

<b>Report to:</b>	Joint Local Planning Advisory Group 21 November 2022
<b>Lead Members</b>	Lead Cabinet Member for Planning (South Cambridgeshire) – Tumi Hawkins  Executive Councillor, Planning and Transport (Cambridge) – Cllr Katie Thornburrow
<b>Lead Officer:</b>	Joint Director of Planning and Economic Development

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## **Joint Local Planning Advisory Group Programme to Draft Local Plan - Second Session: Homes and Wellbeing and Social Inclusion**

### **Executive Summary**

1. Leading up to the next member decisions on the Greater Cambridge Local Plan further member engagement will now take place to explore issues raised in the First Proposals feedback and help to inform development of the draft plan. The third session will be used to discuss feedback received on the 'homes' and 'wellbeing and social inclusion' parts of the plan.

### **Key Decision**

2. No

### **Recommendations**

3. It is recommended that the advisory group:
  - a. offers views regarding issues raised in representations to the First Proposals in relation to 'homes' and 'wellbeing and social inclusion' policies.

### **Reasons for Recommendations**

4. The Joint Local Planning Advisory Group (JPLAG) provides an appropriate forum for consideration of issues raised in representations and can help steer development of the local plan.

## Details

### Background

5. South Cambridgeshire District Council and Cambridge City Council are working together to produce a joint local plan for the Greater Cambridge area. Plan-making so far has involved significant stakeholder engagement and two main stages of public consultation.
6. The Greater Cambridge Local Plan First Proposals consultation was held between 1 November and 13 December 2021. In June and July 2022 members of both Councils received reports on feedback received and the full consultation results were published. A [report on the consultation](#) and all the results are available on the Councils' local plan website. In summary:
  - Approximately 4,100 comments were made on the First Proposals, by 625 different respondents (this includes comments received online or input having been received by other means e.g. email);
  - The quick survey received 5,551 answers or comments from 598 unique respondents;
  - 41 new sites were received; and
  - 172 sites had new information submitted which in some cases included revisions to site boundaries.
7. Comments registered on the Councils' online consultation system can be viewed on our First Proposals website: [Greater Cambridge Local Plan - First Proposals](#). Responses to the quick questionnaire have been collated into a spreadsheet. This is available on our local plan webpage: [Greater Cambridge Local Plan](#) ([greatercambridgeplanning.org](http://greatercambridgeplanning.org)). Site information can be found on the Call For sites pages on our local plan webpage: [Greater Cambridge Local Plan](#) ([greatercambridgeplanning.org](http://greatercambridgeplanning.org)).
8. The next key member decisions in relation to the local plan, to be made by South Cambridgeshire District Council's Cabinet and Cambridge Planning and Transport Scrutiny Committee, will be:
  - A report to members in January 2023 to confirm the preferred options for the Local Plan strategy and sites;
  - A report in summer 2023 to consider the complete draft local plan prior to consultation.

## Approach to JLPAG Meetings

9. Leading up to the next member decisions on the Local Plan further member engagement will now take place to explore issues raised in the First Proposals feedback and help to inform development of the draft plan. This will be via the JPLAG which was set up with the purpose of enabling such discussion.
10. A series of meetings of JLPAG are now taking place on an approximately monthly basis, with three sessions planned for 2022, and two sessions in 2023. Further information on the approach to these meetings was reported to and considered at the first session on 3 October 2022. The first session also considered the topics of vision and aims, and climate change. The session was livestreamed and the recording is available to view here: [Agenda for Joint Local Planning Advisory Group on Monday 3 October 2022](#). The second session took place on Monday 24 October 2022 and considered the topics of strategy and sites. The session was livestreamed and the recording is available to view here: [Joint Local Plan Advisory Group meeting, Monday 24 October 2022](#).

## Session 3: Homes and Wellbeing and Social Inclusion

11. This session will consider the comments received relating to homes and wellbeing and social inclusion. Summaries of the issues raised in representations are included as appendices to this report, with the full submissions available to view on the Councils' [Local Plan website](#). The links in the section below link to the relevant sections in the interactive version of the First Proposals.
12. At this session, officers will provide a presentation setting out what the First Proposals suggested as the preferred policy approach, key feedback that was received, and the next steps officers are taking to explore the issues, moving towards development of the draft plan.
13. Homes and wellbeing and social inclusion are key elements of the plan which include proposed policies that seek to meet the housing needs of the area and deliver 'good growth'. Both policy groups attracted a significant number of comments from respondents. Below, the two policy areas are sub-divided to summarise what was proposed in the First Proposals consultation.

### Homes

14. [Homes](#) - This section of the First Proposals policies which will guide the different types of housing and tenures which will be required:
15. [Policy H/AH: Affordable housing](#) – Sets out how affordable housing will be delivered, by specifying the size of developments on which affordable housing will be provided and the type of housing needed to address identified needs. Specifically, the policy proposes that on sites of 10 or more dwellings 40% of new homes will be required to be affordable.

16. [Policy H/ES: Exception sites for affordable housing](#) – Explains the circumstances in which rural exception sites and First Homes exception sites would be supported.
17. [Policy H/HM: Housing mix](#) – Outlines the mix of housing to be provided at new developments, ensuring that new housing is of a size and type to meet the housing needs of different groups in the community. Specifically housing developments of 10 or more dwellings will be required to provide an appropriate mix of housing sizes.
18. [Policy H/HD: Housing density](#) – Seeks to ensure that land is used effectively when being developed for new housing and aspires to deliver higher densities on specific sites, particularly those with good accessibility subject to local character considerations.
19. [Policy H/GL: Garden land and subdivision of existing plots](#) – Sets out criteria to determine when it will be acceptable for garden land and existing residential plots to be developed for new housing.
20. [Policy H/SS: Residential space standards and accessible homes](#) – Proposes standards for internal spaces within new homes, the proportion of accessible and adaptable dwellings to be provided as part of dwelling mix, and provision of external private and shared amenity space. Specifically, it sets standards for gross internal floor areas which exceed national standards.
21. [Policy H/SH: Specialist housing and homes for older people](#) – Will help to guide proposals for specialist housing designed to support a variety of groups such as older people, disabled people, people with alcohol or drug dependency, those requiring refuge from harassment and violence, and others who may, for a variety of reasons, be excluded from the local community.
22. [Policy H/CB: Self and custom build homes](#) – Proposes how custom build and/or self-build homes across Greater Cambridge will be delivered. Specifically, 5% of all new homes in residential developments of 20 dwellings or more will be required to be custom, and/or self-build as long as the Greater Cambridge's self/custom built register demonstrates a demand for these types of homes when a planning application for 20 or more homes is considered. The policy will also allow for 'community-led' housing.
23. [Policy H/BR: Build to rent homes](#) – Asserts how and when proposals for Build to Rent homes would be supported. The policy will require at least 20% of homes on a Build to Rent development of 10 or more homes to be affordable private rented and these homes will contribute towards the overall 40% affordable homes to be provided on a mixed tenure development.
24. [Policy H/MO: Houses in multiple occupation \(HMOs\)](#) – Sets standards that proposals for houses in multiple occupation (HMOs) must meet.

25. [Policy H/SA: Student accommodation](#) – Sets out how and when proposals for new student accommodation for higher education institutions would be supported.
26. [Policy H/DC: Dwellings in the countryside](#) – Sets out types of residential development that might be acceptable in the countryside outside of defined settlement boundaries.
27. [Policy H/RM: Residential moorings](#) – Explains how the criteria to be used when considering proposals for new moorings.
28. [Policy H/RC: Residential caravan sites](#) - Sets out the criteria to be used when considering proposals for new residential caravan sites.
29. [Policy H/GT: Gypsy and Traveller and Travelling Showpeople sites](#) – identifies that the accommodation needs of Gypsies and Travellers and Travelling Showpeople will be identified through an updated needs assessment, and that the plan will identify how those needs should be met. It also identifies policy criteria regarding the location and design of sites.
30. [Policy H/CH: Community-led housing](#) - Explains the criteria which will be used when considering proposals for new community-led housing.

### **Wellbeing and Social Inclusion**

31. [Wellbeing and social inclusion](#) - This section of the First Proposals set out how the plan could achieve 'good growth'. The policies within this section aim to help people in Greater Cambridge lead healthier and happier lives to ensure that everyone benefits from the development of new homes and jobs.
32. [Policy WS/HD: Creating healthy new developments](#) – Will integrate health considerations into the planning and design of new developments. Specifically, it draws upon the ten principles developed from the *Healthy New Towns* initiative.
33. [Policy WS/CF: Community, sports and leisure facilities](#) – Sets out what new community (including culture, education and healthcare), sports, and leisure facilities should be provided and sustained through new development. The policy aims to ensure that new facilities are developed in appropriate locations, where there is a need for the facilities near the people they serve.
34. [Policy WS/MU: Meanwhile uses during long term redevelopments](#) – Sets out when and how meanwhile uses should be provided before and during the development of major sites. The aim of the policy is to support the local community and contribute to the vibrancy of the area as new communities develop.
35. [Policy WS/IO: Creating inclusive employment and business opportunities through new developments](#) – Sets out how new developments should support

the skills and training needs of residents and provide opportunities for local businesses.

36. [Policy WS/HS: Pollution, health and safety](#) – The policy will set out how new development should take account of sources of pollution so that it does not lead to significant adverse effects as a result of noise, vibration, odour, and/or light pollution.
37. [Policy WS/PH: Protection of public houses](#) - This policy was previously placed under the 'Great Places' sub-category of policies but has been moved to this section of policies. It will control development proposals involving the loss of public houses.

## **Options**

38. There are no decisions being sought by this report, although Members views are invited.

## **Implications**

39. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

### **Financial**

40. There are no direct financial implications.

### **Equality and Diversity**

41. There is no decision to be made as part of this report. The development plans will each be subject to Equalities Impact Assessment at each stage during their development.

### **Climate Change**

42. There is no decision to be made as part of this report. Notwithstanding, development plans provide an opportunity to address the aspects of the environment that can be influenced by the planning system. These aspects will be considered by a range of evidence including via a Sustainability Appraisal as the plans are prepared. One of the big themes for the Greater Cambridge Local Plan identified in The First Proposals is climate change. Evidence has been

produced to inform the plan, including a study on how the plan can assist with the journey towards net zero carbon.

## **Health & Wellbeing**

43. There is no decision to be made as part of this report. Notwithstanding, the vision and policies of the emerging Local Plan seek to support wellbeing and social inclusion.

## **Consultation responses**

44. One of the main purposes of this series of meetings is to further explore the significant amount of consultation feedback received to the Greater Cambridge Local Plan First Proposals.

## **Background Papers**

Background papers used in the preparation of this report:

[Terms of Reference of the Joint Local Planning Advisory Group](#)

[Greater Cambridge Local Plan – First Proposals consultation 2021](#)

[GCLP First Proposals Consultation Report 2022](#)

[Current Greater Cambridge Local Development Scheme](#)

## **Appendices**

Appendix A Homes Representation Summaries

Appendix B Wellbeing and Social Inclusion Representation Summaries

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