

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM140	176	Policy 60: Tall buildings and the skyline	<p><i>Amend first paragraph and following text of Policy 60 to read:</i></p> <p>INSERTED: Any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form DELETED: Any proposals that are considered tall, that is significantly taller than the buildings that surround them and/or exceed 19m within the historic core (see Section Three, on the City Centre) or 13m outside it, will be considered against the following criteria:</p> <p>a. location, setting and context – applicants should demonstrate through visual assessment or appraisal with supporting accurate visual representations, how the proposals fit within the existing landscape and townscape;</p> <p>b. DELETED: historical impact INSERTED: on the historic environment – applicants should demonstrate and quantify the INSERTED: potential harm DELETED: impact of proposals DELETED: on recognised INSERTED: to the significance of heritage assets or other sensitive receptors (view of, backdrop and setting), assessed on a site-by-site basis but including impact on key landmarks and viewpoints, as well as from the main streets, bridges and open spaces in the city centre and from the main historic DELETED: al approaches, INSERTED: including road and river, to the historic core. DELETED: Where proposals INSERTED: Tall building proposals must ensure that DELETED: impact on the historic core they should retain the character INSERTED: or appearance of Cambridge INSERTED: , as a city of spires and towers emerging above the established tree line INSERTED: , remains dominant from relevant viewpoints as set out in Appendix F;</p> <p>c. scale, massing and architectural quality – applicants should demonstrate through the use of INSERTED: scaled drawings, sections, accurate visual representations and models how the proposals will deliver a high quality addition to the Cambridge skyline and clearly demonstrate that there is no adverse impact;</p> <p>d. amenity and microclimate – applicants should demonstrate that there is no adverse impact on neighbouring buildings and open spaces in terms of INSERTED: the diversion of wind, overlooking or overshadowing, and that there is adequate sunlight and daylight within and around the proposals; and</p> <p>e. public realm – applicants should show how the space around tall buildings will be detailed, including how a human scale is created at street level.</p> <p>DELETED: The maximum heights referred to above assume a flat roof building inclusive of rooftop plant. Further advice on tall buildings and the skyline INSERTED: and the requirements of the assessment criteria for proposals is set out in Appendix F INSERTED: and further guidance is contained in the <i>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</i> published by Historic England in March 2015 (or its successor document).</p>

Mod Ref.	Local Plan Page	Policy/ Paragraph	Proposed Modification
CC-MM141	177	After Policy 60, insert six paragraphs to replace paragraphs 7.16 to 7.19	<p><i>Delete paragraphs 7.16 to 7.19 and insert paragraphs after Policy 60 to read:</i></p> <p>INSERTED: The city is generally free from clustered modern towers and bulky buildings with the notable exception of the hospital buildings at Addenbrooke's and the hangars at Cambridge Airport, which sit in stark contrast to the surrounding, low lying suburbs. While there has been a move to build a number of taller buildings across the city in recent years, further opportunities to create new taller buildings in the city must be carefully considered and placed in the right locations.</p> <p>In the historic core, 'background buildings' tend to rise to between three and five-storeys tall but occasionally include six-storey modern buildings such as the Grand Arcade. Floor to floor heights can vary significantly between buildings, and are often exacerbated by the service requirements in modern buildings. In the suburbs, overall building heights tend to be two storeys, with limited areas of three - storey buildings focused principally along the key approach roads leading into the City. This characteristic leads to the setting of height thresholds against which will require proposals to be judged in accordance with the criteria of Policy 60.</p> <p>Due to the large number of designated heritage assets within the historic core, including a large number of highly graded heritage assets of great national importance, tall building proposals in this area are likely to result in a high level of harm to significance. For this reason, it is very unlikely that there would be many instances or scope for introducing new tall buildings in or around the historic core. The potential impact on the setting of heritage assets should be assessed in accordance with the guidance set out in the <i>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</i> published by Historic England in March 2015 or its successor document.</p> <p>Trees form an important element of the Cambridge skyline, within both the historic core and surrounding suburbs. Elevated views from the rural hinterland and from Castle Mound reveal a city of spires and towers emerging above an established tree line. Buildings therefore work with subtle changes in topography and the tree canopy to create a skyline of 'incidents', where important buildings rise above those of a prevailing lower scale.</p> <p>Cambridge should seek to maintain and, where appropriate, enhance the overall character and qualities of its skyline as the city continues to grow and develop into the future. Any proposals for new tall buildings will need to demonstrate how they have taken account of the prevailing context and more distant views to enhance the skyline.</p> <p>In developing any proposals for tall buildings, INSERTED: developers should make reference DELETED: reference should be made to Appendix F of the plan, which provides a more detailed explanation of the required approach, methodology and assessment to developing and considering tall buildings in Cambridge INSERTED: and the Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets' (Historic England in March 2015 or its successor document).</p>

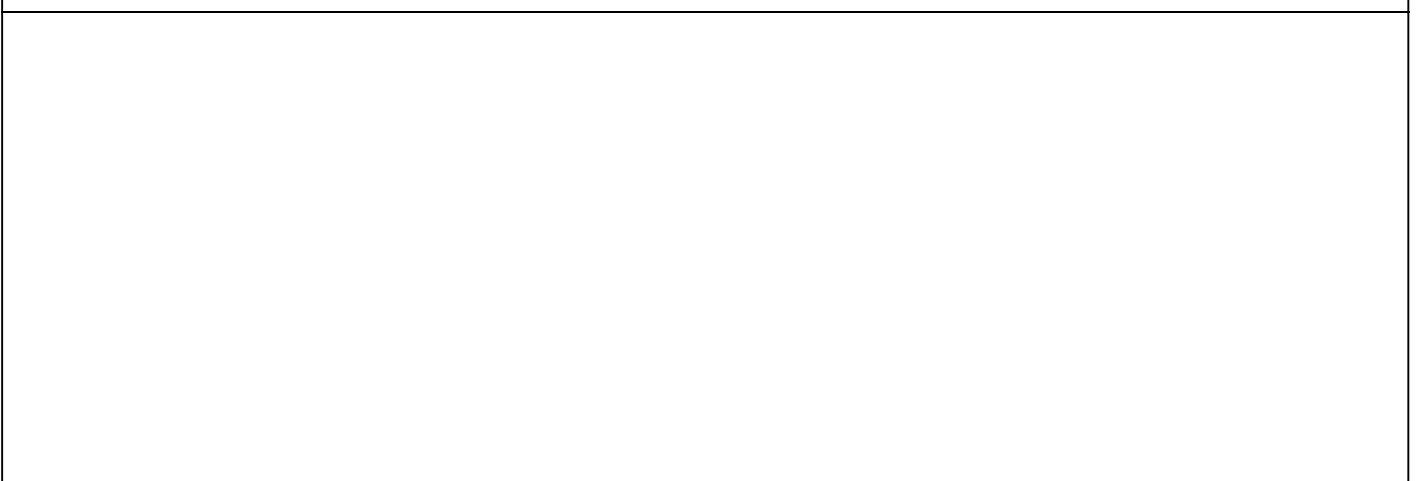
MM209		Southern Fringe Area Development Framework, paragraph D.1, first paragraph	This appendix is based on the Southern Fringe Area Development Framework (ADF) document produced by Cambridge City Council in 2006. INSERTED: The wording of this appendix is predominantly based on the 2006 document, but updated slightly where it is appropriate to do so. It has been included in the local plan to reiterate the council's support for the Framework's content (as updated) and to ensure its status is strengthened by virtue of it being included in a local plan. This appendix will help direct the preparation of future planning applications and the planning of services and infrastructure. The vision for this area is:
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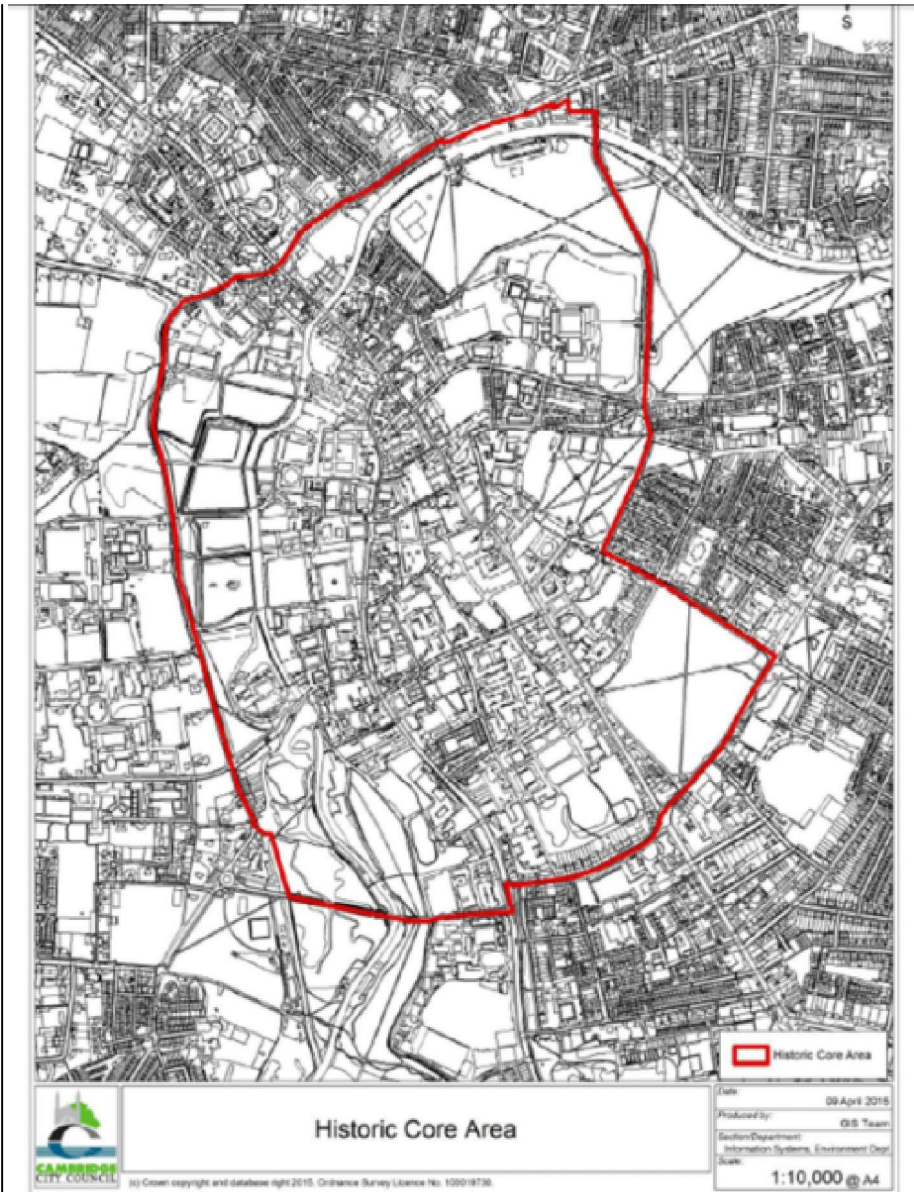
Appendix F: Tall buildings and the skyline

CC-MM210	309	Appendix F: Tall Buildings and The Skyline, F.4	<p><i>Amend text to read:</i></p> <p>Cambridge has not experienced pressure for exceptionally tall structures as in larger cities such as London, Birmingham and Manchester. However, it does face pressure for buildings that INSERTED: , at between five and ten residential storeys are taller than the prevailing built form across the city DELETED: at between five and ten residential storeys. However, it does face pressure for buildings that, at between five and ten residential storeys, are taller than the prevailing built form across the city. Given the relatively modest scale of buildings in Cambridge, this increased height has the potential to impact on both the immediate and wider skyline.</p>
CC-MM211	309 - 310	Appendix F: Tall Buildings and The Skyline, F.5	<p><i>Amend text to read:</i></p> <p>This guidance is intended to provide clarity over the interpretation of Policy 60: Tall buildings and the skyline in Cambridge. It provides a robust set of criteria to assist in assessing the likely impact of INSERTED: a proposed tall building (or buildings). Overall, this guidance has the purpose of ensuring that the overall character and qualities of the Cambridge skyline should be maintained and, where appropriate, enhanced as the city continues to grow and develop into the future.</p>
CC-MM212	310	Appendix F: Tall Buildings and The Skyline, F.8	<p><i>Amend text to read:</i></p> <p>The Guidance on Tall Buildings INSERTED: Advice Note published in DELETED: 2007 INSERTED: December 2015 by DELETED: English Heritage and CABE INSERTED: Historic England states:</p> <p>DELETED: "It is not considered useful or necessary to define rigorously what is and what is not a tall building. It is clearly the case that a ten storey building in a mainly two storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not."</p> <p>INSERTED: "What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not."</p>
CC-MM213	311	Appendix F: Tall Buildings and The Skyline, F.10	<p><i>Amend text to read:</i></p> <p>INSERTED: An appraisal of the existing characteristics of the Cambridge skyline is set out below. On the basis of that information:</p> <p>i) Within the historic core, INSERTED: as identified on Figure F.1, building INSERTED: proposals of six storeys or more (assuming a flat roof with no rooftop plant and a height of 19m above ground level) would automatically trigger the need to address the criteria set out within the guidance. However, dependent on the exact location within the historic core, buildings of four to six storeys may also need to be evaluated against the assessment criteria herein, due to proximity to heritage assets and potential impacts on key views.</p> <p>ii) Within the suburbs, buildings of four storeys and above (assuming a flat roof with no rooftop plant and a height of 13m above ground level) will automatically trigger the need to address the criteria set out within the guidance.</p>
CC-MM214	313	Appendix F: Tall Buildings and The Skyline, F.20, criterion (d)	<p><i>Amend text to read:</i></p> <p>d. Views from the west:</p> <ul style="list-style-type: none"> • Madingley Road (intermittently); • Red Meadow Hill – open panoramic views of the city are afforded from Red Meadow Hill within Coton Countryside Reserve; and • Barton Road, east of the junction 12 of the M11.

			<ul style="list-style-type: none"> • INSERTED: Coton footpath, and • INSERTED: M11 between junction 12 and junction 13
CC-MM215	316	Appendix F: Tall Buildings and The Skyline, F.31	<p><i>Amend text to read:</i></p> <p>Tall buildings have the potential to act as positive landmarks that aid legibility and make it easier for people to orientate themselves around the city. Appropriate 'conditions' for a tall building could, for example, include local nodes, key city street junctions, the ends of important vistas, and in and around principal transport junctions. INSERTED: However, this approach would not generally be appropriate within the Historic Core due to the higher level of sensitivity in this area resulting from the presence of a significant number of heritage assets.</p>
CC-MM216	317	Appendix F: Tall Buildings and The Skyline, Criterion 2: Historical Impact	<p><i>Amend text to read:</i></p> <p>Criterion DELETED: 2 INSERTED: b: DELETED: Historical i INSERTED: I mpact INSERTED: on the historic environment</p>
CC-MM217	317	Appendix F: Tall Buildings and The Skyline, F.34	<p><i>Amend text to read:</i></p> <p>Applicants need to refer to the Cambridge Historic Core Appraisal, the various current conservation area appraisals and suburbs and approaches studies for Cambridge. These documents provide detailed assessments of the parts of the city in respect of history, urban form, character, key buildings and views, among others. Any application that results in INSERTED: potential harm to DELETED: impacts on heritage assets needs to be accompanied by a separate heritage statement or address such issues within the design and access statement, dependent on the scale of the impact.</p>
CC-MM218	317	Appendix F: Tall Buildings and The Skyline, F.35	<p><i>Amend text to read:</i></p> <p>In summary, tall building proposals which have the potential to impact on INSERTED: the setting and significance of heritage assets will need to demonstrate and quantify the impact on the heritage asset, be it a listed building, scheduled monument, conservation area, registered historic park and garden and non-designated heritage assets, including but not limited to buildings of local interest.</p>
CC-MM219	318	Appendix F: Tall Buildings and The Skyline, F.41	<p><i>Amend text to read:</i></p> <p>Tall buildings should be good neighbours. Careful consideration must be given to the design of any new tall building to ensure neighbouring properties are not adversely affected due to the loss of aspect, outlook or privacy (overlooking), loss of daylight and sunlight to adjacent properties, overshadowing of gardens INSERTED: and the public realm, noise, or any other relevant amenity.</p>
CC-MM220	322	Appendix F: Tall Buildings and The Skyline: Insert new Figure F.1	<p><i>Insert new Figure F.1 to show Cambridge Historic Core Area</i></p> <p><i>See new Figure F.1 overleaf.</i></p>

New Figure F.1 Cambridge Historic Core Area





CC-MM221	322	Appendix F: Tall Buildings and The Skyline: Figure F.1 Existing Landmark Buildings	<i>Amend text to read:</i> F. DELETED: 1 INSERTED: 2 Existing Landmark Buildings <i>See amended Figure F.2 below.</i>
Amended Figure F.2 Existing Landmark Buildings			

Figure F.2 Existing Landmark Buildings



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

- 1 King's College Chapel

2 St Mary the Great

3 Cambridge University Press Pitt Building

4 Trinity College

5 Holy Trinity Church

6 St John's College New Court

7 St John's Chapel

8 All Saints Church

9 Emmanuel United Reformed Church

10 Gonville and Caius College

11 University Arms Hotel

12 Fitzwilliam Museum

13 Varsity Hotel

14 William Stone Building, Peterhouse

15 St Andrew's C of E Church, Chesterton

16 Arup Building, Department of Materials Science and Metallurgy

17 Church of Our Lady and the English Martyrs, Hills Road

18 Museum of Technology Chimney

19 St Luke's Church, Victoria Road

20 Foster Mill, Station area

21 Mill building at Ditton Walk

22 Cambridge University Library

23 St George's Church, Chesterton Road

24 Aircraft Hangars at Cambridge Airport

25 Addenbrooke's Hospital incinerator chimney

26 The Belvedere

27 Botanic House

28 Cambridge University Chemistry Building

29 Schlumberger Building

30 Carter Cycle Bridge

31 Westminster College

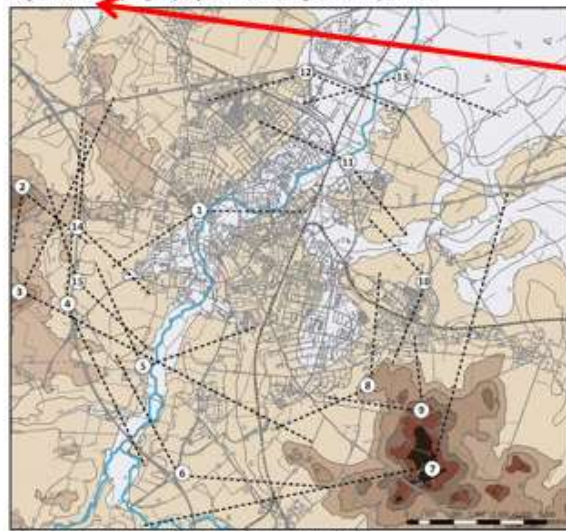
32 Christ Church, Christchurch Street

33 Napp Pharmaceutical Building, Cambridge Science Park

CC-MM222	323	Appendix F: Tall Buildings and The Skyline: Figure F.2 Topography and Strategic Viewpoints	Figure F. DELETED: 2 INSERTED: 3 Topography and Strategic Viewpoints <i>Insert new viewpoints from Coton footpath, and M11 between junction 12 and junction 13. Marked as 14 and 15 on the image.</i> <i>See amended Figure F.3 below.</i>
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Amended Figure F.3 Topography and Strategic Viewpoints

Figure F.3 Topography and Strategic Viewpoints



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

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

Appendix G: Local heritage assets criteria and list

CC-MM223	327	Appendix G: Local Heritage Assets Criteria and List, G.3, insert new criterion after criterion (h)	<p><i>Insert new criterion i after criterion h to read:</i></p> <p>INSERTED: i) designed landscapes - relating to the interest attached to locally important designed landscapes, parks and gardens.</p>
CC-MM224	328 – 336	Appendix G: Local Heritage Assets Criteria and List List of Local Heritage Assets	<p><i>Add following sites to list as they have met the criteria for local heritage assets:</i></p> <p>INSERTED:</p> <ul style="list-style-type: none"> • All Souls Lane – Mortuary Chapel of All Souls; • Buckingham Road – Blackfriars; • Chaucer Road – No. 6, Dalberg; • Chaucer Road – Former Coach House to No. 6; • Cherry Hinton Road – No. 91; • Eden Street – No. 68; • Grange Road – Grange Court and Manor Court, Pinehurst; • Hemingford Road – Romsey Mill; • Market Passage – Baroosh Bar; • Newnham Walk, Principal's Lodge; • Northampton Street – The Punter; • Parkside – Parkside Community College • St Barnabas Road – No. 61, St Barnabas Church Hall; • St Barnabas Road – The Old School, Rear of St Barnabas Church; • Thompson's Lane – La Mimosa; • Trumpington Street – Hobson Building, St Catharine's College; • Trumpington Street – Woodlark Building, St Catharine's College. <p><i>Amend the names and addresses of the following sites to better reflect the location and known names of the sites:</i></p>