options in relation to the specific public house site in question. The Council is concerned that once a public house site is lost to a much higher land value use, it will never return as a public house. It therefore wants to avoid the situation where safeguarded sites are unnecessarily lost to alternative uses which prevent their re-introduction at a later period. To avoid the unnecessary loss of a public house, it is important that due consideration is given to a site’s diversification in order to retain their public house use. The Council considers that paragraph K.17 is sufficiently flexible to allow each application to be considered on its own merits and provides appropriate guidance to allow applicants to undertake the application process.

⁴⁹ RD/Gov/040

⁵⁰ The Pint Shop (opened November 2013) & The Old Bicycle Shop (opened May 2016)

⁵¹ RD/CSF/160

⁵² <http://www.beerandpub.com/blog/cask-ale-week-round-up-how-beer-is-championing-the-british-pub-industry> (article dated 8 October 2013)

⁵³ <http://www.morningadvertiser.co.uk/Operators/Other-operators/CAMRA-and-BBPA-produce-conflicting-data-on-UK-brewery-growth> (article dated 11 September 2014)

vi. Paragraph K18: Should criterion (a) require the applicant to take all reasonable steps to carry out the notification process within the 400m radius?

89. As part of the local needs assessment criteria, criterion (a) of paragraph K.18 requires the applicant to ensure the local community within 400 metres are made aware of the potential loss of the public house site. A similar exercise was completed for a public house site The Ranch, 100 Histon Road, which demonstrated, overall that a majority of the local population was not in favour of retaining the public house use. A majority of the people favoured a preference for student accommodation or were of no strong opinion⁵⁴. The evidence gathered can, as in the case of The Ranch, clearly demonstrate a lack of community value with regard to the immediate local community and support proposals that will lead to its permanent loss. However, the Council recognises that all reasonable attempts should be made to notify all residents, businesses and residents associations. Minor modifications to paragraph K.18 are provided in Appendix 2.

⁵⁴ Planning Committee Officer's Report 3 April 2013 - Planning Application Reference:12/1576/FUL
<http://democracy.cambridge.gov.uk/documents/s18073/121576FUL%20-%20Report.pdf>

Appendix 1: List of Reference Documents

National Policy:

- National Planning Policy Framework (NPPF) (RD/NP/010)

Government Regulations and Acts:

- Localism Act 2011 (RD/Gov/040).

Cambridge City Council submission documents:

- Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010);
- Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050);
- Cambridge City Council Statement of Consultation and Audit Trails (RD/Sub/C/080).

Earlier Stages of Plan-Making:

- South Cambridgeshire District Council Issues and Options Report (RD/LP/030);
- Issues and Options 2 – Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge (RD/LP/150);
- Cambridge Local Plan Towards 2031 – Issues and Options Report (RD/LP/240);
- Cambridge City Council Issues and Options 2: Part 2: Site Options within Cambridge (RD/LP/270).

Adopted development plan documents:

- Cambridgeshire and Peterborough Minerals and Waste LDF: Cambridgeshire Minerals and Waste Core Strategy (RD/AD/030);
- Cambridgeshire and Peterborough Minerals and Waste LDF: Cambridgeshire Minerals and Waste Proposals Map A: Minerals and Transport Zones and Proposals Map B: Waste (RD/AD/040);
- Cambridgeshire and Peterborough Minerals and Waste LDF: Proposals Map C; Minerals Safeguarding Areas Cambridgeshire County Council & Peterborough City Council (RD/AD/050);
- Cambridgeshire and Peterborough Minerals and Waste LDF: The Location and Design of Waste Management Facilities Supplementary Planning Document (RD/AD/070);
- Cambridgeshire and Peterborough Minerals and Waste LDF: RECAP Waste Management Design Guide SPD (RD/AD/080);
- Cambridgeshire and Peterborough Minerals and Waste LDF: Cambridgeshire Minerals and Waste Site Specific Proposals (RD/AD/090);
- Cambridge City Council and South Cambridgeshire District Council – North West Cambridge Area Action Plan (RD/AD/280);
- Cambridge Local Plan 2006 (RD/AD/300);
- Cambridge City Council Annual Monitoring Report 2013 (RD/AD/350).

Protecting and enhancing the natural and historic environment:

- Cambridgeshire Green Infrastructure Strategy (2011)(RD/NE/020);
- Cambridge City Council Open Space and Recreation Strategy 2011 (RD/NE/050).

Economy and Tourism:

- Shopping Survey (2011/2012) (RD/E/110);
- Cambridge Retail and Leisure Study Update 2013 (RD/E/130).

Communities, Services and Facilities:

- A Major Sports Facilities Strategy for the Cambridgeshire Sub-Region (RD/CSF/010);
- Major Facilities Sub Regional Facilities in the Cambridge Area: Review of Evidence and Site Options (RD/CSF/020);
- Cambridge Community Stadium: Feasibility Study (RD/CSF/030);
- Interim Planning Policy Guidance (IPPG) on the protection of public houses in Cambridge. (RD/CSF/150);
- Cambridge Public House Study (RD/CSF/160);
- British Beer and Pub Association Local impact of the beer and pub sector (RD/CSF/180)
- Cambridge and South Cambridgeshire Playing Pitch Strategy 2015 – 2031 (RD/CSF/190);
- Cambridge and South Cambridgeshire Indoor Sports Facility Strategy (RD/CSF/200).
- General Practitioners Committee (GPC) Guidance: The Disability Discrimination Act (RD/CSF/210)

Modifications consultation:

- Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030);
- Cambridge Inner Green Belt Boundary Study (November 2015) Supplement – March 2016 (RD/MC/031).

Appendix 2: Proposed Modifications to the Cambridge Local Plan 2014: Proposed Submission

The modifications set out below relate to a number of policies and their supporting text in the Cambridge Local Plan 2014: Proposed Submission. The changes are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the Cambridge Local Plan, and do not take account of the deletion or addition of text.

Page	Policy/Paragraph	Minor Modification	Justification
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 <u>on all floors</u> 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 <u>on all floors</u> at ground floor level in centres)</p>	This minor modification is proposed for clarification in order to ensure that the policy indicates that “centre uses” are appropriate in centres at both ground floor and on upper floors.
204 - 205	Table 8.1: Definition of community facilities	<p><i>Amend bullet point under section of Table 8.1 entitled:</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 • 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 	This is a minor modification in order to clarify that Policy 73 is applicable for outdoor sport facilities.

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Page	Policy/Paragraph	Minor Modification	Justification
		<ul style="list-style-type: none"> • Specialist housing, including residential care homes and nursing homes are dealt with in Section Six 	
208	Policy 75: Healthcare facilities	<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>	This minor modification addresses concerns raised by representation 27573. It provides a more generic term which will allow for engagement with relevant health organisations.
276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Delete PH009 The Ranch</i>	The public house use has now been permanently lost and therefore can be removed from the list.
276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH011 The County Arms to The Architect</i>	To reflect the site's new name
276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Delete PH019 The Rosemary Branch</i>	The public house use has now been permanently lost and therefore can be removed from the list.
276	Appendix C: Designations Schedule - List of protected	<i>Rename PH020 The Unicorn to Rhode Island</i>	To reflect the site's new name

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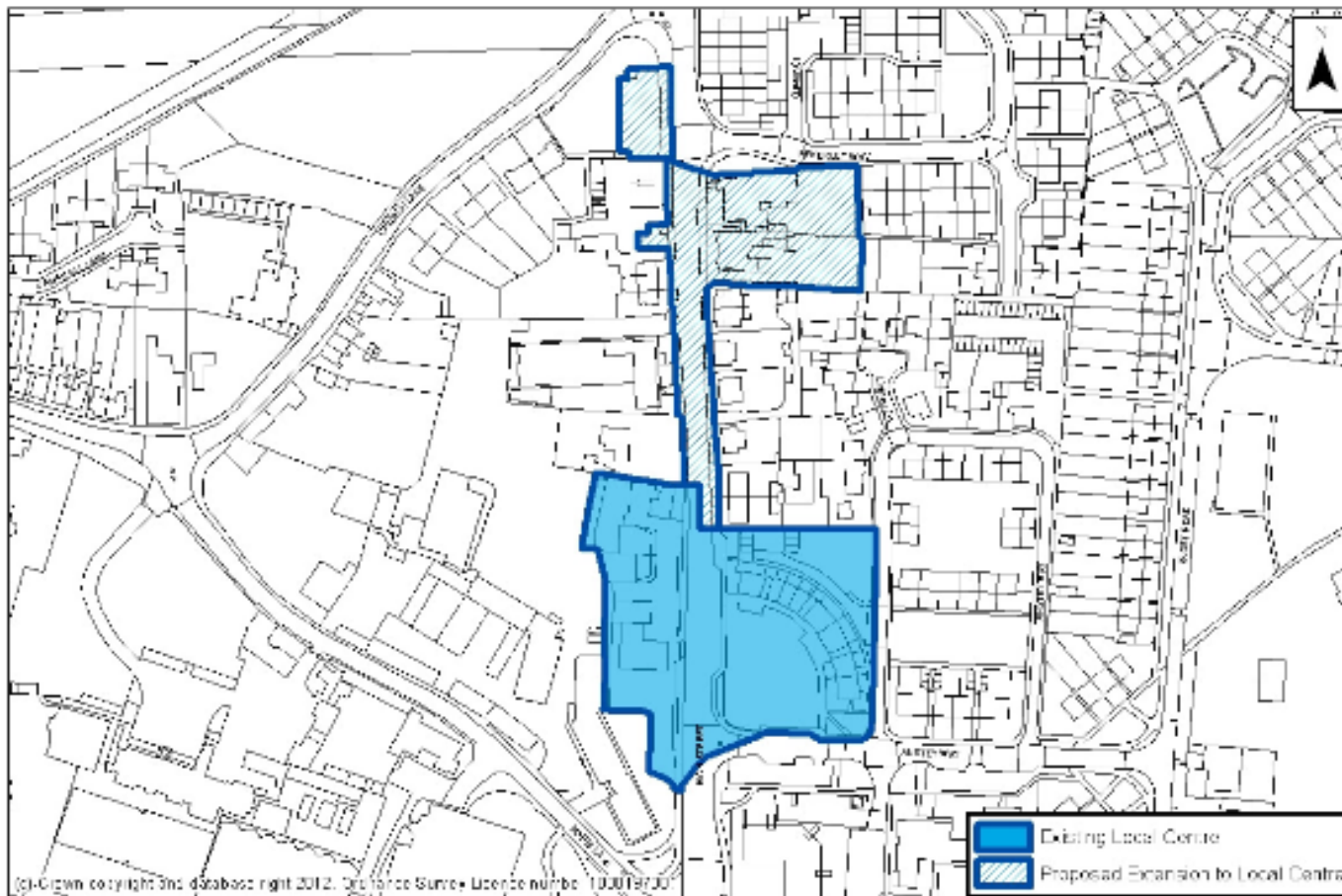
Page	Policy/Paragraph	Minor Modification	Justification
	public houses (Policy 76)		
276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Delete PH025 Penny Ferry</i>	The public house use has now been permanently lost and therefore can be removed from the list.
276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH032 The Avery to The Grain & Hop Store</i>	To reflect the site's new name
276	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH033 The Bakers to Duke of Cambridge</i>	To reflect the site's new name
277	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH037 The Bird in Hand to Navadhanya</i>	To reflect the site's new name
277	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH043 The Cow to Reys</i>	To reflect the site's new name
277	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Delete PH066 The Zebra</i>	The public house use has now been permanently lost and therefore can be removed from the list.
278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH079 Man on the Moon to Blue Moon</i>	To reflect the site's new name
278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH096 Tally Ho to Hudson's Ale House</i>	To reflect the site's new name
278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Rename PH097 The Unicorn to The Lord Byron Inn</i>	To reflect the site's new name
278	Appendix C: Designations Schedule - List of protected	<i>Add PH105 The Pint Shop 10 Peas Hill Market</i>	New public house site open in 2013

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Page	Policy/Paragraph	Minor Modification	Justification
	public houses (Policy 76)		
278	Appendix C: Designations Schedule - List of protected public houses (Policy 76)	<i>Add PH106 The Old Bicycle Shop 104 Regent Street Peas Hill Market</i>	New public house site open in May 2016
374	Appendix K: Marketing, Local Needs and Viability Appraisal, paragraph K.13	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 trade it as a pub are not excluded.	This minor modification addresses concerns raised by representation 27387. It clarifies how the public house site should be made available as a free house and leasehold. The 'tied' reference is applicable to the lease/ tenancy agreement.
376	Appendix K: Marketing, Local Needs and Viability Appraisal, paragraph K.18	<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"> a. <u>take all reasonable steps to notify all residents, businesses and residents' associations</u> (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; b. 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 c. 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>	This minor modification addresses concerns raised by representation 27387. It clarifies that applicants should take all reasonable steps to notify the relevant local individuals and groups.

Appendix 3: Existing and Proposed Local Centre boundaries for Trumpington Local Centre

LC19 Trumpington



Source: Cambridge City Council Issues & Options 2: Part 2: Site Options within Cambridge consultation document (RD/LP/270, page 149).