

Homes

Topic Paper



Greater Cambridge Local Plan

Topic Paper published as part of the Proposed Submission Local Plan - Regulation 19 consultation (August 2026 - September 2026)



Topic Paper: Homes

1. Introduction and purpose

1.1 This is one of nine topic papers produced to accompany the Proposed Submission (Regulation 19) consultation on the Greater Cambridge Local Plan.

The topic papers are:

- Development strategy (with appendices)
- Site allocations
- Climate change
- Biodiversity and green spaces
- Wellbeing and social inclusion
- Great places
- Jobs
- Homes
- Infrastructure

1.2 All of the papers can be found on the Greater Cambridge Shared Planning website as part of the document library for this stage. The topic papers set out how each policy under the relevant Local Plan ‘theme’ has been updated following on from the Draft Local Plan stage. As such, the topic papers support and complement the Proposed Submission consultation document as they provide a detailed explanation of the basis for each policy.

1.3 The topic paper has a section for each policy which sets out:

- Policy context update – Any national or local policy changes, or other context changes which impact on the policy approach.
- New or updated evidence – Highlighting where new evidence has been prepared since the draft plan stage.

- Additional alternative approaches considered – If any additional reasonable alternative approaches were identified to the policy.
 - Proposed approach – changes that have been made to the approach in the Draft Local Plan, and why they have been made.
- 1.4 Representations received at previous stages, including to the Draft Local Plan consultation, are summarised in the Statement of Consultation. This also includes responses to the issues raised.
- 1.5 The topic papers at previous consultation stages including those which accompanied the Draft Local Plan as are still available to view in our document library.
- 1.6 The Local Plan is supported by a wide range of evidence which can be found in our document library. Key supporting documents to the plan include:
- Statement of Consultation
 - Sustainability Appraisal
 - Habitats Regulations Assessment
 - Equalities Impact Assessment (EQIA)
- 1.7 A draft NPPF was published for consultation on 16 December 2025 with comments required by 10 March 2026. The two Councils have submitted their response to this consultation. A final version of the NPPF has not yet been published at time of preparation of the Proposed Submission Local Plan. As a legacy plan, being prepared under the previous plan making system, transitional arrangements mean that the soundness of the Local Plan will be considered against the National Planning Policy Framework December 2024.

2. Homes policies

2.1 The following proposed policies areas are addressed in this topic paper:

- H/AH: Affordable housing
- H/ES: Exception sites for affordable housing
- H/HM: Housing mix
- H/GL: Garden land and subdivision of existing plots
- H/SS: Residential space standards and accessible homes
- H/SH: Specialist housing
- H/CB: Self and custom build homes
- H/BR: Built to rent homes
- H/CO: Co-living
- H/MO: Houses in multiple occupation (HMOs)
- H/SA: Student accommodation
- H/DC: Dwellings in the countryside
- H/RM: Residential moorings
- H/GT: Gypsy and traveller pitches and travelling showpeople plots

3. Proposed Submission Local Plan update to H/AH: Affordable housing

Policy context update

3.1 No additional policy context update.

New or updated evidence

Viability Assessment (2026)

3.2 The Local Plan has been subject to a whole plan Viability Assessment, to test that proposed policies are realistic and capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. Following the Regulation 18 consultation on the Draft Plan, the assessment was revised to reflect recent proposed changes to policies, where these would have a direct impact on development viability, and test a different range of development typologies which more closely reflects the final proposed site allocations. The assessment demonstrates that developments are viable when the requirements of the Local Plan are considered, and will be able to contribute effectively to the delivery of infrastructure. This identifies that it is viable to seek 40% affordable housing from all major developments for housing (irrespective of their use class of C2, C3, C4 or sui generis), including student housing, specialist accommodation, Build to Rent and Co-living.

Additional alternative approaches considered

3.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- Alterations to sections 1, 3, 5 and 7 and paragraph 9.7 (previously paragraph 9.9) to set out that affordable housing contributions from Co-living developments should be provided as financial contributions for off-site provision. These changes have been made to respond to concerns

that the provision of affordable housing on-site within a Co-living development is unlikely to be practical due to management issues and the shared nature of the co-living units, and as off-site provision of affordable housing will better meet a wider range of identified local needs.

- Addition of a further sentence at the end of section 2 that states “Developments providing a higher overall proportion of social and affordable rented homes, with no or a smaller proportion of shared ownership homes, will be allowed as exceptions”. This change has been made to respond to concerns that some developers are not able to deliver shared ownership or other low cost home ownership tenures, but are able to deliver social or affordable rented homes. As there is a greater need within Greater Cambridge for rented affordable homes (rather than affordable routes to homeownership tenure such as shared ownership) as set out in the [Housing Needs of Specific Groups study \(2025\)](#), the Councils would support the delivery of a higher proportion of rented affordable homes than set out within the policy.
- Correction to Table 1 to include “homes” after “or other affordable” within the description for 25% on sites of 10-14 dwellings. This change has been made to provide consistency within the table.
- Alteration to the title of Table 2 (previously Table 00) to include “rent” after “social and affordable”. This change has been made to provide clarity and consistency with the wording in Section 5e of the policy.
- Alterations to sections 9 and 10 and paragraph 9.8 (previously paragraph 9.10) to set out that affordable housing contributions from developments of student accommodation will not be sought from any developments on land and buildings owned by the University of Cambridge, Anglia Ruskin University, or a University of Cambridge College. This change has been made to respond to concerns that there was some ambiguity in the proposals that these requirements relate to, specifically what “an existing university or college campus site” is defined as.
- Alterations to paragraph 9.6 (previously paragraph 9.8) to set out that the

policy does not apply to rural exception sites. This change has been made to respond to concerns that it was not clear whether or not the policy related to rural exception sites.

- Addition of paragraph 9.12 (a new paragraph) providing an explanation as to why sites of 15 new dwellings or more are required to provide a different mix of affordable tenures, and to outline that shared ownership homes are the Councils' preference within the affordable homeownership tenure options. This change has been made to respond to questions that it was not clear why there were two different site size thresholds, and to highlight why shared ownership homes are specifically listed within Table 1.
- Alterations to paragraph 9.14 (previously paragraph 9.15) to clarify when exceptions to the affordable housing tenure requirements will be considered and that evidence will need to be provided to justify the deviation proposed. This change has been made to provide clarity as it may not just be the overall viability of the development that could result in deviations from the tenure mix set out in Table 1, and therefore it is important that any deviations are explained and justified.
- Alterations to paragraph 9.17 (previously paragraph 9.18) to highlight specific aspects of the Housing Strategy that relate to the provision of affordable housing. This change has been made to highlight that there are specific elements within the current Housing Strategy that are directly related to elements within this policy, and that the two should be considered together.

4. Proposed Submission Local Plan update to H/ES: Exception sites for affordable housing

Policy context update

4.1 No additional policy context update.

New or updated evidence

South Cambridgeshire District Council Housing Register

4.2 As of March 2026, for 96 out of 104 parishes, there was at least one household on the South Cambridgeshire District Council Housing Register with a local connection. There were at least 5 households on the register in 83 out of 104 parishes. Actual need is likely to be even higher than the numbers on the register suggest.

Additional alternative approaches considered

4.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- Section 6 has been added to enable rural exception schemes to include additional affordable housing in excess of the identified need of the village in order to support viability. This change has been made in response to some Registered Providers not delivering market housing and therefore provides an alternative method of cross-subsiding a scheme. A new paragraph has been added to the supporting information (new paragraph 9.26) to add further explanation.
- A minor amendment has been made to paragraph 9.22 (previously 9.24) so that it says: “The Councils’ approach is to apply...” rather than “The draft plan applies ...”. This change has been made to ensure that the supporting information does not refer to specific plan-making stages.

5. Proposed Submission Local Plan update to H/HM: Housing mix

Policy context update

5.1 No additional policy context update.

New or updated evidence

5.2 No additional evidence update.

Additional alternative approaches considered

5.3 No additional alternative approaches identified.

Proposed approach

- Minor amendments have been made to sections 1 and 3 of the policy to refer to “in new developments” (section 1), “major developments for housing” rather than “developments of 10 or more units” (section 1), and “minor developments for housing” rather than “sites of 9 homes or fewer” (section 3). These changes have been made to provide clarity, and specifically consistency in references to scheme size definitions.
- Amendments have been made to headings within the tables that are included as part of section 1 to refer to “Shared Ownership and other forms of Low Cost Home Ownership” rather than “Discounted market housing and other affordable routes to homeownership”. These changes have been made to reflect that shared ownership is the dominant form of Low Cost Home Ownership tenure in Greater Cambridge.
- An additional policy criterion (section 5) has been added requiring affordable housing to be provided in a similar housing type mix (houses, flats and bungalows) to market housing for schemes in South Cambridgeshire or where nomination rights are shared between the Councils. This requirement is set out within the Greater Cambridge Housing Strategy 2024-2029. This change has been made in response to concerns that many housing schemes deliver smaller market dwellings as houses, while delivering the equivalent smaller affordable

dwellings as flats. This can result in challenges in letting flats and higher turnover rates. An additional paragraph (new paragraph 9.34) has been added to support the additional criteria.

6. Proposed Submission Local Plan update to H/GL: Garden land and subdivision of existing plots

Policy context update

6.1 No additional policy context update.

New or updated evidence

6.2 No additional evidence update.

Additional alternative approaches considered

6.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- A minor amendment has been made to paragraph 9.38 (previously paragraph 9.40) to replace “National planning policy sets out ...” with “The NPPF (2024) sets out ...”. This change has been made to clarify that the national planning policy referred to is the National Planning Policy Framework (December 2024).

7. Proposed Submission Local Plan update to H/SS: Residential space standards and accessible homes

Policy context update

7.1 No additional policy context update.

New or updated evidence

Viability Assessment (2026)

7.2 The Local Plan has been subject to a whole plan Viability Assessment, to test that proposed policies are realistic and capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. Following the Regulation 18 consultation on the Draft Plan, the assessment was revised to reflect recent proposed changes to policies, where these would have a direct impact on development viability, and test a different range of development typologies which more closely reflects the final proposed site allocations. The assessment demonstrates that developments are viable when the requirements of the Local Plan are considered, and will be able to contribute effectively to the delivery of infrastructure. This continues to show that the package of policy measures, including the application of nationally described space standards and the application of accessible and adaptable homes standards, remains viable.

Additional alternative approaches considered

7.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- Minor amendments have been made to section 3 of the policy and minor consequential amendments have been made to paragraphs 9.43 and 9.50 (previously paragraphs 9.46 and 9.53) to provide clarity in the wording, particularly in light of the amendments to the 'external residential space

standards' portion of this policy to make the requirements more design-led.

- Deletion of section 4a of the policy which set out a minimum of 30 m² for the private external amenity space for houses. This change has been made in response to the representations received, acknowledging that this standard was not robustly evidenced and that a qualitative approach would allow for appropriate private external amenity space to be secured based on the context of the proposed development.
- Inclusion of previous sections 4b and 4c of the policy within a new section 4 of the policy, which also includes previous section 5 of the policy. These changes have been made in response to representations received, and to ensure that the requirements within the policy are appropriate for a change to a design-led approach rather than a quantitative approach to the provision of private external amenity space.
- Amendment of section 4d (previously section 5d) so that it reads “design the amenity space to be of a shape and size, that is appropriate for the size of the unit and number of residents, to ensure effective and practical use;”. This change has been made to improve the clarity of this requirement and to ensure that the amount of amenity space provided is not only appropriate for the size of unit but the number of residents occupying the unit.
- Amendments have been made to section 5 of the policy in relation to setting out the situations in which shared external amenity space is considered to be acceptable. These changes have been made to improve clarity as to when shared external amenity space can be provided as part of a proposal, and are in response to issues raised through representations that the policy did not acknowledge that in some contexts private external amenity space may not be appropriate and that shared external amenity space may be more suitable for the scheme.
- An amendment has been made to section 7 of the policy (previously section 8) to include “(the majority being within the social/affordable rented units)” after “10% of the affordable units”. This change has been made following further consideration by officers to reflect our evidence which highlights that the greatest level of need for wheelchair user dwellings is within affordable housing sector, and within this it is considered that the most likely residents will be in the

social/affordable rented sector.

8. Proposed Submission Local Plan update to H/SH: Specialist housing

Policy context update

8.1 No additional policy context update.

New or updated evidence

Viability Assessment (2026)

8.2 The Local Plan has been subject to a whole plan Viability Assessment, to test that proposed policies are realistic and capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. Following the Regulation 18 consultation on the Draft Plan, the assessment was revised to reflect recent proposed changes to policies, where these would have a direct impact on development viability, and test a different range of development typologies which more closely reflects the final proposed site allocations. The assessment demonstrates that developments are viable when the requirements of the Local Plan are considered, and will be able to contribute effectively to the delivery of infrastructure. This identifies that it is viable to seek 40% affordable housing from all major developments for housing (irrespective of their use class of C2, C3, C4 or sui generis), including student housing, specialist accommodation, Build to Rent and Co-living.

Additional alternative approaches considered

8.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- An additional paragraph (new paragraph 9.53) has been added that sets out the specialist accommodation that this policy relates to. This change has been made to provide clarity that the policy relates to a wide range of specialist accommodation, with the exception of student accommodation that is covered

within its own specific policy.

- Paragraph 9.55 (previously paragraph 9.58) has been amended to include “and the relevant Supported Housing Strategy, which the Councils are required to prepare to meet the Supported Housing (Regulatory Oversight) Act 2023”. This change has been made to clarify that proposals will be expected to consider the relevant Supported Housing Strategy that the Councils are now required to prepare.

9. Proposed Submission Local Plan update to H/CB: Self and custom build homes

Policy context update

9.1 No additional policy context update.

New or updated evidence

Greater Cambridge Self and Custom Build Homes Register

9.2 The Greater Cambridge Self and Custom Build Register has been updated with the publication of data for base period 10 which covers the period 31 October 2024 to 30 October 2025. Only 23 households were added to the register which continues the change seen in base period 9 which saw a significant reduction in new entries as a result of an administrative charge being introduced for joining the register. There was also an increase in the number of permissions granted (146 dwellings) in base period 7 which exceeded the number of new applicants (130). Hence, the deficit fell for the first time since the register was created and, given the lower numbers of households joining the register in recent years, suggests the deficit should continue to fall. To eradicate the deficit by base period 10 there will need to be permissions for an additional 577 custom and self build homes by 30 October 2028.

Additional alternative approaches considered

9.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- A minor formatting amendment has been made to section 1 to simplify the tiers within this section of the policy.
- Section 3 has been split into two separate sections (section 3 and section 4). This change has been made to clarify that the first two sub-sections (previously sections 3a and 3b) only apply where the custom or self-build home builder is not

the landowner and / or applicant and that the remaining three sub-sections (previously sections 3c, 3d, and 3e) apply to all custom and self build developments. A minor amendment has been made to paragraph 9.64 (previously paragraph 9.69) and paragraph 9.67 (previously paragraph 9.71) to reflect the change in section numbering.

- The following wording has been added to the start of paragraph 9.60 (previously paragraph 9.65): “The term self and custom build is applied to all forms of custom homes and self build homes. There are a broad spectrum of house building options with varying levels of input from the home owner, in planning law, all custom and self build homes have the same status.” This change has been made to confirm that the policy applies to all forms of custom and self build that fall within the legal definition of custom and self build and that all such homes have the same status in planning terms.
- Paragraph 9.61 (previously paragraph 9.66) has been amended to emphasise that the policy is responding to both demand as measured by the Greater Cambridge Custom and Self Build Register by ensuring an increased supply of new provision on developments of 20 or more dwellings and by not preventing the delivery of self and custom build homes on other schemes provided that these developments meet the policies within this plan relating to residential development. This change has been made in response to questions relating to the developments that fall within the scope of the policy.
- Paragraph 9.62 (previously paragraph 9.67) has been amended to confirm that all custom and self build plots with planning permission are counted towards the target of matching demand as measured by the Greater Cambridge Custom and Self Build Register. The paragraph has been further amended to clarify that any relaxation of the 5% requirement, in the event of an over-supply being achieved, only applies to developments of 20 or more dwellings. These changes have been made in response to questions relating to the relationship between planning permissions and the Self and Custom Build Register.
- An amendment has been made to paragraph 9.64 (previously paragraph 9.69) to state “Custom build houses are acceptable.” This change has been made to clarify that custom finish is only acceptable for flats and not houses, but that custom build houses are considered to be acceptable.

- Paragraph 9.65 (a new paragraph) has been added to outline that flexibility will be applied to custom and self build requirements where residential schemes are delivering above policy compliant levels of affordable housing. The paragraph specifically refers to schemes delivering at least 10% above policy compliant levels. This change has been made to recognise that there may be schemes that are delivering higher than policy compliant levels of affordable housing that would have viability challenges when combined with custom and self build requirements.

10. Proposed Submission Local Plan update to H/BR: Built to rent homes

Policy context update

Renters Rights Act 2025

10.1 In May 2026, phase 1 of the Renters Right Act 2025 was introduced. This phase includes the introduction of Assured Periodic Tenancies in the private rented sector, and removes fixed term assured tenancies. It is therefore no longer possible to specify the length of a tenancy.

New or updated evidence

Viability Assessment (2026)

10.2 The Local Plan has been subject to a whole plan Viability Assessment, to test that proposed policies are realistic and capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. Following the Regulation 18 consultation on the Draft Plan, the assessment was revised to reflect recent proposed changes to policies, where these would have a direct impact on development viability, and test a different range of development typologies which more closely reflects the final proposed site allocations. The assessment demonstrates that developments are viable when the requirements of the Local Plan are considered, and will be able to contribute effectively to the delivery of infrastructure. This identifies that it is viable to seek 40% affordable housing from all major developments for housing (irrespective of their use class of C2, C3, C4 or sui generis), including student housing, specialist accommodation, Build to Rent and Co-living.

Additional alternative approaches considered

10.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- Minor amendment to section 1 to replace “approved” with “supported”. This change has been made to ensure consistency in phrasing throughout the Local Plan.
- Replacement of section 1a with “Developments must be of good quality, well designed and contribute towards mixed and inclusive neighbourhoods. Schemes will not be supported where they result in a harmful concentration of this type of development within the local area” and inclusion of paragraph 9.72 (a new paragraph). These changes have been made to provide clarity as to when Build to Rent developments will be supported, and to explain what the policy is seeking to protect.
- Removal of “The development offers tenancies of at least 3 years available to all tenants (subject to any future legislative changes)”, which was previously included as section 1c. This change has been made as the Renters Right Act 2025 no longer allows fixed term tenancies.
- Addition of “preferably” after “professionally managed” in section 1c (previously section 1d). This change has been made to provide flexibility for developments to be managed by more than one operator, especially where there are elements of the development, such as open spaces, that would be managed by a separate operator alongside other similar spaces within a larger mixed tenure scheme.
- Addition of paragraph 9.73 (a new paragraph) that states “Assessment of the design quality and effect on local character of the proposed development will be considered against other policies in the Local Plan”. This change has been made to provide clarity that this policy should not be read in isolation, and that there are other policies within the Local Plan that also need to be considered.
- Alterations to paragraph 9.74 (previously paragraph 9.77) relating to the affordable housing requirements for Build to Rent developments and as a consequence of changes to section 1a. These changes have been made to provide clarity and justification for the Councils requirement for 40% affordable housing within Build to Rent developments, and in relation to

the need to balance the delivery of Affordable Private Rent units versus making these units affordable by considering the level of rent discount applied.

- Addition of paragraph 9.76 (a new paragraph) that states “Proposals should consider including Build to Rent homes as part of a development including a mix of types, tenures and sizes of homes, in order to secure the provision of a range of affordable housing tenures to meet identified need and provide mixed and balanced communities”. This change has been made to highlight that mixed tenure schemes should be considered by applicants, as they are better able to deliver balanced, mixed and inclusive communities by including a mix of types, sizes and tenures of homes to meet a wide range of local housing needs and by preventing harmful concentrations of a tenure type.

11. Proposed Submission Local Plan update to H/CO: Co-living

Policy context update

Renters Rights Act 2025

11.1 In May 2026, phase 1 of the Renters Right Act 2025 was introduced. This phase includes the introduction of Assured Periodic Tenancies in the private rented sector, and removes fixed term assured tenancies. It is therefore no longer possible to specify the length of a tenancy.

New or updated evidence

Viability Assessment (2026)

11.2 The Local Plan has been subject to a whole plan Viability Assessment, to test that proposed policies are realistic and capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. Following the Regulation 18 consultation on the Draft Plan, the assessment was revised to reflect recent proposed changes to policies, where these would have a direct impact on development viability, and test a different range of development typologies which more closely reflects the final proposed site allocations. The assessment demonstrates that developments are viable when the requirements of the Local Plan are considered, and will be able to contribute effectively to the delivery of infrastructure. This identifies that it is viable to seek 40% affordable housing from all major developments for housing (irrespective of their use class of C2, C3, C4 or sui generis), including student housing, specialist accommodation, Build to Rent and Co-living.

Additional alternative approaches considered

11.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- Section 1a has been split into two sections (sections 1a and 1b) and

consequential amendments have been made to paragraph 9.80 (previously paragraph 9.83). These changes have been made to separate out the requirements relating to the locations for where Co-living developments will be supported and the specific requirements relating to reducing car use / making living without a car easy, and to make the requirement relating to reducing car use more specific and to provide clarity for applicants as to what is required.

- Replacement of section 1c (previously 1b) with “Developments must be of good quality, well designed and contribute towards mixed and inclusive neighbourhoods. Schemes will not be supported where they result in a harmful concentration of Co-living units within an area or place undue pressure on local infrastructure”, amendments to section 1d, and inclusion of paragraph 9.81 (a new paragraph). These changes have been made to provide clarity as to when Co-living developments will be supported, and to explain what the policy is seeking to protect.
- Additional amendments to section 1d and paragraph 9.82 (previously paragraph 9.84) relating to the size / scale of Co-living developments. These changes have been made in response to concerns relating to the size / scale thresholds set out and to provide clarity on what size / scale of Co-living development will be supported, and when exceptions may be considered.
- Section 1d has been split into two sections (sections 1e and 1f). Amendments have been made to section 1e (previously the first sentence of section 1d) and to paragraph 9.84 (previously paragraph 9.85) to provide more detailed requirements relating to the design of units within Co-living developments. Amendments have also been made to section 1f (previously the last sentence of section 1d) and to paragraph 9.85 (previously paragraph 9.86) to provide more detailed requirements relating to accessible units. These changes have been made following further research and consideration by officers of the design of Co-living developments, and how comfortable, functional and accessible units can be provided whilst also ensuring that units are not capable of being used

as self-contained homes. The specific requirements relating to accessible units are consistent with Policy H/SS, and take account of our evidence on the housing needs of specific groups.

- Amendments have been made to sections 1g (previously 1e) and 1h (previously 1g) and paragraph 9.90 (previously paragraph 9.90) to provide more detailed requirements relating to the communal spaces and services/facilities to be provided within Co-living developments. These changes have been made to following further research and consideration by officers of the design of Co-living developments.
- Amendments have been made to delete “Public open space provision will be provided in accordance with Policy BG/EO.” (previously section 1f) from the policy, with consequential changes to paragraph 9.87 (previously paragraph 9.88). These changes have been made to provide consistency in approach across the Local Plan in terms of references to other policies, and to highlight that Co-living developments must also meet requirements within other policies. Paragraph 9.87 has also been amended to include “A financial contribution for the provision of affordable housing will be sought from Co-living developments in line with the requirements set out in Policy H/AH”. This change has been made to reflect the changes made to Policy H/AH, and to be clear that there are affordable housing requirements for Co-living developments.
- Addition of section 1i and addition of “Attention to the safety and inclusiveness of the adjoining public realm through its design and management will also be an important consideration in enabling residents to safely make journeys to and from the development by foot, bicycle or public transport” to paragraph 9.80 (previously paragraph 9.83) to provide a clear requirement for a Co-living development to integrate with its surrounding neighbourhood and to give attention to ensuring the safety and inclusiveness of its surroundings for its residents. These changes have been made following further research and consideration by officers of the design and functionality of Co-living developments.
- Replacement of section 1j (previously section 1h) with “The Co-living

development must be professionally managed preferably by a single management company or operator and have an agreed Management Plan” and consequential amendments to paragraph 9.88 (previously paragraph 9.89). These changes have been made to ensure that Co-living developments are professionally managed, whilst also providing some flexibility for developments to be managed by more than one operator. This flexibility was requested by developers, especially where there are elements of the development, such as open spaces, that could be managed by a separate operator alongside other similar spaces within a larger mixed tenure scheme.

- Removal of “with minimum tenancies of three months” from section 1k (previously 1i) and consequential amendments to paragraphs 9.86 and 9.88 (previously paragraphs 9.87 and 9.89). These changes have been made as the Renters Right Act 2025 no longer allows fixed term tenancies, but it is still important that safeguards are put in place so that Co-living developments do not effectively operate as a hotel or a hostel.
- Minor amendments to paragraph 9.79 (previously paragraph 9.82) to include “rental” before “accommodation for single-person households” and to replace “developers are seeking pre-application advice on proposals for co-living developments” with “developers are looking to deliver co-living developments”. These changes have been made to provide clarity and to ensure that the supporting information reflects the current status of planning application related discussions on co-living developments.
- Addition of paragraph 9.83 (a new paragraph) that states “To avoid harmful concentrations of Co-living units and to support the creation of mixed and balanced communities, proposals should consider including Co-living units as part of a development including a mix of types, tenures and sizes of homes”. This change has been made to highlight that mixed tenure schemes should be considered by applicants, as they are better able to deliver balanced, mixed and inclusive communities by including a mix of types, sizes and tenures of homes to meet a wide range of local housing needs and by preventing harmful concentrations of a tenure type.

- Addition of “Co-living developments are not considered child suitable accommodation, and therefore should only be occupied by over 18s. Tenancies should be for single person occupancy” to paragraph 9.86 (previously paragraph 9.87). This change has been made to provide clarity on who the Councils consider are suitable residents for Co-living developments, given the nature of this type of accommodation.
- Paragraph 9.89 has been split into two paragraphs (paragraphs 9.88 and 9.89). Amendments have been made to paragraph 9.89 to include further considerations for inclusion in the Management Plan. These changes have been made following further research and consideration by officers of the design and functionality of Co-living developments.
- Amendments to paragraph 9.92 (previously paragraph 9.92) to include further requirements relating to the information that needs to be submitted with a planning application. These changes have been made following further research and consideration by officers of the design and functionality of Co-living developments, and therefore to ensure that the necessary information to demonstrate the suitability of the proposal is provided with any planning applications.

12. Proposed Submission Local Plan update to H/MO: Houses in multiple occupation (HMOs)

Policy context update

12.1 No additional policy context update.

New or updated evidence

Greater Cambridge Houses in Multiple Occupation (HMO) Study (2026)

12.2 This report provides a review of the need for, and concentration of, Houses in Multiple Occupancy (HMOs) in Greater Cambridge and advises on potential policy options, including Local Plan policy and the potential for the introduction of Article 4 directions.

Additional alternative approaches considered

12.3 No additional alternative approaches identified.

Proposed approach

12.4 The following amendments have been made to the Draft Plan policy:

- Replace section 1 of the policy with requirements which require applications to demonstrate proposals would not cause harm to amenity, continue to avoid 'sandwiching' of non-HMO properties, require appropriate communal space to deliver a high quality living environment, and that proposals have good access to sustainable forms of transport. Additionally, add in a new section relating to exceptions.
- In section 3 (previously section 2) require submission of a management plan in order to monitor and minimise antisocial behaviour and adverse impact on local residents.
- The amended policy approach draws on the findings of the HMO study. The study drew together data sources on where HMOs were located and mapped available data. It explored the role of HMOs in meeting housing needs, and the important role shared accommodation plays in providing

affordable accommodation to a wide range of people. Evidence exploring harm in terms of antisocial behaviour, noise and waste was inconclusive regarding links to HMO concentrations. Whilst some authorities have set planning policy restricting HMOs where concentration goes above a certain threshold, this would restrict HMOs from areas where they may be suitable, and have unintended consequences regarding knock on impacts for other areas, and affordability of accommodation. A more effective approach is to seek to control the negative impacts, by developing a robust policy for considering proposals on a case by case basis. In addition, whilst outside the plan making process, there is a strong case for developing Article 4 Directions, so that small HMOs would also require planning permission and could be considered using the policy requirements.

13. Proposed Submission Local Plan update to H/SA: Student accommodation

Policy context update

13.1 No additional policy context update.

New or updated evidence

Development Strategy Topic Paper 2026 - Appendix 13: Meeting the accommodation needs of students

13.2 Local growth projections of student accommodation needs have been identified during the plan making process through engagement between the Councils and the higher education institutions. This evidence shows that there is a continued identified need for new student accommodation (including academic staff accommodation) in Greater Cambridge, and this need is set out in Policy S/JH: New jobs and homes. This evidence also shows that existing permissions and allocations (including strategic sites) are anticipated to deliver an over provision against the identified need.

Additional alternative approaches considered

13.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- Amendments have been made to section 1a and 1b to exceptionally support providing accommodation for part-time students on a case-by-case basis to meet the identified needs of an existing higher educational institution within Greater Cambridge. An additional paragraph (new paragraph 9.107) has been added which provides justification to support the amendments made to the policy, and consequential changes have been made to paragraph 9.106 (previously the second half of paragraph 9.103). These changes have been made as there is likely to be an increasing expectation on the University of Cambridge Colleges to

house more part-time students, and to not take account of this changing dynamic in the student population could risk this student group taking up accommodation potentially more suited to the general housing market needs in Greater Cambridge.

- A minor amendment has been made to section 1c to refer to “higher educational” rather than “higher education” to provide consistency in the terms used within the policy and glossary.
- Section 8 has been amended to refer to “provided within the campus” rather than “provided within the site”. This change aligns the policy with the amendments made to the definition of an existing university or college campus site in relation to Policy H/AH. This change has been made to respond to concerns made by the University of Cambridge, its Colleges and Anglia Ruskin University in relation to Policy H/AH around specifically what “an existing university or college campus site” is defined as, which is now that a ‘campus’ is land and buildings owned by an existing higher educational institution within Greater Cambridge.
- The second half of the first paragraph (previously paragraph 9.102) starting “Our evidence demonstrates ...” has been combined with the first half of the second paragraph (previously paragraph 9.103) ending “... by the University of Cambridge Colleges”. Some minor amendments have been made to the wording of this combined paragraph (paragraph 9.105). These changes have been made to provide clarity, particularly regarding the identified need and how this will be met.
- Minor amendments have been made to paragraphs 9.105 and 9.106 in relation to the wording used for student and academic staff accommodation. These changes have been made to provide clarity and consistency within the policy and supporting information, and also with the definition of Student Accommodation set out in the Glossary which is: “Accommodation for sole use by students or academic staff provided in individual, self-contained units either as part of a shared student accommodation development or an individual proposal, or bedrooms in either halls of residence (PBSA) or shared houses (HMOs) with shared facilities”.
- An amendment has been made to paragraph 9.109 (previously paragraph 9.105) to add the word “external” before “amenity space” so that it reads “... and/or external amenity space and facilities...”. This change has been made to provide

clarity that the requirements for a formal legal agreement with at least one existing educational establishment based in Greater Cambridge and for the future management and maintenance of the student accommodation through the policy relate to both internal and/or external amenity space and facilities.

14. Proposed Submission Local Plan update to H/DC: Dwellings in the countryside

Policy context update

14.1 No additional policy context update.

New or updated evidence

14.2 No additional evidence update.

Additional alternative approaches considered

14.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- In section 6, a minor amendment has been made to move the “and” from the end of subsection e to subsection d.
- An additional paragraph (paragraph 9.113) has been added relating to the relationship between permitted development rights and planning permissions for reuse of buildings in the countryside. The supporting text recognises that there may be occasions where a better outcome could be achieved by redeveloping rather than reusing the existing building and that each proposal should be considered on its own merits. This change has been made to respond to a comment that the policy is in conflict with the current NPPF and Class Q provisions.

15. Proposed Submission Local Plan update to H/RM: Residential moorings

Policy context update

15.1 No additional policy context update.

New or updated evidence

15.2 No additional evidence update.

Additional alternative approaches considered

15.3 No additional alternative approaches identified.

Proposed approach

- No amendments made to policy or supporting information.

16. Proposed Submission Local Plan update to H/GT: Gypsy and traveller pitches and travelling showpeople plots

Policy context update

16.1 No additional policy context update.

New or updated evidence

Viability Assessment (2026)

16.2 The Local Plan has been subject to a whole plan Viability Assessment, to test that proposed policies are realistic and capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. Following the Regulation 18 consultation on the Draft Plan, the assessment was revised to reflect recent proposed changes to policies, where these would have a direct impact on development viability, and test a different range of development typologies which more closely reflects the final proposed site allocations. The assessment demonstrates that developments are viable when the requirements of the Local Plan are considered, and will be able to contribute effectively to the delivery of infrastructure. This has considered the delivery of traveller sites within strategic sites, and finds that it is viable to do that alongside the other plan requirements.

Additional alternative approaches considered

16.3 No additional alternative approaches identified.

Proposed approach

The following amendments have been made to the Draft Plan policy:

- Addition of “non-strategic” after “unallocated” in section 1. Replacement of “on allocated or unallocated sites” with “(on strategic or non-strategic sites that are allocated or unallocated)” in section 2. These changes have been made to provide clarity as to the proposals these two sections relate to.
- Amendments to section 3 to split this section into two sections (sections 3

and 4), and addition of paragraphs 9.128 and 9.129 (new paragraphs) in relation to the provision of traveller sites within strategic sites. The changes to the policy have been made to provide clarity regarding the requirements for the provision of traveller sites within strategic sites, and the relationship with the site allocation policies. The additions to the supporting information have been included to explain the additional requirements included in the policy.

- Paragraph 9.124 (previously paragraph 9.128) has been revised to reflect representations from the Environment Agency relating to managing flood risk and the need to avoid pitches being located in Flood Zone 3 as Gypsy and Traveller pitches are vulnerable users.