

Cambridge Local Plan (2018)

Presentation to FeCRA

Planning Policy Team
Greater Cambridge
Planning Service

16 May 2019



GREATER CAMBRIDGE
SHARED PLANNING

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Greater Cambridge Shared Planning

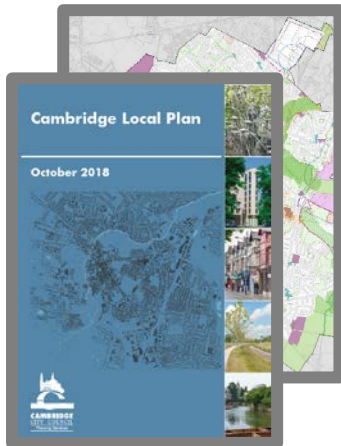
- Merging Cambridge City Planning and South Cambridgeshire Planning into a shared planning service
- Phase 1 management structure implementation Spring 2018
- Phase 2 staff consultation closed recently, phased implementation anticipated throughout the rest of 2019
- Planning Policy teams have worked closely for a number of years on the joint development strategy now in the aligned adopted Local Plans



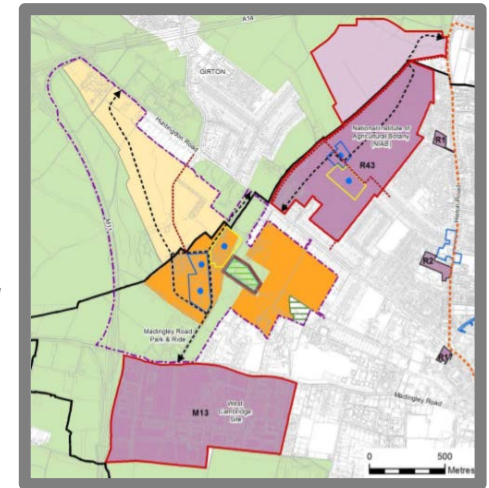
What is the Local Plan?

Plan for future sustainable development in Cambridge:

Written document
& Policies Map



Allocations
Key areas of land identified for development to deliver the homes, jobs and services needed in the district



Policies
against which
all planning
applications
are considered.

Policy 47: Specialist housing

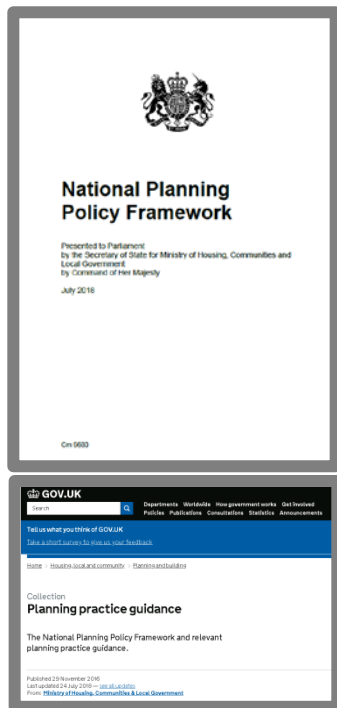
Planning permission will be granted for the development of specialist housing, subject to the development being:

- a. supported by evidence of the demonstrable need for this form of development within Cambridge;
- b. suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care;
- c. accessible to local shops and services, public transport and other sustainable modes of transport, and community facilities appropriate to the needs of the intended occupiers; and
- d. in a location that avoids excessive concentration of such housing within any one street or small area.

Where does the Local Plan fit in?

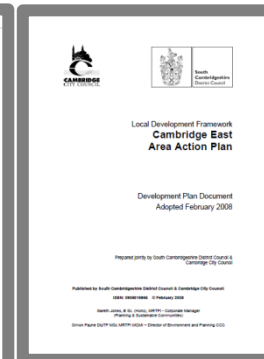
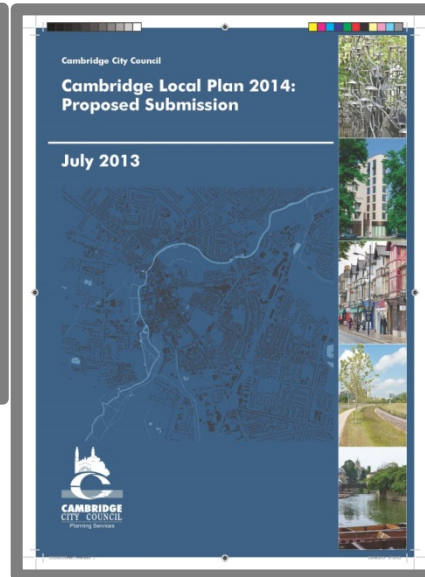
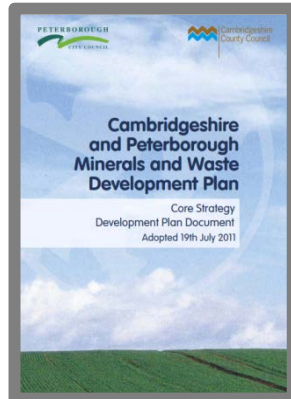
National policy:

- NPPF
- NPPG

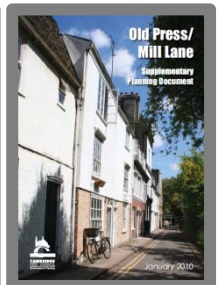
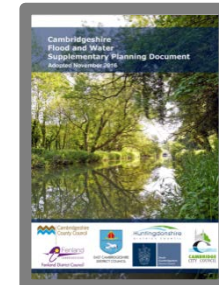


Development Plan:

- Minerals and Waste Local Plan
- Local Plan
- Area Action Plans
- Neighbourhood Plans



Supplementary Planning Documents (SPD)



Joint Strategy Approach

Joint Growth Overview

Total housing requirement

Cambridge:
14,000 homes

South Cambs:
19,500 homes

Total: 33,500 homes

Total jobs requirement

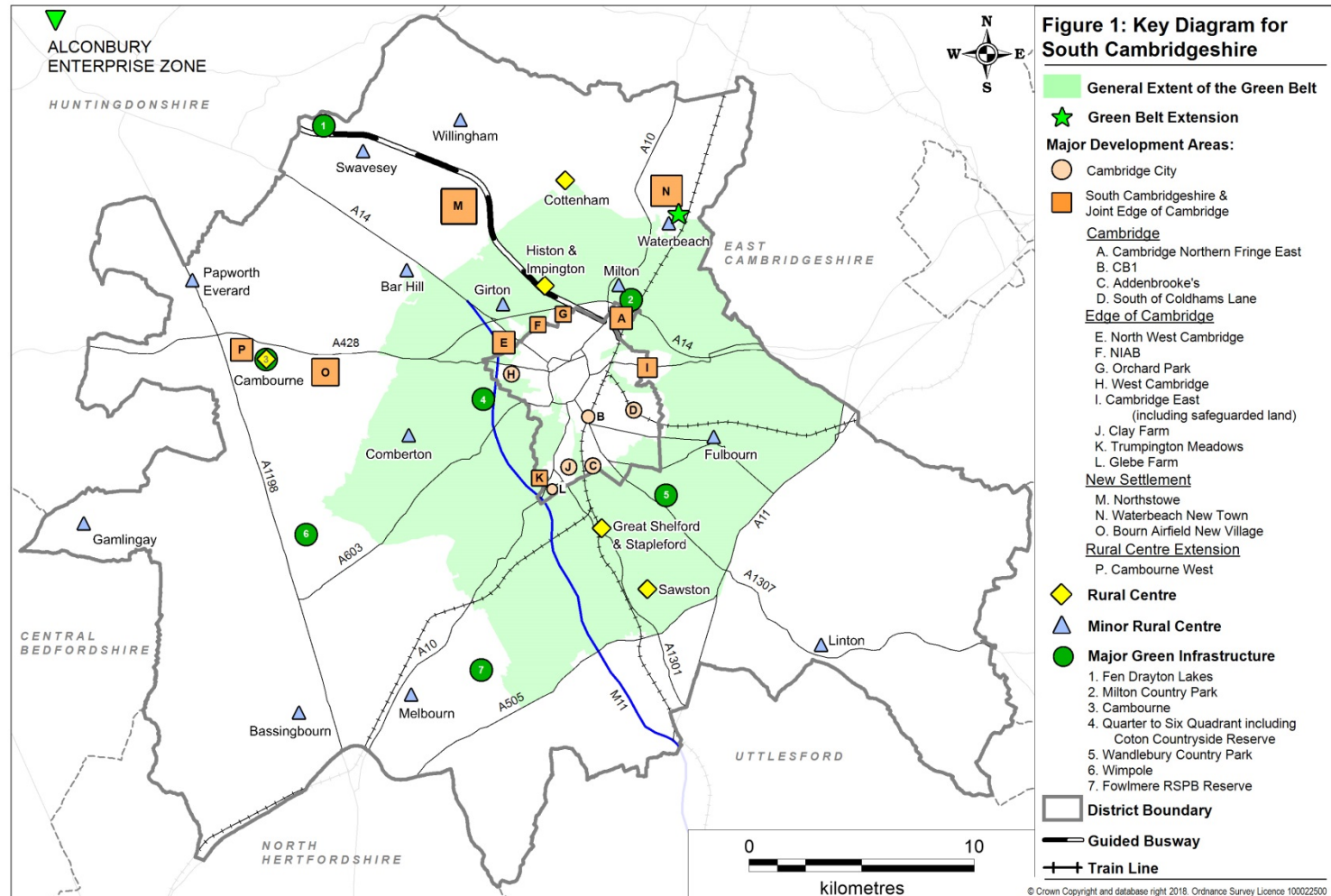
Cambridge:
22,100 jobs

South Cambs:
22,000 jobs

Total: 44,100 jobs

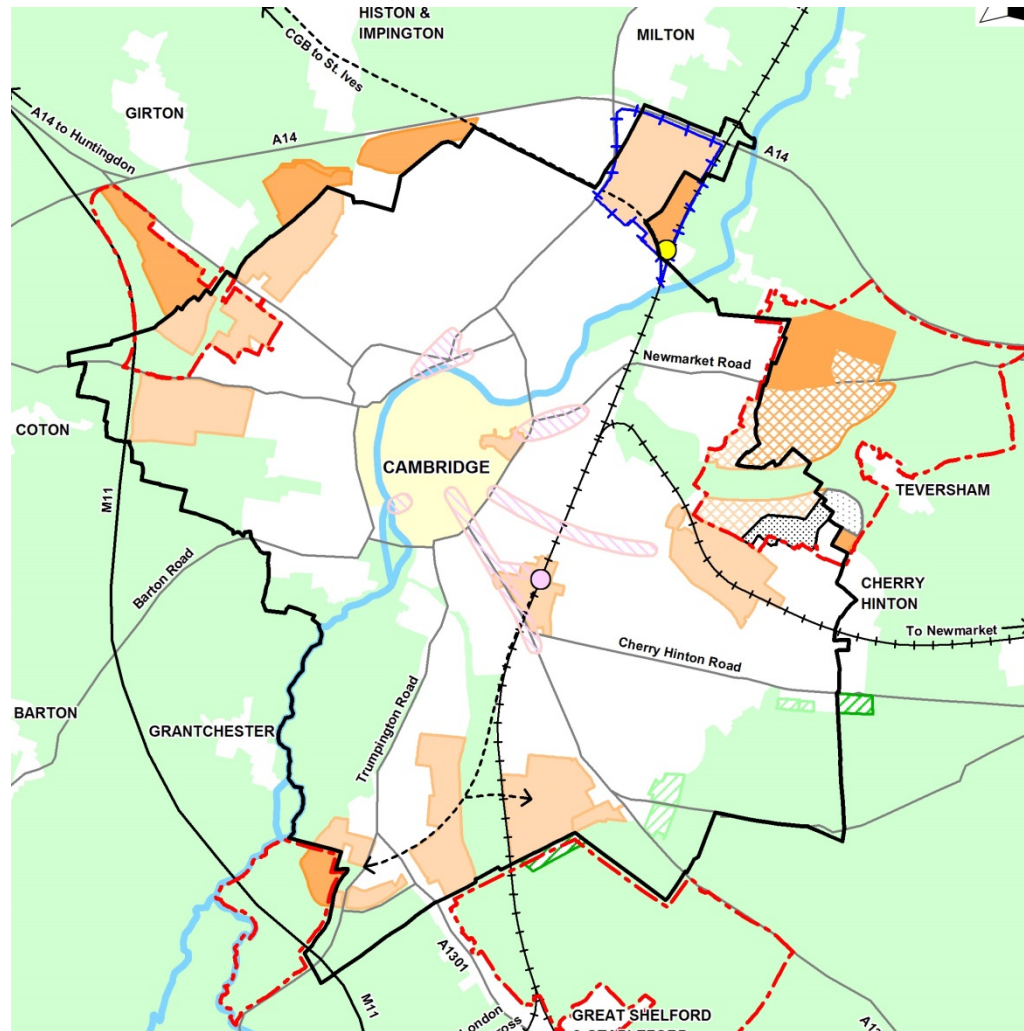
Local Plan: joint issues with South Cambridgeshire's Local Plan

Spatial Strategy



Local Plan: joint issues with South Cambridgeshire's Local Plan

Spatial Strategy



Commitment to early plan review

To include:

- Housing needs
- Spatial strategy delivery: progress on new settlements
- Housing needs of travellers not meeting national planning definition i.e. ceased to travel permanently

Key issues for the Cambridge Local Plan 2018

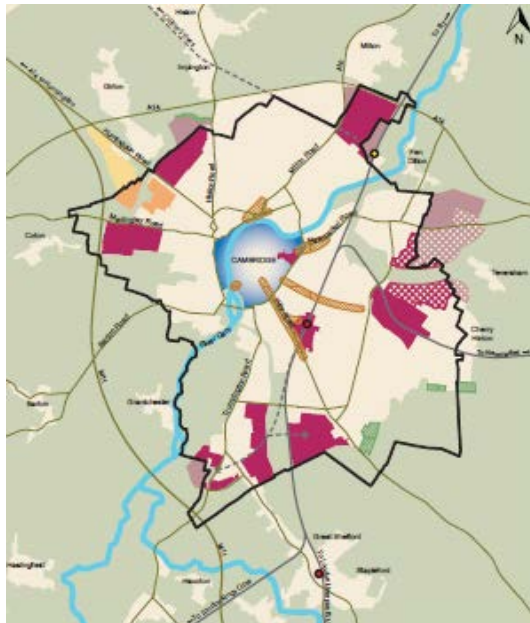
2: Spatial Strategy

Development needs

14,000 homes

22,000 jobs

Other needs: Anglia Ruskin faculty space, education, hotel bedrooms, leisure, retail, waste and energy



- Vision
- Development needs
- Spatial Strategy
- Green Belt
- Strategic transport infrastructure
- Hierarchy of centres
- River Cam
- Setting of the City
- Review of Local Plan

3: City Centre, Areas of Major Change, Opportunity Areas and site specific proposals

Areas of Major Change

- Land North of Cherry Hinton (R47)
- NEC, South of Coldham's Lane, Southern Fringe, West Cambridge, NIAB
- Station Areas West and Clifton Road and Old Press/Mill Lane

Opportunity Areas

- Mitcham's Corner Opportunity Area
- Eastern Gate
- Mill Road
- Cambridge Railway Station, Hills Road Corridor to the City Centre
- Old Press/Mill Lane

City Centre & retail development

Refurbishment of Fitzroy / Burleigh / Grafton area (phased over 15 years)



Fitzroy/Burleigh St. / Grafton Area:
Artist's impression of Burleigh St. shared surface

4: Responding to climate change and managing resources

- Policy requiring carbon reduction from all new development and BREEAM for new non residential development
- Water efficiency standards for all new development
- Requirement for all development to address climate change adaptation
- All new development to incorporate sustainable drainage systems.
- New requirement for householder applications to include cost-effective improvements to the energy efficiency

5: Supporting the Cambridge economy



Cambridge Biomedical Campus:
MRC Laboratory of Molecular Biology

- No longer selective management of the economy policy, or requirement to demonstrate a need for a Cambridge location
- Continued protection of B1(c), B2 and B8 uses in protected industrial sites
- Locations for University/faculty development in the City Centre and beyond articulated
- Specialist colleges and language Schools: Policy approach has changed. They need to provide residential accommodation and amenity facilities.

6: Maintaining a balanced supply of housing



Clay Farm: New housing

- More detailed policy for student accommodation, applicable to not just ARU and UoC but all establishments that offer one year academic courses and longer
- Student housing not permitted on housing allocations
- New specialist housing policy (for occupation by older people, those with disabilities and vulnerable people)
- Application of National Space Standards proposed by the Council

6: Maintaining a balanced supply of housing



Clay Farm: New housing

Affordable housing

- Policy 45 requires:
 - 11-14 units – 25%
 - 15 or more units – 40%
- NPPF subsequently identifies affordable housing provision on sites of 10 or more units
- Report to planning committee – significant weight to the lower threshold in the NPPF
- Mix of dwellings sizes and types required within affordable housing

6: Maintaining a balanced supply of housing

Development on Garden land

- Recognise gardens are an important environmental resource and are a vital component of Cambridge's character
- Clear parameters set by policy

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c. the amenity and privacy of neighbouring, existing and new properties is protected;
- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

7: Protecting and enhancing the character of Cambridge



Cambridge: All Saints Garden

- Similar policies to 2006 plan: Responding to context and creating successful places
- Several new policies covering
 - Designing new buildings;
 - altering/ extending existing buildings;
 - designing landscape and the public realm;
 - Tall buildings;
 - Conservation and enhancement of Cambridge's historic environment.
 - Protection of sites of biodiversity and geodiversity importance
 - Protection of priority species and habitats

8: Services & Local Facilities



Cambridge: Public houses on Bridge St.

- More detailed policy for:
 - development and change of use in district, local and neighbourhood centres
 - New / loss of community, sports and leisure facilities
- New policy safeguarding public houses and their site (listed in Appendix C)
- Appendix K provides further guidance on general marketing and more specific requirements for different land uses/facilities/sites i.e. pubs, community and leisure facilities

8: Services & Local Facilities



- More detailed visitor accommodation policy (Policy 77 & supporting text). This includes:
 - Preferred location and quality
 - Treatment of apart-hotels and serviced apartments (with maximum stays up to 90 day)
- In 2017, 8.1m people visited Cambridge, with an economic value of £835m accounting for 22% of employment in Cambridge.

Cambridge: University Arms Hotel,
St. Andrews St.

9: Infrastructure



Cambridge: Cycle parking

- New all-encompassing policy prioritising walking, cycling and public transport in new developments
- New more detailed policy on car parking, cycle parking and disabled and inclusive parking requirements.
- Revised parking standards in Appendix L of the plan.
- New all-encompassing policy on infrastructure provision in new developments.
- Details on how Section 106 monies are allocated can be found here:

<https://www.cambridge.gov.uk/our-approach-to-s106>

What's next?

NORTH EAST CAMBRIDGE AREA ACTION PLAN

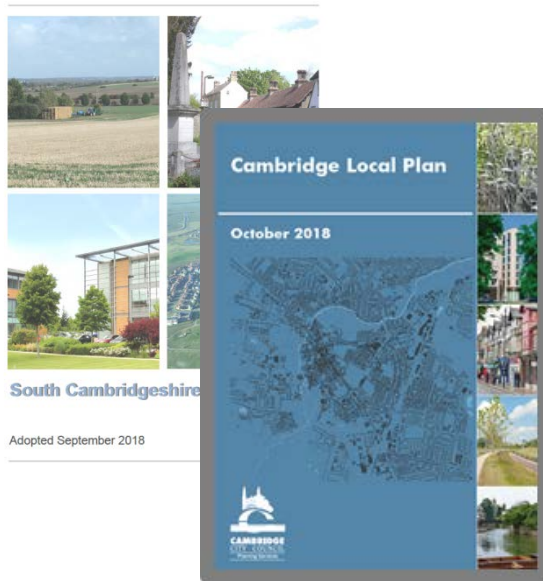
ISSUES AND OPTIONS 2019 CONSULTATION



11 FEBRUARY -
25 MARCH 2019

- North East Cambridge Area Action Plan
- Commitment to prepare in both adopted Local Plans
- Broad timetable agreed in the LDS October 2018:
 - Issues and Options – Spring 2019 (complete)
 - Draft Plan consultation – Spring 2020
 - Proposed submission consultation – Spring 2021
 - Submission to Secretary of State for Examination – Summer 2021
 - Adoption - 2022

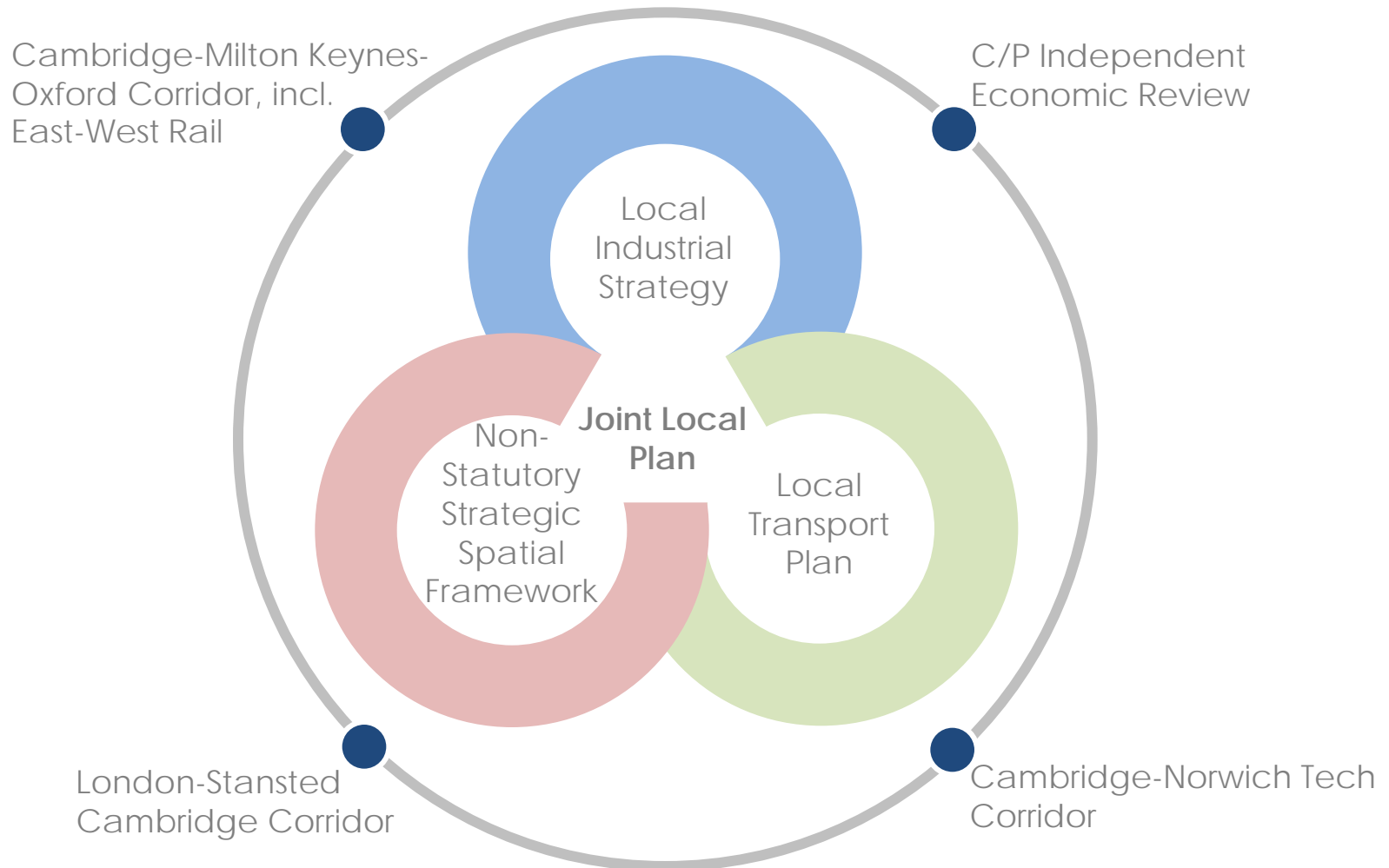
What's next?



- Preparation of a new Greater Cambridge Local Plan
- Commitment in both adopted Local Plans
- Broad timetable agreed in the LDS October 2018:
 - Issues and Options – Autumn 2019
 - Draft Plan consultation - Autumn 2020
 - Proposed submission consultation – Autumn 2021
 - Submission to Secretary of State for Examination – Summer 2022
 - Adoption - 2023



Strategy-making context



Questions

For detailed queries:

- Speak to a member of the planning policy team
- Email polycysurveys@cambridge.gov.uk