

A stylized, light brown map of the North West Cambridge area is positioned on the left side of the page, partially overlapping the dark brown background and the light blue background. The map shows the irregular shape of the neighborhood with some internal lines representing roads or boundaries.

# NORTH WEST **cambridge**

Faith Residential Needs Statement  
September 2011



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## **1. Introduction**

- 1.1. This Faith Residential Needs Statement has been prepared on behalf of the University of Cambridge, to accompany the suite of information submitted for the planning application for the Proposed Development.
- 1.2. This document provides the rationale for inclusion of faith residential provision in the Proposed Development, and the benefits that it will provide to the community.

### ***Purpose of this Statement***

- 1.3. The Proposed Development includes up to 500 sq.m. of residential floorspace (up to four dwellings) set aside solely for the use of faith groups. This residential provision will be interspersed throughout the different neighbourhoods, including one or two units located within the local centre, alongside a primary school, nursery, multi-purpose community centre, hotel, retail shops, healthcare facilities, and a foodstore. The faith residential provision is interspersed throughout the different neighbourhoods, in order for faith groups to be able to interact well with the local community, creating a greater sense of place, community and diversity.
- 1.4. Locating one or two units in the local centre in the first phase of the development is seen as a major contributor to community development and cohesion.
- 1.5. The provision of one or two faith residential units on site, in conjunction with the ability to access the multi-purpose community centre for faith group usage is beneficial to faith leaders looking to live in Cambridge. In addition the opportunity to have shared use of the community centre, including holding meetings or events at the centre, can assist in the establishment of community cohesion and interaction, and contribute to meeting the faith needs of the new community. .
- 1.6. Faith residential units will follow the type of provision and rental model for the University's key worker housing units. Rents for faith residential would be set at 30% of net household income of the occupiers. It is expected that the four units will provide accommodation for approximately 4-12 residents. The residential units will provide the ability of faith groups to establish a community cohesion with the rest of the Proposed Development from the outset, and will be available to all faiths, ethnicities and orientations, enhancing the diversity, mix and balance of the community.
- 1.7. In accordance with NW30, the Phasing & Need policy of the North West Cambridge Area Action Plan (October 2009), the purpose of this document is to set out the Needs Case for the Faith residential provision. This document supports the planning application for built development to satisfactorily demonstrate the need for the development and that it cannot reasonably be met elsewhere (10.8).

1.8. NW30 outlines the following:

- A Needs Statement must be submitted with any planning application to demonstrate that the University has a need for the land to be released for the specific development the subject of the application;
- Phasing of the development will be determined through masterplanning and as the needs of the University are proven.

***Structure of this Statement***

1.9. This Statement first outlines the context of the faith residential provision within the Proposed Development. It goes on to explain the purpose of the document, followed by an assessment of the policy context in which faith residential provision is being developed. Then, the document examines the need for these faith residential units in the Proposed Development and the benefits it will bring to the Application Site and the wider community. The Needs Statement concludes with a summary of the overall role that the faith residential provision will play in the Proposed Development.

## 2. Planning Policy Context

- 2.1. To inform the needs case for the faith residential provision, it is first necessary to consider the context of the facility within the broader policy considerations of the UK, Cambridge and North West Cambridge.

### ***National Planning Policy Framework***

- 2.2. At the National level, the Government published the draft National Planning Policy Framework (NPPF) for consultation in July 2011 as detailed below.
- 2.3. The NPPF will replace the current suite of National Planning Policy Statements, Planning Policy Guidance notes and some Circulars with a single, streamlined document. The NPPF will set out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 2.4. The NPPF sets out three objectives for sustainable development. Paragraph 10 of the draft NPPF notes that "for the planning system delivering sustainable development means:

Planning for prosperity (an economic role) – use the planning system to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Planning for people (a social role) – use the planning system to promote strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality built environment, with accessible local services that reflect the community's needs and supports its health and well-being; and

Planning for places (an environmental role) – use the planning system to protect and enhance our natural, built and historic environment, to use natural resources prudently and to mitigate and adapt to climate change, including moving to a low-carbon economy".

- 2.5. In terms of meeting a new communities needs, at paragraph 124 the NPPF states that the Government's objective is to create strong, vibrant and healthy communities, by creating a good quality built environment, with accessible local services that reflect community needs and support well-being. To achieve this objective the planning system should:

- Create a built environment that facilitates social interaction and inclusive communities.
- Deliver the right community facilities, schools, hospitals and services to meet local needs; and
- Ensure access to open spaces and recreational facilities that promote the health and well-being of the community.

## ***Planning Policy Statement 1: Delivering Sustainable Development***

- 2.6. PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. The relevant Government's Objectives for the Planning System from PPS1 are as follows:

Objective 3 of PPS1 states that Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

Objective 4 recommends that planning include an aspect of social progress which recognises the needs of everyone.

Objective 5 states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- Contributing to sustainable economic development;
- Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- Ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

- 2.7. Additionally, social cohesion and inclusion is a key section of PPS1. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens. This section states that:

14. The Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens.

15. Regeneration of the built environment alone cannot deal with poverty, inequality and social exclusion. These issues can only be addressed through the better integration of all strategies and programmes, partnership working and effective community involvement.

16. Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing. Plan policies should:

- Ensure that the impact of development on the social fabric of communities is considered and taken into account;
- Seek to reduce social inequalities;
- Address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;
- Take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;
- Deliver safe, healthy and attractive places to live;
- Support the promotion of health and well being by making provision for physical activity.

### ***Cambridge Local Plan***

2.8. The Cambridge Local Plan, produced by the Cambridge City Council in 2006, states the following policies regarding new sustainable development and the creation of mixed and diverse communities:

1.10. The Cambridge Local Plan aims to improve our quality of life without harming that of future generations. This is called sustainable development and the policies in the Plan are working to achieve this goal. Relevant economic, social and environmental issues are closely linked in the national strategy for sustainable development which has four objectives:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment

1.11. The Cambridge Local Plan and the planning system has a fundamental role to play in achieving the land use planning aspects of sustainable development. Account will be taken of the following sustainability criteria in making planning decisions:

- Making the best and most efficient use of land and buildings;
- Creating sustainable patterns of development by relating new development to public transport nodes and local facilities;
- Encouraging mixed use development, incorporating housing, retail and business uses and new leisure and recreation opportunities;

2.2. Strategy - The consolidation and improvement of existing residential communities, the promotion of new housing and community facilities in the growth areas, and a greater emphasis on meeting diverse housing needs.

3.13. A mix of uses can help determine how well used a place is, and what economic and social activities it will support. Mixed use development can make the most of opportunities for higher density and intensive activity at locations with good access to public transport. A range of uses close to each other reduces the need to travel and contributes to environmental sustainability. A mix of uses may be appropriate at a variety of scales, within a neighbourhood, street or a building.



3.14. Mixed use areas help generate increased pedestrian activity, increase natural surveillance and improve community safety.

3.15. It is important that the new urban extensions are designed as sustainable, balanced communities, offering not only a place to live but also the necessary supporting facilities including open space and retail and leisure developments of an appropriate scale.

5.10 Affordable housing includes housing for key workers allocated on the basis of need. Key worker housing should be located within a 30 minute drive time of their place of employment. Key workers are normally involved in the care and comfort of the community and will normally be employed in the public sector. A register of key workers eligible for nomination to such housing will be kept by the City Council or by another body approved by the City Council. Key worker housing will be available to initial and successive occupiers unless there are no eligible nominees in which case units will be offered to others in housing need. The proportion of key worker housing on each site will be determined by the City Council based on evidence of need, location and land ownership, but will not normally be expected to exceed 30% of the affordable housing provision on each site. **Housing for specific groups of workers other than those included in the above definition, and other than those deemed eligible by a body approved by the City Council to provide and manage the provision of key worker housing, can be included as affordable housing.** This will be subject to evidence that their employers are facing recruitment and retention difficulties related to housing costs, and that the workers cannot afford to rent or buy suitable housing locally to meet their housing needs.

5.18. It is important in the design of new development incorporating residential units, to achieve a good mix of size and type of dwellings. Such an approach helps to create mixed and inclusive communities offering a choice of housing and lifestyle and can assist the urban design process.

### ***South Cambridgeshire District Council Local Development Framework***

2.9. The South Cambridgeshire District Council Local Development Scheme outlines their Community Strategy's goals for what kind of communities should be created in the area. These aims are as follows in 1.11 of the Community Strategy:

- Active, Safe and Healthy Communities where residents can play a full part in community life, with a structure of thriving voluntary and community organisations.
- Building Successful New Communities where large-scale developments have created attractive places with their own identity, supported by a range of quality services.
- A Prosperous District where jobs, skills and learning are developed and sustained to benefit everyone.

- Good Access to Services for all sections of the community, including older people, children and families, through better transport links and improved local services.
- Quality Homes for All with new affordable homes developed to meet local needs and assistance provided for those needing help.

2.10. Policy DP/1 of the Development Control DPD also states that new developments should contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community (m) and that developers should involve community and providers of community services in the design process (q).

### ***North West Cambridge Area Action Plan***

2.11. The North West Cambridge Area Action Plan (AAP) recommends that a mixed and balanced community be created with a variety of land uses, including diversity in residential housing types.

2.12. NW7 (Balanced and Sustainable Communities) of the AAP supports the following objectives:

2. A suitable mix of house types, sizes and tenure (including affordable housing) will be provided, attractive to and meeting the needs of, all ages and sectors of society.

4.8. The provision of sustainable, inclusive, mixed communities is a key national policy objective. Provision needs to be made for specific groups, in particular families with children, older and disabled people as well as for singles and couples.

4.9. The layout of the development should integrate affordable housing with the open market housing in ways that minimise social exclusion.

2.13. NW30 (Phasing & Need) outlines the necessity for and role of, a Needs Statement in the planning process. This policy states that:

10.8. The overall strategic need for University development at North West Cambridge has been accepted. The site is likely to be developed in a number of phases in the period to 2021 and beyond. As land is only being released from the Green Belt to meet the long term development needs of the University and is a limited resource, it is important to ensure effective use of the land and that evidence of need is demonstrated as applications come forward for different uses over time. It is anticipated that the University's Housing Needs Study forming part of the evidence base for the Area Action Plan, updated as necessary, will form a key part of the Needs Statement of planning applications that include residential development.

10.9. This land is also identified as a Strategic Employment Location in the Structure Plan and again is subject to the University proving the need for the development; the site therefore will enable the long-term growth of the University education and research cluster in Cambridge.

10.10. The phasing of the development should have regard to the creation of a sustainable community from the outset and as the development progresses. This is particularly important as the development will be implemented over a long period as the University's needs arise although the early establishment of a viable local centre should not be undermined.

### ***Contextual Documentation – 'Best Practice' in providing for Faith communities***

#### ***Cambridgeshire Horizons report on Facilities for Faith communities in new developments in the Cambridge sub-region (2008)***

- 2.14. The Cambridgeshire Horizons report on Facilities for Faith communities in new developments in the Cambridge sub-region (2008) (hereafter referred to as the Cambridgeshire Horizons report) identifies 'best practice' in provision for facilities for faith communities in major new developments and makes recommendations to the Cambridgeshire local authorities on how planning policy can be used to support faith communities, in helping to build successful, well supported and socially cohesive new communities. This document is not part of the local development framework or a material planning consideration, but provides context for faith provision in new developments.
- 2.15. The Cambridgeshire Horizons report highlighted that discussion with faith groups had identified a number of key themes that are central to the role of faith groups in new communities, and states that early involvement of a faith group or consortium of faith groups in a new community is a major contributor to community development
- 2.16. The Cambridgeshire Horizons report stated that stakeholders from Faith groups emphasised the view that the group is not seeking something from the community. It is providing a resource that is of direct benefit in making the new development a better place to live.
- 2.17. The Cambridgeshire Horizons report makes a range of recommendations to the local authorities, landowners/developers and faith groups in the Cambridge sub-region, including the aspiration for landowners to identify how early provision for faith groups can be made in the new communities. One possible mechanism would be to earmark premises (e.g. one or two new homes) which are available very soon after construction begins.
- 2.18. In accordance with the above objectives, PPS1, local policies, NW7 and NW30 from the AAP, and the contextual information provided in the Cambridgeshire Horizons report, Faith residential provision is included within the Proposed Development to contribute to the creation of a sustainable, mixed and balanced community for the future of Cambridge and the Proposed Development.

### ***Consultation & Engagement***

- 2.19. The importance of engaging with the local community is set out as part of PPS12, which mitigates potential conflict through discussion.
- 2.20. A series of group consultation sessions specifically for faith representatives on Faith provision have been held to draw on the views, aspirations and experience of a wide range of interested parties and to establish the issues and opportunities on the Application Site. These meetings, held in March 2010, September 2010 and April 2011, have informed the current thinking on faith provision in the Cambridge area, to influence the plans for the Proposed Development. This collaborative approach to plan making is fully supported and encouraged by Government, as part of PPS12.
- 2.21. The outputs from the collaborative consultation events have informed the development of the Proposed Development, prior to submission of the planning application. The needs case for faith residential provision, set out by the faith representatives Consultative Group and the contextual information in the Cambridgeshire Horizons report, is set out below.

### **3. Need for Faith residential provision**

- 3.1. The Cambridgeshire Horizons report and input from faith groups are not official documentation or adopted policy, however they do provide an insight into the needs of the faith community.
- 3.2. Faith residential provision would help to fulfil the need for more housing based on the diverse religious community of Cambridge and South Cambridgeshire. The Cambridgeshire Horizons report sets out how Government policy has identified the significant contribution that faith groups can make to community development: “We recognise faith communities as an important part of the local community and value the experience, skills and diversity they bring to wider society.”<sup>1</sup>
- 3.3. The contribution of faith groups to the development of strong and inclusive communities was highlighted in the Strong and Prosperous Communities White Paper, which set out the future direction for local government. Strong and Prosperous Communities, describes the importance of clear vision and leadership for places to, “...deal with constantly changing economic, social and cohesion challenges” and states that, “Voluntary groups, faith groups, local businesses and other public agencies have an important part to play in the life of our towns and neighbourhoods but they all need to know who they can relate in order to make their contribution”.<sup>2</sup>
- 3.4. The contribution of faith groups to community cohesion is set out in Improving Opportunity, Strengthening Society – the Government’s strategy for race equality and community cohesion (CLG 2005), stating that “Faith communities play an essential role in helping to deliver many of the Government’s policies, especially those to do with crime reduction, anti-social behaviour and issues affecting young people.”
- 3.5. The benefits of providing housing for faith leaders and other community workers, early in the life of a new development, has also been set out in the Cambridgeshire Horizons report.<sup>3</sup> The report commends the practice adopted at Cambourne of providing a house for a Faith group early in the life of the development, as an interim measure in order to assist the early development of the local community. This has been widely reported as of considerable benefit in helping the new community to become established.<sup>4</sup>
- 3.6. The faith groups reported that there is also relatively little provision of faith residential units currently in and around Cambridge. The Proposed Development would provide new high quality residential units for faith leaders, which are quite clearly needed by the faith community, as set out in the section on Provision for Faith Groups, below.

#### ***Provision for Faith Groups in and around Cambridge***

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<sup>1</sup> <http://www.communities.gov.uk/communities/racecohesionfaith/faith/>

<sup>2</sup> The Local Government White Paper, CLG 2006

<sup>3</sup> Facilities for Faith communities in new developments in the Cambridge sub-region, Cambridgeshire Horizons, November 2008

<sup>4</sup> Facilities for Faith communities in new developments in the Cambridge sub-region, Cambridgeshire Horizons, November 2008

- 3.7. The faith group meetings for the Proposed Development (held in March 2010, September 2010 and April 2011), found the following results in consultation and research with the Faith community:
- As the Proposed Development will be home to many different residents, including the new multicultural population of students and researchers who will be a somewhat transient community, this is seen as an opportunity for the University to give greater priority to multi-faith pastoral care.<sup>5</sup>
  - The provision of homes on the Application Site for faith leaders is supported by consultation inputs from the faith groups.
  - The faith groups have set out the importance of having faith leaders on site at the earliest opportunity to ensure the establishment of successful new communities.<sup>6</sup>
  - The early 'embedding' of faith ministers is critical to facilitate building social cohesion as soon as possible.<sup>7</sup>
  - The presence of faith leaders provides a focal point for a community for meeting social need, sustaining care and coming together in times of crisis.<sup>8</sup>
  - Social exclusion, isolation and loneliness can be challenges for an element of the new population that is transient in nature. The location of faith leaders on the Proposed Development will help to knit the community together and the proposed locations, dispersed throughout the new neighbourhoods, will ensure the faith residential provision is integrated into the Proposed Development.

#### ***Benefits of Faith residential provision***

- 3.8. Faith residential units in the Proposed Development would contribute to creating a more multi-faceted community and development. The faith residential provision would play the following roles in response to the policies set out in Section 2.
- 3.9. The faith dwellings will be designed to enable independent faith leaders to play an active part in community life and engage with residents, providing a number of social activities, to help establish community cohesion at an early stage in the lifetime of the development. A number of resources adjacent to the one or two units likely to come forward in the first phase of the Proposed Development, including a multi-purpose community centre, foodstore, school and other community facilities, would enable these faith groups to gain easy access to community facilities and meet some faith needs for space for holding events or meetings.
- 3.10. In direct response to Objective 3 of PPS1, faith residential units will help to establish sustainable and strong communities, ensuring a better quality of life, not only for the faith groups of today, but also for the faith groups of the future, providing an environment supportive of residents of all ages and religious persuasions.

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<sup>5</sup>Faith Representatives Consultative Group, Merton Hall Farmhouse, April 2011

<sup>6</sup>Faith Representatives Consultative Group, Merton Hall Farmhouse, April 2011

<sup>7</sup>Draft Pastoral Plan for North West Cambridge, April 2011

<sup>8</sup>Draft Pastoral Plan for North West Cambridge, April 2011

- 3.11. Similarly, the faith residential provides for the needs of a very specific sector of the population. It will further meet a series of social and environmental objectives to improve residents' quality of life, recognising the needs of everyone, and ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities, as outlined by Objectives 4 and 5 of PPS1. Provision of new residential units to meet faith groups needs, helps the new multicultural, long term and transient community, by providing opportunities for accommodation for multi-faith groups and faith leaders who can in turn provide a focal point for a community for meeting social need, sustaining care and coming together in times of crisis.
- 3.12. Case study examples in the Cambridgeshire Horizons report, at Cambourne and Colchester Garrison, state that the minister in these cases was provided with a house in the community, very early in the development of the scheme, and from here the minister ran a range of community activities which were very well received.
- 3.13. The location of these faith leaders in on site housing, early on in the Proposed Development, is proven by these various case study examples (Cambourne and Colchester Garrison), as providing something positive to the community, which was much more wide ranging than simply administering acts of worship. The Cambridgeshire Horizons report states that one minister spoke of the importance of giving people courage, so that they could speak to the local authority or the police, if they had problems. Another described as part of their role as being a listening ear when people who had made the move to a new place found that it did not live up to their expectations.<sup>9</sup>
- 3.14. Additionally, the Cambridge Local Plan's strategy includes the promotion of new housing and community facilities in the growth areas, and a greater emphasis on meeting diverse housing needs, which is what the development will achieve, with a series of faith residential units. These units will directly provide for the needs of a variety of faith Groups and will provide a rich opportunity for intercultural understanding and relations, contributing to the pastoral and spiritual needs of those that live on the site.

### **Contribute to a sense of place**

- 3.15. The faith residential provision will contribute to a sense of place by adding elements of activity and presence in the various neighbourhoods. One of two of the faith residential units will be located in the centre of the development and within the neighbourhoods, so that faith groups can contribute to the activity and life of the area. The faith units will also create a sense of place in that this element helps reflect a more complete community, covering the cultural interests and religious diversity of all people, and helping to foster social inclusion, as faith groups can help to build a sense of community by holding a series of community functions and events.

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<sup>9</sup> Facilities for Faith communities in new developments in the Cambridge sub-region, Cambridgeshire Horizons, November 2008

- 3.16. The Cambridge Local Plan directly supports creating a sense of place in policy 3.14, stating that mixed use areas help generate increased pedestrian activity, increase natural surveillance and improve community safety. Additionally, policy 5.18 states that a mix of size and type residential dwellings will help to assist the overall urban design process.

### **Create mixed and balanced community**

Faith groups are an important element of all communities and by providing housing for this sector of the population, which is mixed and integrated into the community, as a whole, directly supports PPS1's Objective 15 to better integrate excluded communities through regeneration of the built environment. Additionally, developing faith residential units will contribute to creating a strong, vibrant and sustainable community, through creating equal housing opportunity for all citizens (Objective 14). The faith residential provision also supports Objective 16 of PPS1, which states that development plans should promote development that creates socially inclusive communities, including suitable mixes of housing.

- 3.17. The Cambridge Local Plan also directly correlates to creating mixed and balanced communities, as Paragraph 5.18 states that the design of new development incorporating residential units to achieve a good mix of size and type dwellings helps to create mixed and inclusive communities offering a choice of housing and lifestyle. Faith residential provision will directly fulfil these local policy objectives.
- 3.18. Providing interspersed faith residential units also directly supports AAP policies. Providing Faith residential units will provide a suitable mix of house types, sizes and tenure (NW7), and will be inclusive in that it will help to meet the needs of all ages and cultural sectors (NW2). The development will include not only aspects of early development and care (crèches, nurseries and primary schools), but also elderly housing adjacent to family housing, creating a truly lifetime living development. As part of this mixed and diverse community, a new multicultural, long term and transient community will need some element of multi-faith pastoral care, which the Proposed Development includes in the form of faith residential units, as well as the opportunity for faith groups to access the multi-purpose community centre.

### **Establishing Community at an early stage**

- 3.19. The faith residential provision will be a core component of the early phases of the development. This will not only contribute to sense of place and critical mass near the local centre, but will also establish a variety of housing and a range of new communities at an early stage.
- 3.20. Faith groups will also have access to the multi-use community centre on site, and would be represented in any consultative forum working with the University, thereby facilitating a number of social, cultural and faith events to establish the building blocks for a cohesive community.



3.21. The provision of accommodation on site for faith leaders is supported by the Cambridgeshire Horizons report and local faith representatives, which both set out the importance of having faith leaders on site at the earliest opportunity to ensure the establishment of successful and strong new communities, and to build social cohesion at an early stage. Thereby helping the emerging community to work through any issues that arise.

#### **4. Conclusion**

- 4.1. The faith residential provision will play many roles in the Proposed Development. The faith residential units are needed due to a lack of provision in and around Cambridge and South Cambridgeshire. The faith residential provision on the Proposed Development will be easily accessible and fit for purpose to meet faith group needs.
- 4.2. The faith residential provision will additionally provide a range of benefits to the new and existing communities. The benefits of faith residential provision include creating a more mixed and balanced community, fostering the positive contribution of the faith group population to the community, and meeting the needs of the faith group population. This part of the Proposed Development provides for the faith groups in and around Cambridge, by creating a number of homes which will fulfil the needs of this specific sector of the population.
- 4.3. The faith residential provision will contribute to a sense of place, by immediately creating a close community within the larger development. It will also contribute to the creation of a mixed and balanced community, by providing faith-specific housing and increasing the range of housing options within the Proposed Development.
- 4.4. Faith leaders from across the community will also have access to the multi-use community centre to provide events or activities for the local community.
- 4.5. The University intends to create a mixed and balanced community on the Application Site, and provision of faith residential provision is consistent with these aspirations and with National, Local and Site-specific policy objectives.