

Local Development Framework Update – September 2009

Cambridge Local Plan 2006

The Cambridge Local Plan 2006 was adopted in July 2006. It is the main consideration in the determination of planning applications and forms part of the development plan for Cambridge and sets out a vision, policies and proposals for future development and land use in Cambridge to 2016.

While we are preparing the documents that comprise Cambridge's Local Development Framework, which will replace the Local Plan, the Planning and Compulsory Purchase Act 2004 makes provision for Councils to retain their Local Plan policies by application to the Secretary of State three years after the date of adoption.

The Secretary of State issued a formal direction on 2nd July 2009 saving the majority of policies in the Cambridge Local Plan. All policies in the Cambridge Local Plan were assessed against the criteria set out in the Government's protocol for saving policies and it was considered that the vast majority of the policies remained relevant and were consistent with the requirements of the protocol. Only eight policies expired in July 2009. A table is attached to this document, which indicates the expired policies, the reasoning for their deletion and alternative sources of policy advice. The letter from the Secretary of State is available on the Cambridge Local Plan page of the City Council's website.

New planning policies are to be drafted through the Core Strategy, Development Control Policies and Site Specific Proposals documents that will form part of the Cambridge Local Development Framework.

North West Cambridge Area Action Plan

The North West Cambridge Area Action Plan (AAP) is a joint plan prepared by South Cambridgeshire District Council and Cambridge City Council. It allocates land for development on the northwest edge of Cambridge, between Maddingley Road and Huntingdon Road, primarily to meet the needs of the University of Cambridge.

Following the Examination in Public into the North West AAP, the City Council has now received the final binding report from the Inspectors and we will be looking to adopt the AAP in October. The Inspectors have chosen the larger site footprint that the Councils consulted on in Spring as well as increasing the number of dwellings onsite from 2,500 to 3,000. This site extends further west down the slope towards the M11 and the large central open space is reduced in width.

The AAP sets world leading standards green standards for the development. These standards will slash carbon emissions from homes on the site dramatically and halve the water consumption compared to the average UK household. All buildings will have to be very efficient, maximising insulation and reducing their need for energy in the first place. They will also have to

generate much of their own energy onsite through a site-wide energy system, which may be partially or fully powered by renewable fuels.

Mill Lane/Old Press area

The City Council is currently preparing a Supplementary Planning Document (SPD) to guide the future development of the Mill Lane/Old Press area of the City. This document has been prepared in partnership with the University of Cambridge in order to ensure that future development on the Mill Lane/Old Press site safeguards the architectural, historic, cultural and archaeological importance of the area, and takes proper account of its setting on the river frontage within the historic City Centre. The SPD, once adopted, will form a key material consideration in determining the acceptability of planning applications for the site.

Consultation took place on this document from 23rd February until 6th April 2009. As a result of a range of concerns raised by a number of respondents during consultation, a report was presented at Development Plan Steering Group on 19th May 2009 for a steer from Members. Further discussions are ongoing. A final version of the document is expected to be adopted in January 2010.

Public Art

The City Council is also preparing a Supplementary Planning Document in relation to Public Art, which will guide the City Council on the provision of public art in Cambridge through setting out clear objectives for public art, the ongoing development of policy and means of delivering public art.

This City Council consulted on this document in May 2009 and a report on the consultation will be taken to committee in Autumn 2009.

Planning Obligations

The City Council started preparing a review of the 2004 Planning Obligations Strategy in 2007 and is hoping to adopt a revised version as a Supplementary Planning Document in 2010.

Core Strategy (Cambridge Development Strategy)

The Core Strategy will set out the long-term spatial vision for Cambridge and the strategic policies and proposals to deliver that vision. The City Council started work on the production of this document in 2007 with issues and options consultation and is currently preparing the informal preferred options stage. Informal preferred options consultation is currently scheduled for March 2010.

Development Control Policies and Site Specific Allocations Development Plan Documents

The Development Control Policies document will set out detailed policies against which planning applications will be considered and the Site Specific Allocations document will identify allocations for specific or mixed uses. The

production of these documents is at an early stage with informal consultation on both documents planned for late 2010.

Strategic Housing Land Availability Assessment

Planning Policy Statement 3 requires Local Authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to form part of a robust evidence base to inform production of Local Development Documents. The City Council is required to meet the housing targets set out in the East of England Plan and the SHLAA will seek to identify land to address those targets. It will also provide an evidence base to enable informed challenge of the review of the Regional Spatial Strategy which is currently underway and which is likely to seek increases in the housing target for Cambridge looking towards 2031.

The role of the SHLAA is to help with an assessment of the reasonable housing capacity of the City taking into account deliverability and amenity considerations.

As a starting point in taking the SHLLA forward, the City Council have recently developed and consulted on the site assessment criteria. Following on from this consultation, a number of sites will now be assessed against the criteria and then consulted on towards the end of the year.

The guidance states that SHLAAs should have the involvement of a Housing Market Partnership (HMP) and that HMP should include key stakeholders such as house builders, social landlords, local property agents, local communities and other agencies. As there is no HMP at present, one will have to be set up, ideally in partnership with other Councils in the Cambridge area and the City Council will be seeking representatives from the local community to sit on the HMP.

NIAB Extra

The draft Inspectors' Report on South Cambridgeshire's Site Specific Policies DPD dealing with the NIAB Extra land has been published, and confirms that the site should be allocated for housing led development as a sustainable location to address a housing shortfall the Inspectors had identified. In particular the Inspectors conclude that the development can be accommodated in transport terms once the A14 Improvements are completed, notwithstanding that there will be some increase in congestion on local roads, which they say can be minimised by increasing the attractiveness of travel modes other than the private car, and by improvements to the local road system at certain locations. The report also confirms that the development will include the proposed North West Cambridge secondary school. The Inspectors identify capacity for approximately 1100 dwellings on the site, with 630 dwellings by 2016.

South Cambridgeshire's Gypsy and Travellers Development Plan Document Issues and Options 2 Consultation: Site Options and Policies

South Cambridgeshire District Council is currently undertaking consultation on their Gypsy and Traveller Development Plan Document Issues and Options 2: Site Options and Policies. The consultation period started on 10th July and runs to 9th October 2009.

For South Cambridgeshire, the East of England Plan requires a minimum requirement of 127 pitches between 2006 and 2021. Taking into account completions since 2006 and outstanding permission at 2009, gives a residual minimum requirement of 88 pitches to be accommodated in South Cambridgeshire.

As part of their G&T work, SCDC has tested a total of 42 sites, using criteria that they have previously developed and consulted on in 2006.

Out of the 20 sites identified for consideration through the public consultation process, the following sites have been identified on the edge of Cambridge:

SCDC Site Number	Location	Address	Number of Pitches
1	Edge of Cambridge (Milton)	Sandy Park, Chesterton Fen Road	28
2	Edge of Cambridge (Milton)	Plots 1, 3 and 5 Sandy Park, Chesterton Fen Road	17
3	Edge of Cambridge	Cambridge East	20
4	Edge of Cambridge	North West Cambridge – Land between Huntingdon Road and Histon Road	10
5	Edge of Cambridge / Girton	North West Cambridge – Land between Madingley Road and Huntingdon Road (University Site)	10
8	Fulbourn	Ida Darwin Hospital	5
21	Milton (edge of Cambridge)	Blackwell Traveller site, Milton – Transit Site option	10

As part of the consultation SCDC have held a number of exhibitions although Officers at the City Council requested a further exhibition at the Guildhall to allow City residents without access to a car to attend and respond to the consultation. This exhibition took place on 8th September 2009 from 1pm to 8pm in the Guildhall's Small Hall.

In addition to this, exhibition information has also been made available at recent Area Committees.

- West/Central Area Committee: 20th August 2009, Castle End Mission, Pound Hill
- North Area Committee: 27th August 2009, Manor Community College, Arbury Road
- East Area Committee: 3rd September 2009, Cherry Trees Day Centre, St. Matthew's Street
- South Area Committee: 24th September 2009, venue to be confirmed.

The City Council's response to this consultation was considered and agreed at Development Plan Steering Group on 8th September 2009. Following this meeting, officers will be amending comments and submitting representations to South Cambridgeshire before the end of the consultation period.

S29 Committee – Cambridge City Fringes Joint Committee

At the instigation of the Department of Communities and Local Government, South Cambridgeshire District Council, Cambridge City Council and Cambridgeshire County Council agreed to the establishment of the Cambridge City Fringes Joint Committee which will be the local planning authority as far as plan-making is concerned for three cross boundary locations on the edge of Cambridge:

- The University land between Huntingdon Road and Madingley Road (North West Cambridge)
- Cambridge Airport, land north of Newmarket Road and land north of Cherry Hinton (Cambridge East)
- Land bounded by the A14, Kings Lynn railway, former St Ives railway line and A10/Cowley Road (old A10) (Cambridge Northern Fringe East).

The joint plan making committee was established by Order of Parliament on 1st July 2009 under the provisions of section 29 of the Planning and Compulsory Purchase Act 2004.

The Parliamentary Order requires the Committee to submit a Local Development Scheme to the Secretary of State not later than 1st January 2010. The Local Development Scheme will set out a 3 year timetable for the preparation of DPDs within the area over which the Committee has jurisdiction. It is likely that the first Area Action Plan to be prepared under the S29 Committee will cover Cambridge Northern Fringe East in order to ensure the co-ordination of future development in this area.

The first meeting of the S29 Committee will take place in the Council Chamber at South Cambs Hall on **Monday 28 September 2009** starting, provisionally, at 9.00am.

Table on Deleted Policies from the Cambridge Local Plan 2006

Deleted Policy (Reference Number & Name)	Reason for Deletion & alternative Policy Support
3/5 Mixed Use Development	<p>This policy expected mixed-use development to be sustainable via the inclusion of appropriate community and retail facilities within residential schemes and elements of residential development within larger non-residential sites.</p> <p>This policy was deleted as it simply repeated national and regional policy. It was redundant given the references to the mix of development that supports the creation of sustainable and accessible communities in Planning Policy Statement 1 Delivering Sustainable Development (paragraph 27).</p>
4/5 Protection of Sites of National Nature Conservation Importance	<p>This policy stated that development will not be allowed which has a detrimental effect on a Site of Special Scientific Interest. (SSSI)</p> <p>This policy was deleted as it simply repeated national and regional policy. SSSIs are protected by Planning Policy Statement 9: Biodiversity and Geological Conservation (paragraphs 7 and 8) and are defined and designated by Natural England in accordance with the Wildlife and Countryside Act 1981 (as amended).</p>
4/7 Species Protection	<p>This policy precluded development affecting protected species unless the need for the development outweighs nature conservation importance.</p> <p>This policy was deleted as it simply repeated national and regional policy contained in Policy ENV3 of the Regional Spatial Strategy for the East of England, paragraphs 1, 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation, Department for Communities and Local Government Circular 06/2005, the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.</p>
4/16 Development and Flooding	<p>This policy prevented development from taking place in areas with an unacceptable risk of flooding. It also prevents development, which would increase the risk of flooding elsewhere or have a detrimental effect on</p>

	<p>flood management including flood defences. The supporting text to the policy refers to the City Council's support of sustainable drainage systems.</p> <p>This policy was deleted because it was covered by existing national and regional policy. Policy WAT4 in the Regional Spatial Strategy for the East of England directs development away from areas at high risk of flooding and areas where development would increase the risk of flooding elsewhere and Planning Policy Statement 25: Development and Flood Risk (December 2006) also covers the policy.</p> <p>In relation to Criterion (a) of Policy 4/16, paragraph 9 of Planning Policy Statement 25 sets out the risk based approach that should be adopted. Paragraphs 16 and 17 deal with the sequential test, directing development to the zones of least risk from flooding (Zone 1 low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b the functional floodplain). Paragraphs 18-20 set out the exception test.</p> <p>In relation to Criterion (b) of Policy 4/16, the first bullet point of paragraph 9 of Planning Policy Statement 25 deals with minimising run-off from new development onto adjacent and other downstream property, and into the river systems.</p> <p>In relation to criterion (c) of Policy 4/16, the first bullet point of paragraph 6 (Planning Policy Statement 25) deals with safeguarding land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences.</p> <p>The policy's supporting text sets out support for Sustainable Drainage Systems (SuDS). This is covered by the second and third bullet points of paragraph 6 and second bullet point of paragraph 9 (Planning Policy Statement 25).</p>
<p>5/6 Meeting Housing Needs From Employment Development</p>	<p>This policy set out the requirement for proposals for employment development, which impact on the demand for affordable housing, to provide affordable housing on-site; contributions towards off-site housing or by means of key worker housing provision.</p> <p>This policy was deleted because it was recognised at the Examination in Public for the Regional Spatial</p>

	<p>Strategy (RSS) for the East of England that there was an absence of convincing evidence that specific local circumstances existed to justify the imposition of the requirement as referred to in the Council's Affordable Housing Supplementary Planning Document (SPD). The Affordable Housing SPD does not provide any further detail in taking this policy forward. The Regional Spatial Strategy for the East of England does not make specific reference to the need for employment development to provide for affordable housing and Policy P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003 was not saved.</p>
<p>6/5 Shopping Development in the City Centre</p>	<p>This policy stated that retail proposals in the City Centre would only be permitted where they maintained and enhanced the vitality and viability of the City Centre and which were of an appropriate nature and scale.</p> <p>This policy was deleted because it reiterated national guidance in paragraphs 3.13 – 3.19 of Planning Policy Statement 6 : Planning for Town Centres that require the application of sequential testing and proof that the development is of appropriate nature and scale. Additionally, paragraphs 3.20 - 3.23 of Planning Policy Statement 6 cover the need to consider the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development, including the likely cumulative effect of recent permissions, developments under construction and completed developments. It clarifies that the identification of need does not necessarily indicate that there will be no negative impact.</p>
<p>9/4 East Cambridge</p>	<p>This policy set out the criteria for development at East Cambridge.</p> <p>This policy was deleted because it has been superseded by the Cambridge East Area Action Plan, which was adopted by both Cambridge City Council and South Cambridgeshire District Council in February 2008.</p>
<p>10/2 Monitoring and Review</p>	<p>This policy set out the monitoring process for the Local Plan and identified review work and actions, which would be brought into play in the event that the Local Plan policies and development plan allocations were not being met.</p>

	<p>This policy was deleted because Section 35 of the Planning and Compulsory Purchase Act 2004 covers the need to monitor policies by making an annual report to the Secretary of State, which covers the implementation of the Local Development Scheme and the extent to which the policies set out in the local development documents are being achieved.</p> <p>Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.</p>
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