<table>
<thead>
<tr>
<th>Mod Ref.</th>
<th>Local Plan Page</th>
<th>Policy/Paragraph</th>
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</thead>
</table>
| CC-MM140 | 176 | Policy 60: Tall buildings and the skyline | *Amend first paragraph and following text of Policy 60 to read:*  
**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:  

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;  

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;  

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;  

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  

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. **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 *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets'* published by Historic England in March 2015 (or its successor document).
<table>
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<tbody>
<tr>
<td>CC-MM141</td>
<td>177</td>
<td>After Policy 60, insert six paragraphs to replace paragraphs 7.16 to 7.19</td>
<td>Delete paragraphs 7.16 to 7.19 and insert paragraphs after Policy 60 to read: <strong>INSERTED:</strong> 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. 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. 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 <em>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</em> published by Historic England in March 2015 or its successor document. 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. 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. In developing any proposals for tall buildings, <strong>INSERTED:</strong> developers should make reference <strong>DELETED:</strong> 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 <strong>INSERTED:</strong> and the <em>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</em> (Historic England in March 2015 or its successor document).</td>
</tr>
</tbody>
</table>
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:

### Appendix F: Tall buildings and the skyline

<table>
<thead>
<tr>
<th>Code</th>
<th>Page</th>
<th>Section</th>
<th>Text to Read</th>
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<tbody>
<tr>
<td>CC-MM210</td>
<td>309</td>
<td>Appendix F: Tall Buildings and The Skyline, F.4</td>
<td>Amend text to read: 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 <strong>INSERTED:</strong> at between five and ten residential storeys are taller than the prevailing built form across the city <strong>DELETED:</strong> 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.</td>
</tr>
<tr>
<td>CC-MM211</td>
<td>309 - 310</td>
<td>Appendix F: Tall Buildings and The Skyline, F.5</td>
<td>Amend text to read: 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 <strong>INSERTED:</strong> 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.</td>
</tr>
</tbody>
</table>
| CC-MM212 | 310 | Appendix F: Tall Buildings and The Skyline, F.8 | Amend text to read: 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:  **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."

**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."

| CC-MM213 | 311 | Appendix F: Tall Buildings and The Skyline, F.10 | Amend text to read: **INSERTED:** An appraisal of the existing characteristics of the Cambridge skyline is set out below. On the basis of that information:  
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.  
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.  
d. Views from the west:  
• 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. |
| CC-MM214 | 313 | Appendix F: Tall Buildings and The Skyline, F.20, criterion (d) | Amend text to read: |
- INSERTED: Coton footpath, and
- INSERTED: M11 between junction 12 and junction 13

<table>
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<tr>
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<th>Text</th>
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| CC-MM215  | 316  | Amend text to read:
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. |
| CC-MM216  | 317  | Amend text to read:
Criterion DELETED: 2 INSERTED: b: DELETED: Historical |
| CC-MM217  | 317  | Amend text to read:
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. |
| CC-MM218  | 317  | Amend text to read:
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. |
| CC-MM219  | 318  | Amend text to read:
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. |
| CC-MM220  | 322  | Insert new Figure F.1 to show Cambridge Historic Core Area
See new Figure F.1 overleaf. |

New Figure F.1 Cambridge Historic Core Area
Amend text to read:

F. **DELETED:** 1 **INSERTED:** 2 Existing Landmark Buildings

See amended Figure F.2 below.

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

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

Amended Figure F.3 Topography and Strategic Viewpoints
Appendix G: Local heritage assets criteria and list

<table>
<thead>
<tr>
<th>CC-MM223</th>
<th>Appendix G: Local Heritage Assets Criteria and List, G.3, insert new criterion after criterion (h)</th>
<th>Insert new criterion i after criterion h to read:</th>
</tr>
</thead>
<tbody>
<tr>
<td>327</td>
<td>Insert new criterion i after criterion h to read:</td>
<td></td>
</tr>
<tr>
<td>336</td>
<td>[INSERTED: i) designed landscapes - relating to the interest attached to locally important designed landscapes, parks and gardens.</td>
<td></td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>CC-MM224</th>
<th>Appendix G: Local Heritage Assets Criteria and List List of Local Heritage Assets</th>
<th>Add following sites to list as they have met the criteria for local heritage assets:</th>
</tr>
</thead>
<tbody>
<tr>
<td>328 – 336</td>
<td>Add following sites to list as they have met the criteria for local heritage assets:</td>
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</tr>
<tr>
<td>336</td>
<td>[INSERTED: Add following sites to list as they have met the criteria for local heritage assets:</td>
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<tr>
<td></td>
<td>• All Souls Lane – Mortuary Chapel of All Souls;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Buckingham Road – Blackfriars;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Chaucer Road – No. 6, Dalberg;</td>
<td></td>
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<tr>
<td></td>
<td>• Chaucer Road – Former Coach House to No. 6;</td>
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</tr>
<tr>
<td></td>
<td>• Cherry Hinton Road – No. 91;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Eden Street – No. 68;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Grange Road – Grange Court and Manor Court, Pinhurst;</td>
<td></td>
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<tr>
<td></td>
<td>• Hemingford Road – Romsey Mill;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Market Passage – Baroosh Bar;</td>
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<tr>
<td></td>
<td>• Newnham Walk, Principal's Lodge;</td>
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</tr>
<tr>
<td></td>
<td>• Northamptom Street – The Punter;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Parkside – Parkside Community College</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• St Barnabas Road – No. 61, St Barnabas Church Hall;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• St Barnabas Road – The Old School, Rear of St Barnabas Church;</td>
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<td></td>
<td>• Thompson's Lane – La Mimosa;</td>
<td></td>
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<tr>
<td></td>
<td>• Trumpington Street – Hobson Building, St Catharine's College;</td>
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<tr>
<td></td>
<td>• Trumpington Street – Woodlark Building, St Catharine's College.</td>
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</tr>
</tbody>
</table>

Amend the names and addresses of the following sites to better reflect the location and known names of the sites: