

Cambridge Local Plan (2018): presentation to FECRA 16 May 2019

Presentation made by Carolyn Hunt and Amanda Thorn from the Greater Cambridge Planning Service (which merges planning for Cambridge City and South Cambridgeshire). A PDF is available on FECRA's website at

<http://www.fecra.org.uk/docs/FeCRA%20May%202019%20Cambridge%20Local%20Plan%202018%20presentation%20FINAL.pdf>

1 What is the Local Plan?

The Local Plan was adopted in October 2018 and covers the period up to 2031 (with reviews every 5 years). It is intended to guide development in the region and provides: (a) allocations of key areas for development to deliver homes, jobs and services; and (b) policies against which all planning applications will be considered.

More granular plans can also be used to supplement the Local Plan: these are Area Action Plans and Neighbourhood Plans. There are also Supplementary Planning Documents (SPDs) such as the one for Mitcham's Corner.

2 Strategic approach

The Local Plan assumes certain targets for growth:

- 14,000 new homes in Cambridge (19,500 in South Cambs)
- 22,100 new jobs in Cambridge (22,000 in South Cambs)
- facilities and services to support this growth, e.g. transport, education, leisure, retail, waste and energy.

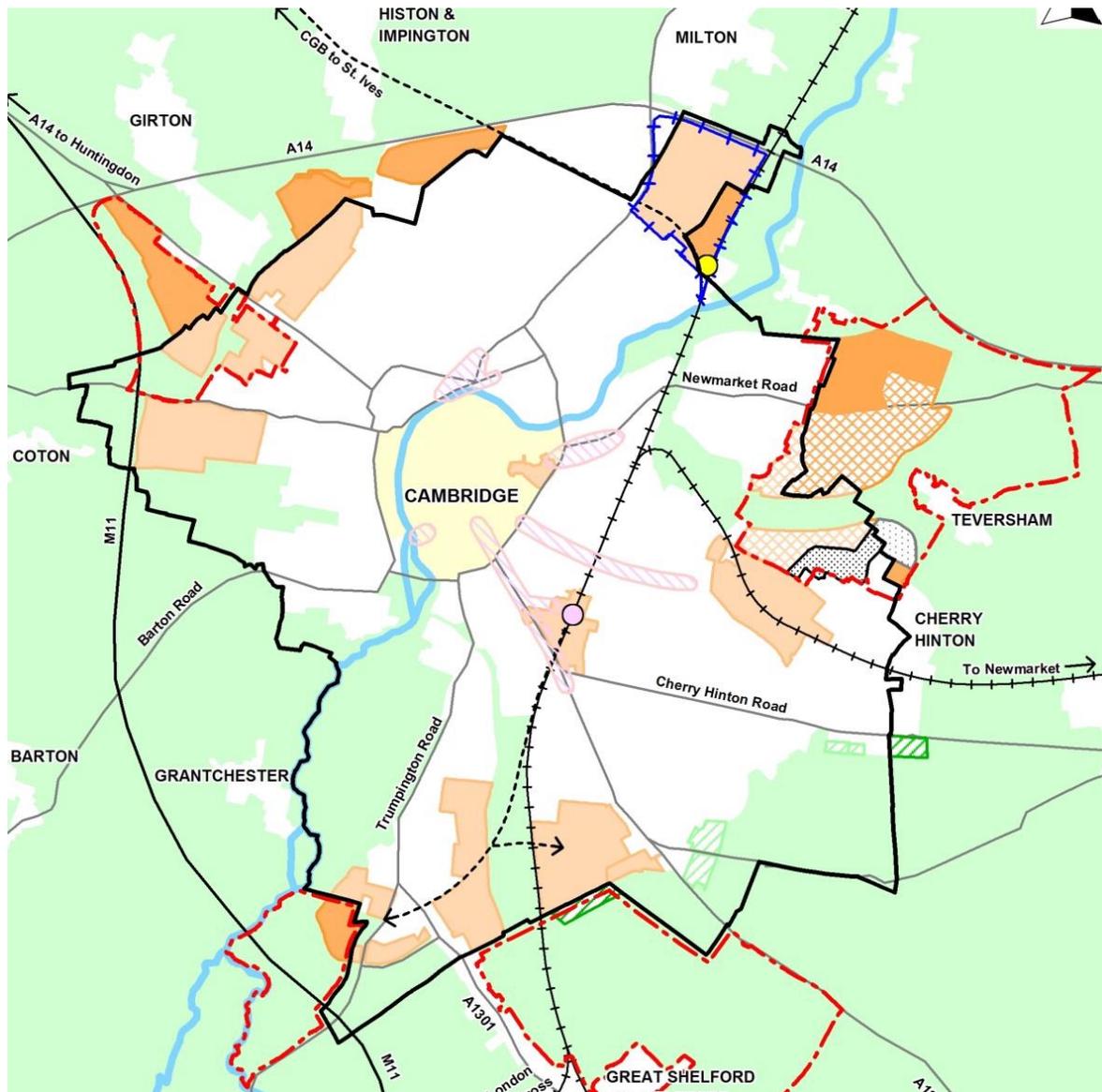
The Plan's spatial strategy specifies a number of **Major Development Areas** such as CB1, Addenbrooke's, south of Coldham's Lane and the Northern Fringe East (see diagram overleaf). It appears that some development will affect the Green Belt.

Areas of Major Change in Cambridge are north of Cherry Hinton, the NEC site, south of Coldham's Lane, the Southern Fringe, West Cambridge, the NIAB site, station areas west, Clifton Road and the Old Press/Mill Lane.

Specially mentioned **Opportunity Areas** are: Mitcham's Corner, the Eastern Gate, Mill Road, the Railway Station, the Hills Road Corridor and the Old Press/Mill Lane.

In the city centre, there will be gradual refurbishment of the Fitzroy / Burleigh / Grafton area (phased over 15 years).

Figure 1: Spatial Strategy for development of key sites in Cambridge



3 Key issues

3.1 Environmental crisis

New developments are required to ensure carbon reduction, water efficiency, adaptation to climate change, sustainable drainage and energy efficiency. The Plan provides protection of sites important for biodiversity and geodiversity, with explicit protection of priority species and habitats.

3.2 Balanced supply of housing

Student housing is not permitted on housing allocations (“students” now include those of Cambridge University, ARU and all establishments offering one-year courses). Specialist colleges and language schools now need to provide accommodation and amenities.

There is a new Specialist Housing Policy for older people, those with disabilities and vulnerable people.

It is intended to give significant weight to the lower threshold for affordable housing specified in the National Planning Policy Framework (NPPF). The Local Plan requires 40% provision in

developments with 15 or more units, and 25% for 11-14 units. Affordable housing should include a mix of dwelling sizes and types (i.e. family houses not just flats).

3.3 Protecting the character of Cambridge

Policy on development on garden land has been tightened up to protect the environment and the character of Cambridge.

There are several new policies covering:

- Design of new buildings and the altering or extending of existing buildings (with explicit restrictions on tall buildings)
- Design of landscape and the public realm
- Conservation and enhancement of Cambridge's historic environment.

3.4 Services and local facilities

The Plan provides more detailed policy for development in district, local and neighbourhood centres, particularly guarding against any loss of community, sports and leisure facilities.

There is a new policy safeguarding public houses and their sites.

Policy towards visitors to Cambridge (i.e. tourists and more local visitors) is becoming more important: In 2017, 8.1 million people visited Cambridge (bringing £835 million and 22% of the city's employment). The Local Plan has a more detailed visitor accommodation policy which provides guidelines on preferred location and quality; and also restrictions on apart-hotels, serviced apartments and air B&Bs.

3.5 Infrastructure

There is a new all-encompassing policy on infrastructure provision in new developments, prioritising walking, cycling and public transport. The vexed question of parking is covered by new, more detailed policy on car parking, cycle parking and disabled parking.

Details are available on www.cambridge.gov.uk on how Section 106 monies are allocated.

4 Next steps

An Action Plan is being developed for the North East Cambridge Area, (which includes the site of the sewage works). A consultation on the Draft Plan is expected in Spring 2020, and it is hoped the Plan will be adopted in 2022.

Later this year, work will also begin on the next Greater Cambridge Local Plan, which will cover the 20 years from 2031. A consultation on the Draft Plan is expected in Autumn 2020.

5 Contact

Questions on the Local Plan can be addressed to policysurveys@cambridge.gov.uk.