

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

t: 08450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk



1 December 2005

To: Chairman – Councillor Mrs CAED Murfitt
Vice-Chairman – Councillor JH Stewart
All Members of the Council

Dear Councillor

You are invited to attend a special meeting of **COUNCIL**, which will be held in **COUNCIL CHAMBER** at South Cambridgeshire Hall on **FRIDAY, 9 DECEMBER 2005** at **9.30 a.m.**

Yours faithfully

GJ HARLOCK

Finance and Resources Director

AGENDA

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1. DECLARATIONS OF INTEREST To receive any declarations of interest from Members on matters arising in this agenda.	
2. MINUTES OF PREVIOUS MEETINGS To authorise the Chairman to sign the Minutes of the meetings held on the 15 November, 18 November, 22 November and 25 November 2005 as correct records.	1 - 30
3. SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK: SUBMISSION TO SECRETARY OF STATE	31 - 34
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6. SITE SPECIFIC POLICIES DPD: ITEMS DEFERRED FROM MEETING OF 15 NOVEMBER 2005 Council, at its meeting of 15 November 2005, agreed to seek the views of Papworth Everard Parish Council before making a decision on Policy SP/11 Papworth Hospital Site. A letter from Papworth Everard Parish Council is attached for information.	49 - 54
7. NORTHSTOWE AREA ACTION PLAN: ITEMS DEFERRED FROM MEETING OF 18 NOVEMBER 2005	55 - 58
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a special meeting of the Council held on
Tuesday, 15 November 2005 at 9.30 a.m.

PRESENT: Councillor Mrs CAED Murfitt – Chairman
Councillor JH Stewart – Vice-Chairman

Councillors: Dr DR Bard, RE Barrett, JD Batchelor, RF Bryant, EW Bullman, BR Burling,
Mrs J Dixon, SM Edwards, R Hall, Mrs SA Hatton, Dr JA Heap,
Mrs EM Heazell, Mrs CA Hunt, Mrs HF Kember, SGM Kindersley,
RMA Manning, RB Martlew, MJ Mason, Dr JPR Orme, NJ Scarr, Mrs GJ Smith,
Mrs HM Smith, Mrs DSK Spink MBE, RT Summerfield, Mrs BE Waters,
Dr JR Williamson and NIC Wright

Officers: Jonathan Dixon Senior Planning Officer (Economic Policy)
Caroline Hunt Principal Planning Policy Officer
David Hussell Development Services Director
Keith Miles Planning Policy Manager
Claire Spencer Senior Planning Officer (Transport Policy)

Apologies for absence were received from Councillors NN Cathcart, Mrs PS Corney,
Mrs SJO Doggett, Mrs A Elsby, Dr SA Harangozo, Mrs JM Healey, JA Hockney, DC McCraith,
EJ Pateman, A Riley, J Shepperson, RJ Turner, Dr SEK van de Ven, DALG Wherrell, JF Williams,
TJ Wotherspoon and SS Ziaian-Gillan.

1. DECLARATIONS OF INTEREST

As the owner of Girton Farm, Councillor EW Bullman declared a personal and prejudicial interest in representations 10701 and 10697, which concerned Girton Farm. Councillor Bullman took no part in any discussion of these representations.

Councillor BR Burling declared a personal interest as an owner of green belt land in Over and Willingham.

Councillor SM Edwards declared a personal interest as an owner of green belt land in Over.

Councillor RMA Manning declared a personal interest as a resident and landowner in Willingham.

Councillor JPR Orme declared a personal interest as he receives a pension from Bayer Crop Science.

Councillor NIC Wright declared a personal interest as a friend of the proprietors of the following businesses: JW Burgess & Son, Mailer & Sharp and Cambourne Land.

2. LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY / DEVELOPMENT CONTROL POLICIES / SITE SPECIFIC POLICIES

The Planning Policy Manager reminded Council that the Core Strategy / Development Control Policies / Sites Specific Policies Development Plan Documents had been considered in Spring 2005 and Members' views had been incorporated into the report before them. He advised Members to only consider the recommended amendments highlighted in the appendices. It was noted that the amount of paperwork allowed

Members to note the context of the suggested amendments and there were relatively few changes to consider.

It was understood that the Development Plan Documents (DPDs) would be submitted to the Secretary of State in January 2006. An appointed inspector would examine all the objections. The submission of the DPDs will be subject to public participation for 6 weeks. This will ensure that the public have an opportunity to put their views to the inspector. However it was important that Members considered and agreed the responses to representations received.

Consultation With Local Authorities and Statutory Bodies

Council agreed that Councillor Dr DR Bard, planning and economic development portfolio holder, should write to all parish council chairmen informing them of the consultation process regarding the Local Development Framework.

The Principal Planning Officer (Housing) stated that in the interests of joined-up government and partnership, the Local Development Framework had been sent to local authorities and other partners. The Planning Policy Manager confirmed that the Council had consulted with the statutory bodies. It was understood that statutory bodies had been consulted before the drafting of the preferred options, at the Preferred Options stage, and then again at the Pre-Submission Public Participation stage.

Green Separation

Council agreed that the policy on Green Separation at Longstanton should be discussed at the Council meeting on 18th November as part of the Northstowe Area Action Plan.

Site For Sewage Works

Council expressed disappointment that despite requests from this authority and from Cambridgeshire Horizons, Anglia Water had not yet determined a new site for their sewage works at Cambridge Northern Fringe East.

Representations on New Development

The Planning Policy Manager explained that representations had been received on the Barton Road development and on possible development close to Duxford. Representations had also been received regarding the size and location of Northstowe. A large number of representations asserted that the development was not sustainable. Housing allocations in villages that had gained planning permission had been removed from the Site Specific Policies, as these were now existing commitments.

Housing Provision

The Principal Planning Officer (Housing) introduced this section by stating that the Council had received a number of representations regarding the lack of housing. She concluded that although the total number of houses up to 2016 was 300 short of the 20,000 target, it was expected that this shortfall would be made up by construction elsewhere in the District, such as in the north west of Cambridge and at the site of Cambridge Airport. It was understood that the 20,000 target had taken into account the potential 700 house shortfall at Northstowe by 2016.

Council noted an apparent disparity between the number of houses predicted to be built in the Housing Trajectory and the predicted increase in the number of households paying Council Tax. The Development Services Director explained that it was prudent to be conservative in estimating the increase in residents paying tax, as any delay in construction would result in a budgetary shortfall. The Principal Planning Officer (Housing) explained that the 20,000 target assumed that the rate of build would be slower to begin with in new settlements and City edge sites and then increase.

Development North West of Cambridge

The Council was liaising with Cambridge City Council to initiate an Area Action Plan regarding possible development to the northwest of Cambridge between Madingley Road and Histon Road. The land was currently owned by NIAB and a planning application was expected next year from David Wilson Homes. The Area Action Plan will have to be subject to public participation. The Principal Planning Officer (Housing) explained that it was the aim of the Council to retain an appropriate green belt boundary round this development.

Meeting Local Housing Needs

The Principal Planning Officer (Housing) expressed reservation regarding the insertion of the word "all" in meeting local needs, as it was too ambitious. Members asked that a definition of "local needs" be included in the plan.

Council

AGREED to defer discussion on the definition of "local needs" to the Council meeting on 9th December, to ensure that affordable housing was built for the benefit of local residents.

Schools

It was agreed that sufficient capacity for schools should be provided within new developments. It was noted that for the early phases of development in Northstowe two schools would be built in two separate areas of development to ensure that there were adequate school places for the first Northstowe residents.

Concern was expressed regarding the school facilities for residents moved from Clay Farm as the school proposed by the County Council would result in more car journeys down a dead-end road.

Rural Settlements

Bar Hill

Council agreed, with the support of the two local members, to re-designate Bar Hill from a Rural Centre, to a Minor Rural Centre.

Histon and Impington

Councillor MJ Mason stated that Histon and Impington had a large infrastructure deficit and suffered from flooding due to over development. He concluded that the villages should no longer be designated as a Rural Centre, as this would protect them from further substantial growth. The Principal Planning Officer (Housing) explained that Histon and Impington met the criteria for a Rural Centre and it was the responsibility of the Development and Conservation Control Committee to reject applications for inappropriate development. Councillor Mason proposed and Councillor SM Edwards seconded the proposal to re-designate Histon and Impington from a Rural Centre to an In-fill Only settlement. A vote was taken and by 21 votes to 7,

Council **REJECTED** the proposal.

Development At Haslingfield

It was agreed that Councillor Mrs EM Heazell should liaise with officers regarding possible reclassification of Haslingfield from a Group to an In-fill Only village.

Fulbourn Football Club

Councillor NJ Scarr expressed concern regarding the lack of a suitable new location for Fulbourn Football Club, as all possible sites were in the Green Belt. The Planning Policy Manager explained that the Council's policies allowed "appropriate use" of green belt land but this was likely to exclude the construction of floodlights. It would be the responsibility of Development and Conservation Control Committee to consider any exceptions.

Exceptions Policy For Affordable Housing

Councillor SGM Kindersley stated that the Council's current policy was to disallow any development over 8 dwellings in Infill villages, as it would significantly alter the village character. The Principal Planning Officer (Housing) explained that this threshold could be exceeded for affordable housing.

Phasing and Delivery

Council **AGREED** to add the words "and necessary infrastructure" to the end of the 2nd sentence in paragraph 3.2.

Monitoring

On the proposal of Councillor Kindersley, seconded by Councillor Bard, Council **AGREED** to amend the last sentence of paragraph 4.11 on page 572 to read: "Villages are at the bottom of the sequence and no shortfall within or on the edge of Cambridge will be made up through new allocations in villages in South Cambridgeshire."

Development Principles

Council **AGREED** to delete paragraph 3.7 relating to health impact assessment because there is no certainty that an individual website will continue for the whole of the life of the plan.

Green Belt

After a brief discussion Council

AGREED to suspend a decision on the exact boundaries of the green belt at Willingham and at Sawston, pending a meeting involving representatives from the Council and the relevant parish councils.

House Size

Councillor JD Batchelor reiterated his suggestion that the size of houses be decided by floor space and not by the number of bedrooms. Concern was expressed that developers were changing the description of rooms in order to build larger 2 or 3 bedroom houses, thus failing to meet local needs.

Council

AGREED to defer this matter to Council's meeting on 9th December 2005.

Horsiculture

Councillor Edwards expressed concern that horsiculture was prohibited in the green belt, especially as horses were kept in areas that would be assigned as green belt as a result of the Northstowe development. He concluded that horsiculture should be treated the same as agriculture with regards to the green belt.

Council

AGREED to defer this matter to Council's meeting on 9th December 2005.

New Employment Development

Concern was expressed that the specification for only "high technology" clusters was unnecessarily restrictive. It was agreed that the high technology industry in Cambridgeshire should continue to be supported as the area had benefited greatly by specialising in such an adaptable industry. A vote was taken and by 14 votes to 5, with 1 abstention, Council, in the interests of flexibility,

AGREED to remove the words "high technology" from final sector on the list of clusters included in policy ET/3.

Farm Diversification

Members were assured that if necessary a Council meeting would go into confidential session if discussing the merits of a commercially sensitive business plan. It was agreed to insert the word "business" in between the words "farm" and "plan" in the fifth paragraph of policy ET/10. It was also agreed to change paragraph 6.25 to require the submission of a farm business plan.

Lord's Bridge

It was suggested that the University should make a financial contribution in return for any wider consultation on planning applications potentially impacting on the Lord's Bridge site.

Flood Risk

Concern was expressed at the inaccuracies of the Strategic Flood Risk Assessment. However, Council agreed that the Environment Agency Flood Zones should remain on the Proposals Map. The Land Drainage Advisory Group was instructed to liaise with the Environment Agency to ensure that local knowledge was used to amend the Flood Zones.

Renewable Energy

It was suggested that the minimum of 10 dwellings for renewable energy was unnecessary, although it was noted that this was a principle established by the London Borough of Merton, which is a leader in the promotion of renewable energy.

Council

AGREED that a more detailed definition of "climate proofing" be included at the Council meeting on 9th December 2005.

The word "power" was inserted after the word "wind" on paragraph 8.11 on page 694.

Historic Landscapes

Council

AGREED that the Whole Way footpath should be included in the list of landscape features in paragraph 9.1 on page 715.

Concern was expressed regarding the decision not to designate the frontage bounded by New Road, Station Road and The Doles at Over, as an Important Countryside Frontage.

Council

AGREED to defer this matter to Council's meeting on 9th December 2005.

Site Specific Policies

It was noted that the report included two policies entitled "SP/2".

It was decided that the local member for Hauxton, Councillor JA Heap, and the parish council should be properly consulted before a decision be made regarding possible development on the Bayer Cropscience site. The policy should ensure that it would be unnecessary to prove that land was contaminated by Bayer Cropscience for the company to be responsible for its remediation.

Council

AGREED to defer a decision on the inclusion in the Local Development Framework of the construction of 250 dwellings at the Bayer Cropscience site in the parish of Hauxton to the meeting on 9th December.

Cambridge Northern Fringe

It was agreed that the reference to the number of lanes in paragraph 11.4 on page 812 should be removed as the Highways Agency were yet to confirm that the A14 would be widened to 3 lanes.

Community Facilities

It was understood that the field allocated for recreation use was known as land south of Manor Park and not Chivers Barrell Field.

It was understood that a request for the allocation of land for recreation use was likely to be received from Milton Parish Council.

Former Land Settlement Association Site

Concern was raised that the policy should make clear that it relates to buildings of substantial structure, and not all buildings including glass houses.

Papworth Everard

It was noted that since the drafting of the policy, Papworth Hospital have confirmed their decision to relocate to Cambridge. Concern was raised with regard to the impact on the employment balance in the village, and whether the policy should be reworded.

Council

AGREED to defer this matter to the Council meeting on 9th December after the views of the parish council had been sought.

Development at Lolworth

It was understood that the suggested development near Bar Hill was actually in the parish of Lolworth. Lolworth parish meeting believed that they had not been properly consulted on this issue by those proposing the development, which, it was estimated, would triple the population of the parish.

Conclusion

Council

AGREED

a) The responses to representation to the Pre-Submission Draft Development Plan

Documents (DPDs) as contained in Appendices A, B and C.

- b) The responses to representations to the Sustainability Appraisal Scoping Report and the Draft Final Sustainability Report as contained in Appendix I.
- c) The responses to representations to the Monitoring Strategy in Appendix J.
- d) The proposed changes to the draft DPDs as contained in Appendices A, B and C and incorporated into Appendices E, F and G, with the additional amendments detailed above, and that they be submitted to the Secretary of State in January 2006 after the inclusion of any amendments agreed at Council's meeting on 9th December 2005.
- e) To delegate further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

The Meeting ended at 4.15 p.m.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a special meeting of the Council held on
Friday, 18 November 2005 at 9.30 a.m.

PRESENT: Councillor Mrs CAED Murfitt – Chairman
Councillor JH Stewart – Vice-Chairman

Councillors: Dr DR Bard, JD Batchelor, RF Bryant, BR Burling, Mrs SJO Doggett,
SM Edwards, R Hall, Mrs SA Hatton, Dr JA Heap, Mrs EM Heazell,
Mrs CA Hunt, Mrs HF Kember, SGM Kindersley, RMA Manning, RB Martlew,
Dr JPR Orme, Mrs DP Roberts, Mrs GJ Smith, Mrs HM Smith,
Mrs DSK Spink MBE, RT Summerfield, Mrs BE Waters and Dr JR Williamson

Officers: Caroline Hunt Principal Planning Policy Officer
David Hussell Development Services Director
Keith Miles Planning Policy Manager

Apologies for absence were received from Councillors JP Chatfield, Mrs PS Corney, Mrs J Dixon, Mrs A Elsby, Dr SA Harangozo, Mrs JM Healey, MP Howell, MJ Mason, JA Quinlan, A Riley, NJ Scarr, RJ Turner, Dr SEK van de Ven, DALG Wherrell, JF Williams, TJ Wotherspoon and NIC Wright.

1. DECLARATIONS OF INTEREST

The following personal interests were declared:

JD Batchelor	as an elected County Councillor, Cambridgeshire County Council having made representations
Mrs SJO Doggett	as a member of the Conservation Advisory Group during its consideration of the Longstanton Conservation Area Appraisal
SM Edwards	as a resident of Oakington whose property in the centre of that village is neither adjacent to the Northstowe site nor overlooks the Northstowe site and from which the Northstowe site cannot be seen
R Hall	as a member of the Conservation Advisory Group during its consideration of the Longstanton Conservation Area Appraisal
SGM Kindersley	as an elected County Councillor, Cambridgeshire County Council having made representations
Dr JPR Orme	as the recipient of a pension from Bayer CropScience, that company having made representations and as a member of the Conservation Advisory Group during its consideration of the Longstanton Conservation Area Appraisal
Mrs DSK Spink	as a member of the Conservation Advisory Group during its consideration of the Longstanton Conservation Area Appraisal
Dr JR Williamson	as a member of the Conservation Advisory Group but was not present during its consideration of the Longstanton Conservation Area Appraisal

Councillor Mrs DP Roberts expressed her disappointment that the Council had not attempted to obtain a dispensation for the local member for Longstanton, to which it was announced that Longstanton Parish Council had appointed and briefed Councillor SGM Kindersley to represent the interests of that village and speak on their behalf at the meeting.

2. NORTHSTOWE AREA ACTION PLAN

The Planning Policy Manager emphasised that these important Local Development Framework (LDF) meetings were necessary to agree the documents for submission to the Secretary of State. Debate on the new Regional Spatial Strategy was underway at Ely and representatives there were arguing that the amount of development the government required in this region could not be delivered on time, leading to the need for identification of additional areas of development; however, SCDC was on schedule to deliver its plans on time.

The number of representations received on the Pre-Submission Northstowe Area Action Plan (AAP) had decreased by two-thirds from the Preferred Options Stage, reflecting the focusing down from options to draft policies that Members had taken in deciding the Pre-Submission AAP. The majority of the representations received had been from members of the local communities or developers with an interest in the site. The primary objections from the developers were the decision on a size for a town of 8,000 rather than 10,000 dwellings and criticism that the AAP was too detailed. The Planning Policy Manager explained that the Structure Plan set a dwelling range for the town and it was for the AAP to determine the actual number having regard to the appropriate site. Officers felt that there was an appropriate level of detail in the AAP for bringing forward a development of this scale and complexity as well as to ensure that any planning application could be ready for a favourable determination by Easter 2007.

Preface – the South Cambridgeshire Local Development Framework (LDF)

Council **AGREED** the Preface to the Area Action Plan.

A – Introduction

Council **AGREED** Chapter A – Introduction.

B – Vision and Development Principles

Policy NS/2 Development Principles

The Town of Northstowe (Paragraph 2)

There were objections to the reference to “*approximately* 8,000 dwellings”, which was not sufficiently specific and, on the proposal of Councillor SGM Kindersley, seconded by Councillor Dr DR Bard, Council **AGREED** to revise the wording to read, “*not more than* 8,000 dwellings” and the paragraph to be concluded with “and no additional dwellings to be permitted without a change to the Local Development Framework”.

Transport (Paragraph 16)

Conflicting representations had been made regarding transport links between Northstowe and existing villages: some supported improved access to services, while others cautioned that access could draw additional traffic through the villages. The AAP sought to provide local links for non-motorised modes, such as cycleways, footpaths and bridleways, to Northstowe and the wider network which should not increase village traffic.

Supporting Services and Facilities (Paragraph 23)

Northstowe would be a very complex development and thus the government had established Cambridgeshire Horizons as a delivery vehicle to co-ordinate service and infrastructure provision as defined in the AAP, although it was too early to create a finite

list of specific services.

Council **AGREED** that paragraph 23 be re-worded to read, "With the developers of the town providing the *normal* services, infrastructure and facilities *appropriate to a settlement of 8,000 dwellings as defined by the Masterplan*, including making provision for long-term management and maintenance."

Land Drainage (Paragraph 25)

Council **AGREED** that paragraph 25 be re-worded to read, "...to mitigate current flood risks affecting Oakington village *and Longstanton village*".

Implementation and Phasing (Paragraphs 26 and 28)

Although there were concerns that the paragraph was vague, it was meant as an overview and Policy NS/30 defined the services and facilities in detail. A burial ground had been identified as a necessity, with the timing and provision to be resolved in the overall Project Plan for the delivery of services.

Council **AGREED** that paragraph 26 be re-worded to read, "Phased to ensure that the necessary landscaping and infrastructure are provided *from the start and services and facilities are provided* in step with the development and the needs of the community".

Council **AGREED** that the reference to Local Masterplans be reinstated at paragraph 28.

Northstowe Area Action Plan: Concept Diagram

Council **AGREED** that the arrow indicating the emergency vehicle access would be removed and the Green Separation area at Oakington would be re-drawn to correspond with Northstowe Proposals Map 3 of 3 (page 223 of the report).

Conclusion

Subject to the changes made above, Council **AGREED** Chapter B – Vision and Development Principles.

C – The Site and its Setting

C1 – The Site for Northstowe

The representations received had not caused any changes to the Area Action Plan aside from a factual change to paragraph C1.3 to agree with the Structure Plan, setting out a policy requirement for "8,000 to 10,000 dwellings". Members felt that this introduced some element of doubt and contradicted the earlier decision to limit development to no more than 8,000 dwellings, but it was accepted that paragraph C1.3 was a direct quotation from the Structure Plan and Council therefore **AGREED** to include in paragraph C1.8 a reference acknowledging that the Structure Plan called for 8,000 to 10,000 dwellings and to include a new sentence at an appropriate place in chapter C1 that the District Council had made a decision to limit development to no more than 8,000 dwellings, the exact wording to be determined by Planning Policy Officers.

Subject to this change, Council **AGREED** C1 – The Site for Northstowe.

C2 – The Setting of Northstowe

Council **AGREED** C2 – The Setting of Northstowe.

C3 – Landscaping the Setting of Northstowe

Members expressed concern that Northstowe and surrounding villages could coalesce if there were too many rights of way links and queried whether the amount of connectivity would bring any benefit to wildlife. Landscaping implementation would include

consideration of maintaining wildlife habitats.

Council **AGREED** C3 – Landscaping the Setting of Northstowe.

C4 – Mitigating the Impact of Northstowe on Existing Communities
Policy SP/21 Conservation Areas and Green Separation at Longstanton (Core Strategy) and Policy NS/6 Green Separation from Longstanton and Oakington (Northstowe Area Action Plan)

Members referred to the Site Specific Policy SP/21 of the Core Strategy, which had been deferred from the Council meeting of 15 November.

Members were reminded of the amount of work undertaken by the Northstowe Member Steering Group on the issue of green separation. The changes proposed to the AAP included mitigating measures to protect the privacy and amenity of potentially affected Longstanton and Oakington properties backing onto green separation land to which the public had access. Policy SP/21 in the Core Strategy had been simplified in response to the decision made by Cabinet on 8 September 2005 to amalgamate and revise the boundaries of the Conservation Areas at Longstanton St Michael's; the revised Conservation Area boundary included the 50 metres beyond Long Lane.

Members queried the amendment expressing the extent of green separation from St Michael's Mount as 300 metres from the village framework and feared that the public would perceive this as inconsistent treatment although the change had been necessitated by the revised Conservation Area boundary, from which the 200m separation had previously been measured. There were also concerns that this amendment could leave the policy open to challenge at public inquiry. The Planning Policy Manager explained that a 300-metre separation from the village framework was equivalent to a 200-metre separation from the revised Conservation Area boundary: the amount of green separation was unchanged. Returning to the separation being expressed as 200-metre would require reconsideration of the Conservation Area extension.

A Member suggested that an alternative would be to include St Michael's Mount within the Longstanton village framework and designate it as a Protected Village Amenity Area (PVAA), with the result that the property would be treated under the same 200-metre separation as the rest of the village while remaining part of the Conservation Area. The public would have the opportunity to make representations on this decision from January 2006 once the documents had been submitted to the Secretary of State for consideration by the Inspector.

On the proposal of Councillor Dr DR Bard, seconded by Councillor Mrs DP Roberts, Council **AGREED** to indicate to Longstanton Parish Council that the Council was minded to extend the Longstanton Village Framework to include St Michael's Mount and to designate St Michael's Mount as a Protected Village Amenity Area, the Parish Council's response to be reported to Council on 9 December 2005 prior to a final decision.

Councillors JD Batchelor and Mrs EM Heazell recorded their votes against this decision. Councillors Mrs SJO Doggett, R Hall, Dr JPR Orme and Mrs DSK Spink abstained from voting, having been members of the Conservation Advisory Group during its consideration of the Longstanton Conservation Area Appraisal. Councillor Dr JR Williamson, although a member of the Conservation Advisory Group, noted that she had not been present during these discussions, and participated in the vote.

The Council had produced a Land Use Budget to see if the land allocated would provide all the required development and amenities. As Gallagher's Masterplan appeared to

provide more housing than was required by the Land Use Budget, there should be room to accommodate the open space uses sought by the Council, including a burial ground, without encroaching upon the green separation

Longstanton Parish Council had asked that a form of words be included in Policy NS/6 stipulating that, once the decision on the boundary of the new town has been taken, all existing properties remain part of the villages in which they currently reside and not become part of Northstowe. Members **DEFERRED** a decision on the green separation at St Michael's Mount to 9 December once the Parish Council's response to the proposed inclusion of St Michael's Mount within the Village Framework had been received.

Council **AGREED** to amend paragraph 11.32 of Core Strategy Policy SP/21 to read: "...Urban uses *and* open space uses such as playing fields..."

Subject to the above change and to those issues deferred for further consideration on 9 December 2005, Council **AGREED** Core Strategy Policy SP/21 Conservation Areas and Green Separation at Longstanton and Northstowe Area Action Plan C4 – Mitigating the Impact of Northstowe on Existing Communities.

D – The Town of Northstowe

D1 – The Structure of Northstowe

Following representations from the Primary Care Trust and Education Authority, Policy NS/7 The Structure of Northstowe now included reference to education and healthcare provision. Facilities and infrastructure provision were covered in more detail in Policy NS/32.

Council **AGREED** to:

- include "faith" in the list of services, facilities and infrastructure at paragraph 7; and
- amend paragraph 10 to read, "...by a new balancing pond upstream of the village *and a relief channel for Longstanton Brook following the line of the B1050 Longstanton bypass*".

Subject to the above changes, Council **AGREED** D1 – The Structure of Northstowe.

D2 – The Town Centre

Council **AGREED** that objective D2/a be amended to provide "a vibrant *and diverse* town centre". With regards to paragraph 7 of Policy NS/8, Members discussed whether requiring town centre development to start "no later than three years" after the commencement of development would be detrimental to the quality of life of the earliest residents. Members were advised that this would mean that the town centre construction would start about 18 months after the completion of the first houses on the site. Shops would not open until the area was commercially viable, but at the same time the town centre would include open areas which could be used for public events from early days of the settlement. Council **AGREED** that a form of words be included to ensure that town centre development continued in step with residential development

To preclude any expectations that a market would be required to be provided by developers, Council **AGREED** that paragraph D2.10 be amended to refer to a "*public square*" and refer to "*ownership of the land to be vested to the future Town Council*" and a sentence be added stating that the potential for a market should be explored

Members felt that the location of the town centre, as described in paragraph D2.5 as

being “somewhat to the east and separate from Rampton Drift” was too vague and consideration should be given to it being not nearer than 200m. There was concern that locating the town centre further from Rampton Drift could bring it to the Oakington Barracks boundary. Cllr Edwards also asked that consideration be given to restricting the town centre extending no closer to Oakington than the southernmost buildings at the Oakington Barracks/Airfield complex. Members were advised of the danger of restricting the town centre size and location to the point it was not viable. Council **DEFERRED** consideration of the town centre location to 9 December 2005.

Subject to the change listed above and the deferral of the town centre location, Council **AGREED** D2 – The Town Centre.

D3 – Local Centres

Council **AGREED** D3 – Local Centres.

D4 – Housing

Policy NS/10 Northstowe Housing

New chapters on delivery and monitoring, including a housing trajectory, had been added to the Area Action Plan, detailing the projected build rate and approximate start date for delivery of 6,000 dwellings by 2016. Development was unlikely to start before 2007, rather than 2006, so it was expected that 5,300 houses would be completed by the deadline: this had been taken into account in the Core Strategy and the Council was still very close to its overall housing delivery target.

Council **AGREED** that Policy NS/10 Northstowe Housing paragraph 3 (Housing Types and Quality) refer to a high calibre of design and materials.

Housing Types and Quality

It would be difficult to include in the AAP a requirement for the developers to set aside land for self-build projects although there was reference in the supporting text.

Housing Mix

In response to representations and government guidance, the market housing mix was proposed to be changed to 40% 1- or 2-bedroom dwellings, 30% 3-bedroom dwellings and 30% 4+ bedroom dwellings. Some Members' expressed disappointment that this had been proposed in the light of the previous decision without any statistical or technical support in favour of the new mix, while other Members felt it appropriate to respond to representations and that the new mix would lead to a more balanced community. Cambridgeshire Horizons had commissioned a new study about balanced development in the Cambridge Sub-Region, the pre-print version of which had concluded that it was important to have a wide range of mix and provide a wide range of choice for households of all levels.

On a proposal by Councillor SGM Kindersley, seconded by Councillor RF Bryant, Council, with 11 in favour and 8 against, **AGREED** that the market housing mix should be:

- at least 50% of homes with 1 or 2 bedrooms;
- approximately 25% of homes with 3 bedrooms; and
- approximately 25% of homes with 4 or more bedrooms;

unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs. As a consequence of this decision, the Core Strategy housing mix policies would apply to Northstowe, including the caveat, and would not be repeated in the AAP.

Affordable Housing

A deliberate decision had been taken to exclude duplicate policies from the AAP to limit the size of the document, and the section on Affordable Housing should be read in conjunction with the Development Control Policies DPD. The Development Control Policies should also be referred to for sections on lifetime homes and adaptability and disabled housing. Any housing adapted for disabled residents should be located near the town centre to enable ease of access to services and facilities.

Officers were asked to compose a form of wording specifying that affordable housing mix would be determined by need. Concern was expressed about all dwellings on Registered Social Landlord (RSL) sites being occupied at once causing sudden fluctuations in population and impacting on local services, such as schools, but this was not an issue for the AAP and should be discussed with RSLs during the implementation stage.

Subject to the above changes, Council **AGREED** D4 – Housing.

D5 – Employment

Members debated a relaxation of the employment policies in the Cambridge Sub-Region which had so successfully nurtured the Cambridgeshire phenomenon of high technology research and development companies. Members were advised that relaxing this policy would result in a still higher level of housing growth in the District and at Northstowe. Such a significant change to this policy should be the subject of a full report and debate in its own right. Members were also advised that there were no representations supporting the change that members were debating. Council **AGREED** that Objective D5/d should be reworded to read, “To provide *only* for firms...”. Officers were asked to develop a form of wording highlighting the need for live-work units.

Subject to the above changes, Council **AGREED** D5 – Employment.

D6 – Community Facilities, Leisure, Art and Culture including Community Development

Changes had been made to the population size in the objectives, as the original text had been based on an undecided town size and site. Faith provision had been included, as had the need that land provided for faith use must be serviced, but references to specific faiths would be removed from the policy.

Councillor Mrs DP Roberts, Community Development Portfolio Holder, declared herself satisfied with the chapter and thanked officers for working with the Community Development team. She felt that Policy NS/12 Community Services, Facilities, Leisure, Art and Culture paragraph 4 was sufficiently robust, but cautioned that the Council would not have the resources necessary to undertake all the community, arts and sports development work required for a settlement of this size. Councillor SGM Kindersley confirmed that discussions were on-going with the developers to provide funding for Community Development workers.

Council **AGREED** that:

- paragraph D6.6 be amended to read, “...in order to ensure that Northstowe has a range of services and facilities...”;
- that the list of Lifelong Learning include provision for “...voluntary sector *accommodation*...”; and
- that the list of Commercial facilities include both privately-funded sheltered housing and extra-care housing.

Subject to the above changes, Council **AGREED** D6 – Community Facilities, Leisure, Art and Culture including Community Development.

D7 – Transport

Refinements had been made to highlight access to schools and safe cycleways.

Policy NS/13 Road Infrastructure

Council **AGREED** that officers develop a form of words to ensure that the AAP makes clear that specific requirements will be needed on the A14 for certain levels of Northstowe development to come forward. The reference to "appropriate" improvements would be revised to "necessary". Officers were asked to make reference to latest best practice in traffic calming in paragraph D7.7.

Policy NS/14 Alternative Modes

With regards to Public Transport (paragraph 3), officers were instructed to withdraw the final clause, as the site had been selected on the basis that the government would be providing the guided bus and A14 improvements. The reference to "non-car" modes of transport was queried, as this could include mini-motorcycles.

Subject to the changes above, Council **AGREED** D7 – Transport.

D8 – Landscape

Issues such as street lighting provision were too detailed for an AAP and would be considered in a Design Guide.

Council **AGREED** D8 – Landscape.

D9 – Biodiversity

Council **AGREED** D9 – Biodiversity.

D10 – Archaeology and Heritage

Council **AGREED** D10 – Archaeology and Heritage.

D11 – Meeting Recreational Needs**Policy NS/22 Public Open Space and Sports Provision**

Members queried the proposal at paragraph 8n to amend the maximum distance between a dwelling and a Local Area for Play (LAP) from 60 to 100 metres, as it was not consistent with the National Playing Fields Association measure. A local playing fields policy was yet to be adopted. Council sought further explanation and **DEFERRED** the matter until 9 December 2005.

Council **AGREED** to

- amend Formal Sports Provision (paragraph 2) to read, "The requirements of the strategy for formal sports provision *and its implementation*...will be met in full by the development";
- amend Town Park (paragraph 9) to read, "A town park...will be developed *within* ~~or~~ adjoining the town centre".

Officers were asked to add words to ensure that all facilities must be fit for purpose before they could be handed over and to remove the duplication of golf course provision from Policy NS/22, which also appeared in Policy NS/23.

Council **NOTED** that there was one Sports Development Officer remaining in the Community Development Section and that the amount of work required for sports provision at Northstowe could not be accommodated without developer funding for additional staff.

Policy NS/23 Countryside Recreation

An inconsistency between Policy NS/23(5) and paragraph D11.30 regarding golf course provision would be resolved by the deletion from paragraph D11.30 of the sentence that reads "A more detailed assessment will be made of the need to replace this facility to serve the new town and the local area."

Subject to the above changes, Council **AGREED** D11 – Meeting Recreational Needs.

D12 – An Integrated Water Strategy

Council **AGREED** that all policies referring to Oakington would also include reference to Longstanton.

The changes to Water Conservation (paragraph 9) had been made due to recommendations from GO-East. The Planning and Economic Development Portfolio Holder agreed to refer to Building Control questions about builders linking to foul drainage systems.

Longstanton Parish Council asked that the Council adopt a two-pronged approach to mitigating flood risk at Longstanton (paragraph D12.6), incorporating both surface water attenuation ponds and a diversion channel for the Longstanton Brook along the Longstanton Bypass. Council **AGREED** that revised wordings be brought to the 9 December 2005 meeting of Council.

With regards to management and maintenance of watercourses (paragraph D12.7), Longstanton Parish Council had indicated it preferred that the District Council assume these responsibilities. Members questioned why Policy NS/24 (7i) proposed to delete requirement that funding of managing organisation in perpetuity should be revised so that "at the cost of the development" be deleted. Council **DEFERRED** this decision until 9 December 2005.

Subject to the change made above and those issues deferred to 9 December 2005, Council **AGREED** D12 – An Integrated Water Strategy.

D13 – Telecommunications

Council **AGREED** D13 – Telecommunications.

D14 – An Exemplar in Sustainability

Council **AGREED** D14 – An Exemplar in Sustainability.

D15 – Waste

Council **AGREED** D15 – Waste.

E – Delivering Northstowe

E1 – Implementation

A strategy would be developed to address both construction spoil and traffic noise. Local Members asked that wording be included prohibiting construction traffic from passing through Longstanton and Oakington. Details about set hours of work would be addressed through a Considerate Contractors Scheme at a later date. Paragraph E1.7A would be amended to require processing facilities to be situated as far from existing residents as possible, and not near country parks or other amenities. Policy NS/29(2) should clarify that a recycling plant should "be located towards the eastern edge of the Oakington Barracks".

Subject to the clarifications requested above, Council **AGREED** E1 – Implementation.

E2 – Planning Obligations and Conditions

Although it had not been the pattern in Cambridgeshire for a secondary school to have sixth form provision, the Education Authority had requested this as there would be enough residents to justify a sixth form. The Education Authority and Primary Care Trust had also requested a nurse practitioner in every primary school.

The Leader was liaising with Anglian Water through Cambridgeshire Horizons and would report back on any decision regarding the adequacy of the existing foul drainage and sewerage system for the Northstowe development.

Although service provision in the Northstowe region would benefit the surrounding area, it was right to ask developers to provide funding only for the requirements of the Northstowe development and not the wider area. Wording would be added to state that the required funding would be specific to services for the new town.

Subject to the addition of new wording about service funding, Council **AGREED** E2 – Planning Obligations and Conditions.

E3 – Delivering Northstowe and E4 – Monitoring Northstowe

These new chapters had been included since the Pre-Submission stage in response to representations from GO-East, but would need updating to include amendments made by Council on 15 November 2005.

Subject to the inclusion of amendments made by Council on 15 November 2005, Council **AGREED** E3 – Delivering Northstowe and E4 – Monitoring Northstowe.

Glossary of Terms

Subject to the amendment of High Quality Public Transport, as agreed in the list of representations, Council **AGREED** the Glossary of Terms.

Conclusion

Council **AGREED** the amended Maps and the Sustainability Report.

Subject to the changes made during the meeting, Council **AGREED**:

- (a) the responses to representations to the Pre-Submission draft Northstowe Area Action Plan (AAP) as contained in Appendix A of the report;
- (b) the responses to representations to the Draft Final Sustainability Report for the Northstowe Area AAP as contained in Appendix A of the report;
- (c) the proposed changes to the draft AAP as contained in Appendix A of the report and incorporated into Appendix B of the report and **THAT IT BE SUBMITTED** to the Secretary of State in January 2006; and
- (d) **TO DELEGATE** further minor editing changes to the Development Plan Documents to the Planning and Economic Development Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

The Meeting ended at 4.45 p.m.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a special meeting of the Council held on
Tuesday, 22 November 2005 at 9.30 a.m.

PRESENT: Councillor Mrs CAED Murfitt – Chairman
Councillor JH Stewart – Vice-Chairman

Councillors: Dr DR Bard, RE Barrett, RF Bryant, SM Edwards, Mrs A Elsby, R Hall,
Mrs SA Hatton, Mrs JM Healey, Mrs CA Hunt, Mrs HF Kember,
SGM Kindersley, RB Martlew, Dr JPR Orme, NJ Scarr, Mrs GJ Smith,
Mrs HM Smith, Mrs DSK Spink MBE, RT Summerfield and Dr JR Williamson

Officers: Caroline Hunt Principal Planning Policy Officer
Keith Miles Planning Policy Manager

Apologies for absence were received from Councillors BR Burling, Mrs PS Corney,
Mrs SJO Doggett, Dr SA Harangozo, Mrs EM Heazell, JA Hockney, MP Howell, HC Hurrell,
RMA Manning, MJ Mason, DC McCraith, JA Quinlan, A Riley, RJ Turner, Dr SEK van de Ven,
Mrs BE Waters, DALG Wherrell, JF Williams and NIC Wright.

1. DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as an elected County Councillor,
Cambridgeshire County Council.

**2. LOCAL DEVELOPMENT FRAMEWORK: CAMBRIDGE EAST AREA ACTION PLAN:
PRE-SUBMISSION DRAFT RESPONSE TO REPRESENTATIONS AND PROPOSED
CHANGES**

The Principal Planning Policy Officer asked members to note that that the Cambridge
East Area Action Plan (AAP) had been prepared jointly with Cambridge City Council.
Because of this, targets and policy standards had been listed within the AAP rather than
reference made to the Core Strategy DPD and Development Control Policies DPD, to
provide a consistent approach across the boundaries between Cambridge City and the
South Cambridgeshire District.

The Cambridge East AAP would need to be approved by both Cambridge City Council
and South Cambridgeshire District Council. To assist with this process, the Cambridge
East Member Reference Group (CEMRG) had been established. Comprising members
and officers from the City, District and County, its aim was to obtain consensus on
issues. The CEMRG had met on 4 November 2005 and considered the schedule of
response to representations and the draft AAP with changes incorporated. The CEMRG
had endorsed the majority of responses to representations and proposed changes.
There were 2 issues where the CEMRG had recommended changes to Cambridge City
and South Cambridgeshire District Councils. These were Water Conservation and
Waste. Both would be dealt with during the meeting.

At a meeting on 8th November 2005, Cambridge City Council Environment & Scrutiny
Committee agreed the documents (subject to the CEMRG proposed changes).
Cambridge City Council would consider the draft AAP and any issues raised at this
meeting today on 8th December 2005. SCDC would consider the draft AAP together with
any issues raised by the City on the 9th December 2005. It was anticipated that these
Council meetings would result in a joint agreement to be taken forward.

Around 450 representations to the Cambridge East AAP had been received during the Pre-Submission public participation period. This was less than a third of the number received at the Preferred Options Stage. Of these, approaching 30% were in support. This was quite different from the level of representations for each of the Preferred Options stage, which numbered 1515, a significant number of which were objections to any proposal to relocate Marshall Airport to Duxford. That option had since been ruled out.

Appendix A – Responses To Representations

Appendix B – South Cambridgeshire LDF – Submission Draft Cambridge East Area Action Plan

Appendices A and B were considered concurrently. Key points raised during discussion, and additional changes to those highlighted in the draft submission are noted below.

A – Introduction

B – Vision and Development Principles

The Principal Planning Policy Officer noted that a representation queried the ability to deliver the number of dwellings stated by 2016, due to potential delays in release of land and uncertainty about the feasibility of relocating the airport. The response was that notwithstanding progress on airport relocation, the only parts of Cambridge East assumed by the South Cambridgeshire Core Strategy DPD to come forward by 2016 were Phase 1 north of Newmarket Road and the land north of Cherry Hinton; neither Council was relying on Cambridge Airport yielding dwellings by 2016.

In response to a representation concerning the high number of dwellings, the Principal Planning Policy Officer noted that the indicative capacity was 10-12,000 dwellings and that there were policies about density and infrastructure to ensure the community was sustainable and would be developed following a design-led approach.

The Principal Planning Policy Officer noted that it was not appropriate to refer to specific projects such as the Bridge of Reeds in the development principles section, particularly where they were outside the scope of the development and not yet firmly agreed schemes. The Bridge of Reeds and its relationship with the new urban quarter was addressed at paragraph D11.26 and its role in linking with the Wicken Fen vision in Policy CE/25.

Policy CE/2 Development Principles

13. The words ‘well used’ to be reconsidered to reflect that the AAP can’t require footpaths and cycleways to be well used.

28. ‘Health facilities’ had been added. ‘Education’ which had been deleted in error would be reinstated.

It was noted that all the area reports would be looked at before submission to ensure that the wording of same principals was consistent.

Council **AGREED Chapter A** – Introduction and **Chapter B** – Vision and Development Principles.

C – The Site and Its Setting

The Principal Planning Policy Officer noted that Marshall now proposed to relocate the

car showrooms to the western end of the undeveloped frontage, to help provide a suitable environment in the longer term for the Phase 1 development.

Paragraph C1.9 – at the end of the paragraph, the words ‘or their relocation to an alternative accessible location within the Cambridge East development’ would be added.

Paragraph C1.15 would be reworded to highlight the potential relocation.

It was noted that the desired retention of the mature trees located on roadside verges by the current car showroom was captured under Section D8 CE/16 point g which would be revised to say ‘existing tree and hedge resources *both within and* as a setting for the development’. The supporting text would be amended to mention specifically the trees that formed the avenue near the car showrooms.

Paragraph C2 Point 6 Green Corridor. Councillor Mrs CA Hunt noted that she assumed the road crossings would run from North to south; any road running east/west would severely impact on the Green Corridor and the Green Separation with Teversham Village on Airport Way. The Planning Policy Manager agreed but cautioned keeping options for public transport open until the long-term transport strategy and the detailed transport plan for Cambridge East had been published. The Principal Planning Policy Officer advised that crossings would be sensitively designed to reduce visual impact; the detailed work on transport for Cambridge East would be looking at the links between the development areas across Newmarket Road.

It was suggested that there should be limited tunnelling due to public safety issues.

C4 – Green Separation from Teversham. Teversham Parish Council had objected to the 200m Green Separation as inadequate. The Planning Policy Manager informed the meeting that there was a requirement to ensure there should be as much development as viable on future land releases, otherwise future development would encroach further into the South Cambs area. Councillor Mrs CA Hunt stated her support for Teversham Parish Council on the green separation issue, noting that the Foxgloves Estate would have no protection. The Planning Policy Manager responded that most of Teversham village would have separation in excess of 200m and that the Foxgloves Estate lay within the built up area of Cambridge, although it lay within Teversham Parish. It would be made clear that the Green Separation with Teversham Village should not be fragmented or otherwise adversely affected.

Paragraph C4.3. It was noted that the width of 200m proposed in the work for the Northstowe AAP had been arrived at after considering the factors when looking at green separation for Fen Ditton and that this connection would be made explicit.

Council **AGREED Chapter C** – The Site and Its Setting.

D – The Urban Quarter at Cambridge East

D2 – The District Centre

It was noted that the amendment to paragraph D2.8 ‘Opportunities for shared use of car parking in the District Centre should be explored with applicants for planning permission for buildings and uses which include proposals for car parking ‘ would be considered under demand management.

The Planning Policy Manager confirmed that no decision had been made on the principle of congestion charges within Cambridge City Centre and any implications had not yet been considered for the large District Centre. These would be considered later in the process.

It was suggested that anything considered for the City Centre should also be applied to the District Centre, as there were considerable implications for such issues as access.

D3 – Local Centres

Council was asked to note the proposed revision to the number of Primary Schools at paragraph D3.1 (5 to 6 instead of 6 to 7).

D4 Housing

Policy CE/10 Cambridge East Housing. Affordable Housing Paragraph 6. It was agreed that this should be amended as follows: 1st sentence, insert full stop after 'need. 2nd sentence to read 'Affordable Housing within the development must be available over the long term'.

The Planning Policy Manager stated that whilst all properties would not be built as 'Lifetime' homes, developers would be encouraged to provide a certain percentage (to be agreed later in the process).

Internal plans for properties (for Lifetime Homes requirements) would be considered thorough building regulations at the appropriate planning stage, but were not for consideration at this stage of the LDF process.

D5 – Employment

Objective D5/a

Members were referred to Representation 10909, made by Cambridgeshire County Council. The Principal Planning Policy Officer explained that concern had been raised at the CEMRG about the proposed officer response to the objection from the County Council concerning waste. The concern had been that the response could be interpreted as giving a negative view on the principle of whether major waste management facilities would be appropriate in Cambridge East as a whole, and may also give too much comfort to the developers of other urban extensions to resist waste management proposals. Officers clarified that the response sought to explain that there were no suitable land use allocations at Cambridge East where a district level AAP could reasonably make reference to waste matters, and that identifying any suitable site would be a matter for the Minerals and Waste LDF being prepared by the County Council as waste planning authority.

It was proposed that the response be amended as follows:

2nd paragraph. Add final sentence ' There is no equivalent general employment area proposed at Cambridge East as most of the employment will be located within the district centre or the local centres as part of high density, mixed use developments'.

The 3rd paragraph should be deleted in total.

D5/a – it was **AGREED** to remove the word 'some' from the proposed amendment.

D5/b – it was confirmed that this would be amended to reflect the wording contained in the Northstowe AAP.

D6 Community Facilities, Leisure, Arts and Culture including Community Development

CE/12 – Community Services, Facilities, Leisure, Arts and Culture

Representation 9541 – Objection to the proposed development of Cambridge East on the Cambridge Airport site. It was **AGREED** to split the first sentence of the final paragraph of the response as follows: 'Finally, the provision of health care is taken into account in this AAP. In terms of Addenbrooke's ... (remainder as written)'

D7 – Transport.

Paragraph D7.35, final sentence. It was **AGREED** that the words ‘and allotments’ should be removed and the sentence amended to read ‘The development will be linked to the Jubilee Cycle Road and the Cemetery’.

Appendix 1 – Car Parking Standards

Members raised concern about car parking design and allocation, particularly in regard to the statement that garages would be counted as parking spaces. It was noted that residents frequently used garages for storage and any additional reduction in allocated spaces would cause considerable parking problems within residential areas.

Council was informed that this would be a matter of consideration through the master planning and planning application process; additional wording on the design of car parking would be brought to the LDF Submission Special Council meeting on 9 December 2005.

D11 Meeting Recreational Needs**CE/24 Public Open Space and Sports Provision.**

Paragraph 7m. The distance of 60m had been deleted and replaced with 100m. Members had asked for this to be reconsidered in relation to the Northstowe AAP and it would be brought back to the 9 December 2005 Council meeting.

D12 An Integrated Water Strategy.

Council was informed that it had been the intention of Officers to delete paragraph 5 of Policy CE/26: Land Drainage, Water Conservation, Foul Drainage & Sewage Disposal in response to an objection from GO-East. However, Officers had reconsidered and felt that it would be appropriate to retain the principle of requiring water conservation in view of the importance of this issue to achieving sustainable development, whilst deleting the specific target in response to GO-East’s representation. There it was proposed to reinstate parts of Paragraph 5; this was endorsed by the CEMRG. It was **AGREED** that Paragraph 5 should be amended to read as follows:

‘5. All development in Cambridge East will incorporate water conservation measures including water saving devices, rainwater harvesting and greywater recycling whilst managing the recycling of water, to ensure no adverse impact on the water environment and biodiversity.’

A consequent change was necessary to Paragraph D12.11 of the AAP in Appendix B. It was **AGREED** that the last sentence be amended to read:

‘...This important issue should be considered as part of the Cambridge East proposals.’

CE/26 Paragraph 4, first sentence. It was **AGREED** that the words ‘be occupied’ should be deleted and replaced with ‘commence’.

Subject to the amendments above, Council **AGREED Chapter D – The Urban Quarter at Cambridge East.**

Council **AGREED Chapter E – Delivering Cambridge East.**

Council **NOTED** the Glossary of Terms.

Council **NOTED** the Index of Representors at **Appendix C.**

Council **AGREED** the following recommendations as listed in the LDF: Cambridge East

AAP: Pre-submission draft response to representations and proposed changes:

1. **AGREED** the responses to representations to the Pre-Submission draft Cambridge East Area Action Plan (AAP) as contained in Appendix A
2. **AGREED** the proposed changes to the draft AAP as contained in Appendix A and incorporated into Appendix B (with additional changes as noted above) and that it be **SUBMITTED** to the Secretary of state in January 2006.
3. **DELEGATED** further minor editing changes to the DPDs to the Planning Portfolio Holder where they involved matters of policy and to the Development Services Director where they were technical matters.

The Meeting ended at 12.45 p.m.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a special meeting of the Council held on
Friday, 25 November 2005 at 9.30 a.m.

PRESENT: Councillor Mrs CAED Murfitt – Chairman
Councillor JH Stewart – Vice-Chairman

Councillors: Dr DR Bard, RE Barrett, RF Bryant, EW Bullman, Mrs A Elsby, R Hall,
Mrs SA Hatton, Dr JA Heap, Mrs EM Heazell, Mrs CA Hunt, Mrs HF Kember,
SGM Kindersley, RMA Manning, RB Martlew, CR Nightingale, Dr JPR Orme,
Mrs DP Roberts, Mrs HM Smith, Mrs GJ Smith, Mrs DSK Spink MBE,
RT Summerfield, Dr JR Williamson and SS Ziaian-Gillan

Apologies for absence were received from Councillors BR Burling, JP Chatfield, Mrs PS Corney,
SM Edwards, Dr SA Harangozo, Mrs JM Healey, MP Howell, MJ Mason, JA Quinlan, A Riley,
Mrs VM Trueman, RJ Turner, Dr SEK van de Ven, Mrs BE Waters, DALG Wherrell, JF Williams,
TJ Wotherspoon and NIC Wright.

1. DECLARATIONS OF INTEREST

The following personal interests were declared:

Councillor Dr DR Bard	because his pension provider is the University Superannuation Scheme, one of the joint funders of the Monsanto site, and because his wife works for the Addenbrooke's NHS Trust
Councillor R Hall	Because of family connections with the Biomedical Campus
Councillor Mrs EM Heazell	Because her husband works for the Addenbrooke's NHS Trust
Councillor Mrs CAED Murfitt	because her pension provider is the University Superannuation Scheme, one of the joint funders of the Monsanto site
Councillor Dr JPR Orme	because his pension provider is Bayer CropScience, who had made representations.

In addition, Councillors Mrs EM Heazell, Mrs H Kember, CR Nightingale and Dr JPR Orme stated for the record that they were members of the Cambridge Southern Fringe Member Reference Group. Councillor Mrs EM Heazell was also a member of the Addenbrooke's NHS Trust/Local Authority Working Party. Councillor SGM Kindersley stated for the record that he was a Cambridgeshire County Councillor.

2. LOCAL DEVELOPMENT FRAMEWORK - CAMBRIDGE SOUTHERN FRINGE REPORT

Members considered representations made in relation to the Pre-Submission draft Cambridge Southern Fringe Area Action Plan (AAP) and the resulting proposed changes with a view to submitting the AAP to the Secretary of State in January 2006.

The Planning Policy Manager outlined the timetable for finalising the draft Local Development Framework at the meeting of full Council on 9th December 2005 and submitting it to the Secretary of State in January 2006. This would be followed by a public participation exercise lasting six weeks. A further 6-week period of consultation would then take place on any alternative sites put forward. Public Examination of the draft LDF would take place during the period from July to October 2006. The Inspector, who would conduct the Public Examination, had previously conducted the Inquiry into

Cambridge City Council's Local Plan, and the Planning Policy Manager welcomed the benefits of working with an Inspector already familiar with local issues.

The Planning Policy Manager reminded Members that the bulk of development within the Cambridge Southern Fringe fell within the administrative area of Cambridge City. However, South Cambridgeshire District Council had a crucial role to play in delivering the development of about 600 dwellings in Trumpington West in South Cambridgeshire, in formulating countryside policies, and in identifying compensatory measures in respect of land taken out of the Green Belt.

The Planning Policy Manager highlighted the principal representations received as a result of the Pre-submission Public Participation exercise, including those not prompting any change to the draft Area Action Plan.

A. Introduction

B. Vision and Development Principles

In response to a suggestion that Policy CSF/2 should require the National Trust to provide a cycle link from Trumpington West to Coton Country Park, the Planning Policy Manager said that the Plan addressed only the principle of expanding the public right of way network, while remaining silent on the detail.

Members noted that there were several issues of concern to them, which were within the ambit of Cambridge City Council to deal with.

The Planning Policy Manager explained that Policy CSF/2 (m) sought to ensure that those living in Trumpington West would have easy access to all their learning needs. This did not imply that all of those needs would be provided for within the site of Trumpington West. It was agreed that the Cambridge Southern Fringe Area Action Plan should make clear that a single form entry primary school would be provided on site, consistent with the terminology used in other AAPs.

These chapters were **AGREED**.

C1 Site for Trumpington West

AGREED

C2 Setting of the Cambridge Southern Fringe

Members noted the significant amendment of Policy CSF/4 to refer to the character, as well as the setting, of Cambridge.

Chapter **AGREED**

C3 Enhancing landscape, biodiversity, recreation and public access

Members said that paragraph C3.5 must be reworded to ensure that, as well as Addenbrooke's Hospital, the proposed Biomedical Campus (including the proposed new Papworth Hospital) would be required to contribute financially to off-site landscape mitigation measures needed for the new hospital and research buildings.

The question of mineral extraction was significant, and Cambridgeshire County Council, as Minerals Authority, must be urged to ensure that operations having an unacceptable impact on the setting of Cambridge would not be permitted and that all necessary steps

to minimise any adverse visual impact from extraction operations would be taken.

Councillor CR Nightingale did not contribute to the discussion of this chapter.

AGREED, subject to the above.

D1 Structure of Trumpington West

AGREED

D2 Housing

South Cambridgeshire District Council and Cambridge City Council had agreed to share allocations to affordable housing in all of the edge-of-city sites. As with all other aspects of the Cambridge Southern Fringe AAP, provisions relating to housing must be consistent with those in other Area Action Plans in the Local Development Framework. Good design was as important a consideration as quality.

AGREED

D3 Employment

AGREED

D4 Community facilities, leisure, art and culture

AGREED

D5 Transport

The Planning Policy Manager summarised the envisaged timetable for constructing the new access road to Addenbrooke's Hospital, reminding Members that the District Council could only control land in South Cambridgeshire.

Members were concerned that the policies as written would allow development at Trumpington West to commence before the Addenbrooke's Access Road was completed.

Members asked officers to clarify, with Cambridgeshire County Council, that the statement in paragraph D5.5 in relation to the Guided Busway providing direct links to Addenbrooke's Hospital remained the intention, and to report back to the Special meeting of full Council on 9th December 2005. The potential for traffic congestion had to be addressed at the earliest possible stage.

The Planning Policy Manager said that the District Council would be consulted by Cambridge City Council on planning applications with regard to haul roads within the City but which could impact on South Cambridgeshire residents. Members were concerned that traffic congestion on the road network should not be compounded by construction vehicles travelling to and from the site and, in particular should not impact on villages. The Core Strategy would need amending accordingly for the Special meeting of full Council on 9th December 2005.

The second bullet point of paragraph D5.7 should be amended so as to include Sawston.

Chapter **AGREED**, subject to the above changes and a letter to Cambridge City Council urging it not to authorise the commencement of development on Trumpington Meadow until the Addenbrooke's Hospital access road had been completed.

D6 Landscape

Spoil from the site should be transported via the M11 and not through local villages.

AGREED, subject to the proposed change to CSF/12 contained in the representation schedule being reflected in the AAP in full.

D7 Biodiversity

AGREED

D8 Archaeology and heritage

AGREED

D9 Meeting recreational needs

If the Guided Busway into the Addenbrooke's site was to use a separate bridge to the access road, the two bridges should be of an identical, and high quality, design.

AGREED

D10 An Integrated Water Management Strategy

AGREED subject to a change to CSF/19(4) ensuring consistency with the other AAPs so that no development should commence until the Local Planning Authority had given written authority.

D11 Telecommunications

AGREED

D12 An Exemplar in sustainability

AGREED

D13 Waste

AGREED, subject to recognition by Cambridgeshire County Council (as Waste Planning Authority) of the need for the sensitive location of Waste Management Facilities.

E1 Delivering the Cambridge Southern Fringe – Phasing and Implementation

AGREED, subject to Policy CSF/22 (Site accesses and Haul Roads – Point 2) being further amended to include Great Shelford, to include reference, in the supporting text, to the part of Policy CSF/22(3) previously deleted because it referred to land within Cambridge City, and to advise that the District Council will make representations on any planning application submitted to Cambridge City Council.

E2 Planning Obligations and Conditions

Members noted that there had been no representations on this section, and **AGREED** it, subject to any necessary technical alterations to ensure consistency with the other Area Action Plans.

E3 Delivery

AGREED

E4 Monitoring

AGREED

Members noted the Index of Representors in Appendix C.

Subject to changes made during the meeting, Council

- (1) **AGREED** the responses to representations to the Pre-Submission draft Cambridge Southern Fringe Area Action Plan (AAP) as contained in Appendix A of the report;
- (2) **AGREED** the responses to representations to the Draft Final Sustainability Report for the Cambridge Southern Fringe AAP as contained in Appendix A;
- (3) **AGREED** the proposed changes to the draft AAP as contained in Appendix A and incorporated into Appendix B, and that it be submitted to the Secretary of State in January 2006; and
- (4) **DELEGATED** further minor editing changes to the Development Plan Documents to the Planning and Economic Development Portfolio Holder, where they involve matters of policy, or to the Development Services Director, where they are technical matters.

The Meeting ended at 12.05 p.m.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Council
AUTHOR: Director of Development Services

9 December 2005.

SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK:

SUBMISSION TO SECRETARY OF STATE

Purpose

1. For Members to consider issues raised at the LDF Council meetings of 15, 18, 22 and 25 November which Council asked to be brought back to this meeting for further consideration and agreement. The finalised LDF documents will be submitted to the Secretary of State in January 2006.

Effect on Corporate Objectives

2.	<table border="1"> <tr> <td style="padding: 2px;">High quality, accessible, value for money services</td> <td rowspan="4" style="vertical-align: top;"> <ul style="list-style-type: none"> • Assist the Council's objectives to deliver quality accessible development in the district • Include the provision of affordable housing and the effective delivery of sustainable development at Northstowe and other major developments on the edge of Cambridge and development of sustainable communities • Assist the delivery of the Community Strategy • Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure. </td> </tr> <tr> <td style="padding: 2px;">Quality village life</td> </tr> <tr> <td style="padding: 2px;">A sustainable future</td> </tr> <tr> <td style="padding: 2px;">A better future through Partnerships</td> </tr> </table>	High quality, accessible, value for money services	<ul style="list-style-type: none"> • Assist the Council's objectives to deliver quality accessible development in the district • Include the provision of affordable housing and the effective delivery of sustainable development at Northstowe and other major developments on the edge of Cambridge and development of sustainable communities • Assist the delivery of the Community Strategy • Be used by Cambridgeshire Horizons to help the early and sustained development of the necessary services and infrastructure. 	Quality village life	A sustainable future	A better future through Partnerships
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Quality village life						
A sustainable future						
A better future through Partnerships						

Background

3. Special meetings of full Council have previously considered representations received, responses to those representations, and resulting changes to the Development Plan Documents (DPDs) at the following meetings:
 - Core Strategy, Development Control Policies, Site Specific Policies DPDs - 15th November
 - Northstowe Area Action Plan (AAP) - 18th November
 - Cambridge East AAP - 22nd November
 - Cambridge Southern Fringe AAP - 25th November
4. Council asked that certain issues be given further consideration and recommendations be brought back to this meeting.

Key Issues for Consideration

5. The issues referred back to officers for further consideration are listed in the following agenda items together with the recommended response:

Item 4	Core Strategy: issues to be brought back to Council
Item 5	Development Control Policies: issues to be brought back to Council
Item 6	Site Specific Policies: issues to be brought back to Council
Item 7	Northstowe: issues to be brought back to Council
Item 8	Cambridge East: issues to be brought back to Council
Item 9	Cambridge Southern Fringe: issues to be brought back to Council
Item 10	Changes Maps

6. The changes must be considered in the context of those agreed at previous meetings, therefore the reports and minutes of the previous meetings of Special Council should be considered when assessing the recommendations. In particular, the schedules in the later agenda items include the relevant agenda page reference for each issue to assist Members in their consideration. Members may find it helpful to bring those earlier agenda papers identified at the top of each schedule to the meeting.

Next Steps

7. Members are being asked to agree the outstanding parts of the LDF at this meeting for submission to the Secretary of State. The revised Core Strategy DPD, Development Control Policies DPD, Site Specific Policies DPD, Northstowe AAP, Cambridge East AAP, Cambridge Southern Fringe AAP and Proposals Map will be submitted to the Office of the Deputy Prime Minister in January 2006.
8. Further minor technical updating will also be required to the LDF and consistency across the plans will need to be checked to ensure that any consequential changes are made as a result of changes agreed by Members in other DPDs. Members are asked to delegate this process to the Portfolio Holder if it involves any matters of policy and to the Development Services Director for purely technical changes.
9. Submission to the Secretary of State will trigger the start of a further statutory six week period during which representations can be made on the LDF. Once this consultation period has finished public views will also be sought and considered on any "objection" sites. This includes both new and alternative development sites put forward by objectors and will give an opportunity for third parties to make formal representations before objection sites are considered by the Inspector. This is a new stage under the new plan making system. A public examination is then scheduled for July to October 2006 (with a recess in August) to be chaired by an independent Inspector who will test the "soundness" of the LDF documents. Finally the Inspector will produce a binding report which is programmed for March 2007 and the Council will then adopt the LDF documents.

Options

10. There are no specific options to put before Members at this stage.

Community Safety Implications

11. None

Environmental / Sustainability Implications

12. Key components of the LDF will consider matters such as landscape and biodiversity, land drainage and water conservation, energy efficiency and managing waste.

Equal Opportunities Implications

13. None

Financial Implications

14. The additional round of public consultation occasioned by the September 2004 changes in the Regulations for plan-making has had to be funded from the unspent monies for the Public Examination into the 'soundness' of the plans which has now been postponed to the next financial year. Additional budgetary provision will have to be added to the monies which will be rolled over into 2006/07.

Legal Implications

15. None.

Risk Management Implications

16. The effect of any slippage to the timetable could be significant to meeting the Structure Plan development strategy for the Cambridge area.

Staffing Implications

17. Within existing resources.

Recommendations

18. Members are invited to:
- (a) **AGREE** the further changes proposed to the Pre-Submission draft LDF documents as contained in Agenda Items 4-10;
 - (b) **AGREE** that the proposed changes be incorporated into the draft LDF documents and that the LDF **BE SUBMITTED** to the Secretary of State in January 2006; and
 - (c) **DELEGATE** further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

Background Papers: the following background papers were used in the preparation of this report: Reports to Council meetings of 15, 18, 22 and 25 November 2005
Pre-submission Core Strategy Development Control Policies Site Specific Policies, June 2005
Pre-submission Northstowe Area Action Plan, June 2005
Pre-submission Cambridge East Area Action Plan, June 2005
Pre-submission Southern Fringe Area Action Plan, June 2005
Representations received in response to the above documents.
Revised Sustainability Appraisals

Contact Officer: Keith Miles – Planning Policy Manager
Telephone: (01954) 713181

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Core Strategy DPD – Issues to be brought back to Council

Relates to Agenda Item 6 / Appendix E of report to Council meeting of 15 November 2005

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
541	2.1	Review the text in the Vision to recognise pressures are from a wider area than “to the south”.	Amend first sentence of paragraph 2.1 to read: “The vision for South Cambridgeshire is that it will contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south, <u>or elsewhere</u> , while preserving and enhancing its rich built and natural heritage and distinctive character.”
556	ST/5	It was questioned whether Haslingfield has been correctly classified as a Group Village and whether it should be changed to an Infill-Only village?	The key criteria for selecting Group Villages is whether it has a primary school. Haslingfield has a primary school and therefore it is correctly classified. The village is currently classified as a Group village in Local Plan 2004 and has been proposed as such throughout each of the public participation stages to the LDF to date. There were no objections received concerning the “test” (i.e. whether the village has a primary school) used for categorising villages. The identification of Haslingfield as a Group village is entirely consistent with the categorisation of other Group villages and the way that the village has previously been categorised and there is no context for making a change at this late stage in the plan making process. It is recommended that no change be made to the plan.
612	Glossary	Elaborate of the definition of “climate proofing”	Revise definition in the Glossary: “Climate proofing aims to ensure buildings and associated

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>infrastructure are capable of enduring the future impacts of climate change, <u>for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices, and using materials that have low / zero CO₂ and green house gas emissions.</u>"</p>
	Glossary	Define "local needs".	<p>Add definition to the Glossary:</p> <p>"The definition varies depending on the circumstances in which it is used. Where talking about types of housing or employment provision in the district it will often relate to the needs of the wider Cambridge area. Where talking about local needs as identified through the Housing Needs Survey it refers specifically to the needs of the district. With regard to exceptions sites for affordable housing it refers to the needs of the village / parish."</p>

Development Control Policies DPD – Issues to be brought back to Council

Relates to Agenda Item 7 / Appendix F of report to Council meeting of 15 November 2005

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
624	3.7	Delete new paragraph 3.7 on Health Impact Assessments (HIAs) because of concerns that a specific website may not remain in operation for the duration of the plan.	<p>Paragraph 3.7 was added in response to a representation seeking further guidance on the production of HIAs. It is considered helpful to provide guidance to applicants on where to find out information about this new requirement. It is proposed that the Design Guide include guidance on the production of HIAs when it is reviewed before it is adopted as a Supplementary Planning Document.</p> <p>Replace paragraph 3.7 on page 624 of the 15 November agenda with a new paragraph:</p> <p>“Guidance on the preparation of a Health Impact Assessment can be found in the Design Guide Supplementary Planning Document.”</p>
627	3.8	A Member requested the inclusion of some additional wording relating to the integration of car parking into new high density housing developments.	<p>Add new sentence to paragraph 3.8 after second sentence:</p> <p>“Development at higher densities may require more innovative design to incorporate off-street car parking, for example, through integrating garages within the footprint of dwellings or underground parking.”</p>
638	GB/1	Review of Green Belt boundaries at Willingham.	Meeting held with local members and the Parish Council. Willingham Parish Council requests that the proposed Green Belt boundary around Willingham follows the Village Framework between Rampton Road and Over Road with one exception. To the east of Haden Way, the Parish Council proposes that the Green Belt boundary would follow a field boundary south eastwards to the rear of properties on

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
638	GB/1	Review of Green Belt boundaries at Over. Whilst this was not a matter specifically deferred to this meeting, the Parish Council raised this issue at the site visit held to look at Important Countryside Frontages at Over.	<p>Station Road which would exclude from the proposed Green Belt a relatively small area of land which is surrounded by the village on three sides. See Maps in Agenda Item 10.</p> <p>The Parish Council requests that the Green Belt boundary revert to that proposed on the Pre-Submission Proposals Map and that the changes proposed to Council at its meeting of 15 November not be made. It considers that this could be consistent with the approach at Willingham. See map in Agenda Item 10.</p>
638	GB/1	Review of Green Belt boundary at Church Lane, Sawston to consider whether a triangle of undeveloped land between the ground of Sawston Hall and properties fronting St Mary's Road should be brought into the village framework.	<p>A site visit was held with the local Member and the Parish Council. The site is an undeveloped area with a few mature trees and scrub. The Local Member and Parish Council advise that there are problems with fly tipping and vandalism on the site.</p> <p>The site has a long planning history. In 1980 an application to develop a detached dwelling on the site (S/0385/79/O) was refused by the Council and the subject of an appeal. The Inspector considered that the "case turns on the impact the proposed development would have on the appearance of this part of the village". He commented in respect of the housing estate to the east of the site that had been built a while previously, that "obviously the estate could have been originally planned and laid out with a view to including the appeal site, but in my opinion there was every reason for it to be left as part of the Conservation Area; for it and the old Victorian property opposite now provide an effective and most desirable break between this patch of modern suburban development</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>and the traditional stretch from there along the road towards the church.” He went on to say that “it is surely reasonable to hope that the site might eventually be replanted at some future date, which would greatly consolidate and enhance the Conservation Area – a possibility that would be sacrificed out of hand if another permanent dwelling were to be put up there now.” He also said that “I consider it could open the door to other encroachments on the Conservation Area,” and concluded by dismissing the appeal.</p> <p>There was a further appeal decision against refusal of an application for the erection of a detached dwelling (S/0072/84/O) in 1985. The Inspector advised that his decision “must turn on whether the erection of a dwelling on this site would be detrimental to the character of the village conservation area”. He highlighted that the trees on the site, together with those on adjoining land, are included within a Tree Preservation Order. He commented that “I saw that Church Lane, between the modern housing estate and the church, has retained much of its old rural charm which is emphasised by the large number of trees which successfully screen the housing estate when viewed from around the church and along Church Lane. Although generally undistinguished the trees and shrub cover within the site do provide a significant break between the modern housing and the parkland setting of Sawston Hall and the church. The erection of a dwelling on the site, even with additional planting as you suggest, would inevitably result in a substantial change in its character thereby weakening the effect of this important natural feature within the conservation area. I accept that a dwelling on this site may result in its being somewhat tidier than it is at present but this situation could I feel, be redeemed without the need to develop the site.” He considered that “it is necessary for me to ensure that within a</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>conservation area new development has regard to the preservation or enhancement of its existing traditional elements. In this case I am satisfied that the retention of this site as part of an important local landscape feature is consistent with these aims.” He dismissed the appeal.</p> <p>A further application for a bungalow was refused in 2000 (S/0174/O) as being inappropriate development in the Green Belt, lying outside the village framework and which would result in the loss of countryside and adversely affect the setting of the adjacent Grade I listed Sawston Hall and the appearance and character of the conservation area.</p> <p>Whilst appreciating the problems that this area may be causing in terms of fly tipping and the difficulty in identifying an appropriate long term solution to its future, the views of both Inspectors are fully endorsed as still being relevant to this site and there is not considered to be any planning reason to propose any change to the village framework or Green Belt boundary at this site.</p>
648	HG/2	<p>Members asked for consideration to be given to incorporating a floorspace threshold and / or number of bedrooms in Policy HG/2 in relation to housing mix. Members had also expressed a desire to include a policy for lifetime homes.</p>	<p>Members have previously been informed that emerging government guidance in a consultation relating to a revision of PPG3 is that development plans should not include prescriptive policies on housing mix which include targets based on number of bedrooms. It was recommended that the Pre-Submission Development Control Policies DPD did include such a policy because of evidence that the market is not responding to local needs in the very high proportion of large homes being built over a long period, the findings of the Housing Needs Survey that there is a need for a high proportion of 1 and 2 bedroom dwellings in the district and that the government</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>guidance is currently in draft. A floorspace threshold was not recommended because of the arbitrary nature of any such threshold.</p> <p>In response to Members request that further consideration be given to including floorspace thresholds in the policy either instead of, or in addition to, the number of bedrooms, further research has been carried out. A very recent Inspector's Report into the Basingstoke & Deane Borough Local Plan Review (16 November 2005) made recommendations on a housing mix policy that had included a combination of a specified proportion of dwellings (which varied depending on the accessibility of the location) and a proportion of those smaller dwellings not exceeding a gross floor area of 70 sq.m. The reasons behind the policy are very similar to those being experienced in South Cambridgeshire.</p> <p>The Inspector was not persuaded by the approach for various reasons including:</p> <ul style="list-style-type: none"> ○ The escalation in house prices means it is unrealistic to expect that small market units will necessarily be affordable to entry households and this weakens the justification for the level of detail in the policy. ○ No evidence to indicate that small households that are able to buy on the open market are necessarily seeking small units. ○ Housebuilders need some flexibility in matching the aspirations of small households with the provision of new stock requiring a less prescriptive approach in the policy. ○ The emphasis on higher densities will continue to be an important mechanism in ensuring that developments no longer have a predominance of dwellings with 3 and 4

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>bedrooms.</p> <p>He concludes that sufficient correlation between the housing issues highlighted and the very detailed prescription of the type and size of dwellings. He also concludes that the imposition of a maximum floorspace of 70sq.m. for 80% of 1 and 2 bedroom units is “an arbitrary and unjustified imposition on the detailed design of new housing”.</p> <p>Representations to the Basingstoke Local Plan also addressed the issue of lifetime homes which members of this Council sought to include at earlier Council meeting. Officers advised at that time that the issue of internal house design was addressed through Building Regulations and outside the scope of the planning system, in a similar way to other issues on which GO-East had advised should be deleted from the LDF. Whilst Basingstoke and Deane officers took the same view, it is interesting that the Inspector felt that this was a matter that could be addressed by the planning system because the lifetime homes standards go beyond the requirements of Building Regulations.</p> <p>He considered that ensuring there is a stock of housing designed for, or readily adaptable to the needs of people with mobility difficulties, in his view, is an integral part of meeting housing needs of the area. He felt it would be inappropriate to include a specific arbitrary requirement on all housing developments because the location of sites and nature of housing will be important factors in considering the appropriate proportion. He considered that the policy should encourage the provision of a proportion of lifetime homes built to lifetime standards and the supporting text would explain how it would</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>be implemented.</p> <p>He recommends replacing the policy to read:</p> <p>“New housing development should aim to create mixed and inclusive communities, taking into account the scale of the development, the location of the site and housing needs. There should be a mix of dwellings both in the development overall and within the open market housing provided, including a substantial proportion of 1 and 2 bedroom units. A proportion of new dwellings should be designed to lifetime mobility standards.”</p> <p>He recommended that the supporting text include the housing mix targets based on number of bedrooms that the Council would seek, but he deleted any reference to floorspace thresholds. He also recommended a new paragraph on lifetime homes to read:</p> <p>“Lifetime mobility standards for dwellings have been developed by the Joseph Rowntree Foundation to provide dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. These standards exceed the requirements of the Building Regulations. Overall []% of the population have mobility difficulties; homes designed to lifetime standards would cater for their needs as both residents and visitors. Increasing the number of lifetime homes will increase the opportunities for people to find a home that meets their needs or not to have to move if their circumstances change. The Council will encourage developers to include a proportion of homes designed to this standard with the objective of achieving, overall, []% of all new homes in the Borough to this standard.”</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>On the basis of this very recent Inspector's report which considered very similar circumstances to those in South Cambridgeshire, officers are not able to recommend that the LDF should include floorspace standards within the policy. However, if Members decide they wish to include a floorspace threshold, the 70sq.m. used by Basingstoke and Deane would be a option. This is similar to the size threshold for a 2 bedroom house used previously by the Housing Corporation, although they have recently dropped the use of any standards.</p> <p>The inclusion in policy of standards for specific proportions of properties of different bedroom sizes is questionable in the context of emerging government advice as appears to be already being implemented through Inspector's decisions. The Inspector included such thresholds in the Plan but in the supporting text rather than in policy.</p> <p>The Inspector's recommendation on lifetime homes is surprising in the light of GO-East advice to this Council, but it would provide a context for including reference to lifetime homes within policy if Members wished to do so. The reference to a specific percentage of lifetime homes in the LDF should be based on local evidence of needs. The 2001 Census shows that 13.3% of the population falls into the category of "with limiting long-term illness". The Housing Needs Survey 2002 identifies 2.9% of all households as containing a frail elderly person and 4.5% as having a person with a physical disability, giving a total of 7.4%. However, that Census figure includes people without mobility problems whilst the HNS is based on a sample and may not be as comprehensive as the Census. On this basis, a target of 10% would not be unreasonable.</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
659	HG/9	In response to a representation, it was questioned why horses were treated differently to other uses in Policy HG/9, with specific regard to the Green Belt.	<p>Members are invited to make a decision in the light of this information.</p> <p>Guidance in PPS7 is clear that dwellings in the countryside are the inappropriate forms of development in the countryside, unless associated with uses such as agriculture, forestry and rural enterprises. This would also apply in the Green Belt. Therefore it is proposed to amend Policy HG/9 to make it clear that dwellings for the keeping of horses will not be permitted, and dwellings for horse enterprises will be considered if they meet the tests, consistent with other rural enterprises. The keeping of horses does not comprise an agricultural use in legal terms unless it is grazing only with not supplementary feeding.</p> <p>Delete policy paragraph 4 and replace with:</p> <p>“Dwellings associated with the keeping of horses are an inappropriate form of development in the countryside. Where the future need for accommodation is anticipated, stables should be located close to an existing dwelling, or suitable building capable of conversion to such use. Dwellings for horse enterprises will be considered in accordance with the above tests.”</p> <p>Add the following new sentence to follow the first sentence of paragraph 5.39 as on page 661:</p> <p>“It is not considered that the security of horses justifies the provision of a dwelling and there are other methods of providing site security.”</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>Delete supporting text at paragraph 5.40 as on page 661.</p> <p>Add the following to the end of paragraph 5.41 as on page 661:</p> <p>“...where they comprise a rural enterprise.”</p> <p>Paragraph 5.42 as on page 661 be revised to read:</p> <p>“A Supplementary Planning Document will be prepared for dwellings associated with a rural enterprise.”</p>
685	SF/10	<p>Lord's Bridge consultation zone – seek financial contributions towards additional expense of consulting on planning applications within the wider zone.</p>	<p>There is a distinction between the applications on which consultation is required between the original consultation zone and the new wider consultation zone which would only require consultation on telecom / microwave transmission applications. This should be clarified in the Plan. The issue of financial contributions will be explored separately.</p> <p>Add a new policy paragraph:</p> <p>“Within the ‘Lords Bridge Consultation Area 2’ (defined on the Proposals Map), development proposals for telecommunications and microwave operations that could adversely affect the operation of the Mullard Radio Astronomy Observatory at Lord's Bridge will be subject to consultation with the University of Cambridge, and account will be taken of the risk of interference to the equipment being used at the Observatory. Planning permission will be refused where interference would be caused that could not be overcome by conditions or by the use of planning obligations.”</p>
721	CH/7	Review the Important	Site visit held with local members and the Parish Council. It is

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
		Countryside Frontages at Over.	proposed to add new ICFs at Over, as shown on the Inset Map where the countryside penetrates to streets or paths which afford the countryside views from public viewpoints which contribute to the character of the village. See map in Agenda Item 10.
	Glossary	Define "rural enterprise".	<p>Definition added to the Glossary:</p> <p>"An enterprise where a countryside location is necessary and acceptable, which contributes to the rural economy, and / or promotes recreation in and the enjoyment of the countryside. Examples may include types of farm diversification, recreation and tourism."</p>
	Inset Map	Technical change to amend the Protected Village Amenity Area boundary at London Road, Sawston.	It is proposed to amend the PVAA boundary to exclude Sawston Medical Centre from the PVAA at London Road, Sawston as shown on the map in Agenda Item 10, which is under construction, as this land no longer performs a village amenity function.

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Site Specific Policies DPD – Issues to be brought back to Council

Relates to Agenda Item 8 / Appendix G of report to Council meeting of 15 November 2005

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
810	SP/2	Policy SP/2 CNF(W) – make it clear in the text that the policy only remains in the LDF because permission was granted after March 05 and the policy is needed to ensure the site's contribution to housing land supply is acknowledged.	A note has been added at the end of Policy SP/2 as follows: “Note: Planning permission was granted in June 2005. It is included in the LDF due to gaining permission after March 2005, to ensure the housing land supply it creates is acknowledged.”
817	SP/10	Policy SP/10 – clarify text to make it clear that it refers to substantial buildings (not glass houses).	Amend first sentence of Policy SP/10 as follows: “Within the former Land Settlement Association Site at Fen Drayton, as defined on the Proposals Map, where it can be demonstrated that buildings (<u>excluding glass houses</u>) are no longer needed...”
818	SP/11	Review Policy SP/11 Papworth Hospital Site with regards the reuse of Hospital – consider policy rewording to focus on health or employment redevelopment but not residential or large-scale retail.	A meeting was held with local members, the Parish Council and the Varrier Jones Foundation. A revised policy and supporting text is attached at Appendix 1 to this addenda item. The revised policy clarifies that site of Papworth Hospital will continue to be an employment use with the preferred use being for healthcare but allowing for the possibility of B1 employment if a healthcare use/redevelopment is not forthcoming.

APPENDIX 1

Site 1 – Papworth Hospital Site

Re-use and/or re-development will provide for the continuation of employment uses on the Papworth Hospital site.

A sequential approach will be taken to finding replacement uses beginning with healthcare. Only if a suitable healthcare use or uses cannot be found after the site has been marketed for healthcare for a period beginning no later than mid 2006 and ending no earlier than 12 months before the final closure and vacation of Papworth Hospital would other employment uses within the B1 use classes that would be compatible with this location in the centre of Papworth Everard be permitted.

Any scheme must:

- (1) Maintain the vitality and viability of Papworth Everard village;
- (2) Maintain the housing and employment balance of the village;
- (3) Maintain the present setting of Papworth Hall; and
- (4) Preserve buildings on the site that contribute to the setting of the village and history of the site.

Development and/or redevelopment for housing will not be permitted. Conversion of existing buildings of character for residential use may exceptionally be permitted where it would be the most appropriate use of the buildings and re-create the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall.

Papworth Everard is a unique village within South Cambridgeshire where a unique policy approach has been developed and applied in recent years. The presence of medical facilities in Papworth for nearly a century has seen a focus of healthcare provision in the village ranging from the treatment and convalescence of tuberculosis sufferers to the current provision of residential rehabilitation facilities for the disabled by the independent Papworth Trust, and the treatment of people with life threatening cardio-vascular problems by the Papworth Hospital NHS Trust. By the late 1980's, with an ageing population (many of them ex-TB patients) and a relatively high proportion of younger residents with physical disabilities, the village was in decline. To meet this challenge and to make Papworth Everard a more sustainable settlement, a planned development/redevelopment was begun in the 1990's to provide a bypass, 1,000 additional dwellings, the redevelopment of the village centre and the re-location of some employment uses from the village centre to an edge of village location

Papworth Hospital is a major employment site and some 300 local residents work at the hospital either directly or as sub-contractors. The Hospital provides a range of employment opportunities from the unskilled to highly specialised doctors. The NHS Trust's decision to transfer Papworth Hospital to Cambridge is a major threat to the future viability of Papworth Everard and the maintenance of a sustainable and balanced community. The whole 1990's planning strategy is in danger of being undone at a stroke.

Papworth Everard is synonymous with healthcare provision which provides a breadth of employment opportunities. Healthcare provision is therefore the preferred use. This could include a continued role within the NHS or trading on the world renowned Papworth Hospital name could include private healthcare facilities. A long term approach will need to be taken to securing a healthcare future, and now that the NHS Trust has made the decision to re-locate to Addenbrookes, this should begin immediately. .

If it is necessary to consider other forms of employment for the Papworth Hospital site, then a mix of uses within the B1 Business Class would be the most appropriate in this historic parkland setting.

Residential development would not be acceptable other than for the conversion of any existing buildings which would not be suitable for healthcare/employment uses or which would make the most appropriate contribution to enhancing the historic setting of Papworth Hall. Residential redevelopment as an alternative to healthcare/employment uses is not compatible with the long term strategy to make Papworth Everard a sustainable village and would make the village a dormitory settlement unrelated to the main focus of jobs growth in and on the edge of Cambridge.

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Keith Miles
Planning Policy Manager
SCDC

30th November 2005

Mrs M A Smith
7 Varrier-Jones Drive
Papworth Everard
Cambridge
CB3 8GJ
jandasmith@waitrose.com
01480 831869

Dear Mr Miles,

Re: LDF representations from Papworth Everard Parish Council

Further to my letter of 10th November, it may be helpful to clarify the Parish Council's concerns over the future use of the Papworth Hospital Site.

Our response in November 2004 to the LDF draft policies CS55/56/57/58 is still relevant, in particular our support for paragraph 8.20 and policy CS58 that rejects the option of the hospital site being redeveloped for housing.

On 27th October after many years of uncertainty the decision was announced that Papworth Hospital would definitely relocate from Papworth Everard to a new site near Addenbrooke's in Cambridge. As we had previously held on to the hope that the hospital would remain in Papworth, such that no alternative policy would be required, the decision to relocate has caused the Parish Council to look again at the wording of LDF policy SP/11 Site 1 and paragraph 11.16 as presented for consultation in June 2005 to see if the Parish Council's concerns over the continued availability of employment in the village are indeed capable of being delivered.

Hence our late 'Objection' to the policy as the way it is worded may undermine the objective to retain the site as a major employment area.

These concerns have come more closely into focus because of the heightened perception of the impact of the loss to the village of the hospital in employment, economic and social terms.

- Of significant concern is that any non-specific, non-robust wording in the LDF policy might result in the inability to effectively oppose, or even the imposition of, some unsympathetic/undesirable development on the site. In particular we would wish to maintain the housing/employment balance that the recent development was intended to secure, without which Papworth Everard would become a significantly less sustainable place, and without which the major expansion of the village would not have been permitted.
- We fear that the successful redevelopment of the village centre may be undermined if the daytime custom from people employed on the Hospital site were to evaporate. This would make Papworth Everard even less sustainable than just the loss of employment.

Clerk Mrs Elizabeth Sim

Mercia Cottage, Brockley Road, Elsworth, Cambridge CB3 8JS

Tel/fax 01954 267977 email papworthclerk@btinternet.com

Papworth Everard Parish Council

- Our over-riding wish is to ensure that the policy supports the need for future employment opportunities, suited to the skills of the local workforce and that, given our local history, every possible effort is made to encourage health-related employment on the site.
- Some of the residential development in Papworth Everard over the past decade or so (750 completed dwellings and approximately 400 more already planned for) was agreed in order to provide local accommodation for Hospital workers. Upon their completion of the planned development the village will have virtually trebled in size, so we do not wish provision of yet more dwellings to take precedence over the employment needs of the existing members of our community.
- The Hospital management initially informed the Parish Council that about 70 residents of the village worked there. That figure has now been revised upwards to 300 to include sub-contracted staff. Many of these are long-term residents of the village in lower paid occupations who may not be in a position to move with their jobs even if they were able to afford to do so. The increased costs of daily travel to the Addenbrooke's site or of housing in the vicinity would be prohibitive.
- We are concerned that, without a very clear policy steer, the NHS Trust will pursue housing development on the site. We are also concerned that there has been a lack of any real progress by the Regional NHS Strategic Authority to produce realistic proposals for the use of the site. The future of this site and the contribution that it will make to the future of Papworth Everard is too important for it to be determined by the financial aspirations of the Health Authority.
- Policy SP/11 uses the phrase 'mixed-use scheme based primarily on employment but potentially incorporating housing development'. This is too imprecise. It provides the opportunity for a forceful landowner to argue the case for more commercially profitable housing development at the expense of employment opportunities.
- Policy SP/11 uses the phrase 'could also continue to incorporate health services'. This understates the widely held view that the use of the site for health-related services is the preferred option.
- Policy SP/11 Site 1 item 2 states that redevelopment must 'Maintain the housing and employment balance of the village'. Currently there appears to be no quantified assessment of precisely what this balance entails, or even how it would be calculated, so the potential effectiveness of this policy statement cannot be judged. A basic interpretation might be that some unknown but a sizeable proportion of the 300 residents' jobs which will be lost would need to be replaced in the village (in order to retain the current 'balance'), before **even one** new dwelling is approved on the Hospital site.

In general we are of the opinion that the policy should incorporate some unambiguous, stringent criteria, so that decisions about the future use of the hospital site are sound and robust, and meet the needs of the local community.

If you require any further information please do not hesitate to contact me.

Yours sincerely

Angela Smith (Mrs)

Chairman, Papworth Everard Parish Council Planning Committee

Clerk Mrs Elizabeth Sim

Mercia Cottage, Brockley Road, Elsworth, Cambridge CB3 8JS

Tel/fax 01954 267977 email papworthclerk@btinternet.com

Northstowe Area Action Plan – Issues to be brought back to Council

Relates to Agenda Item 4 / Appendix B of report to Council meeting 18 November 2005

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
266	NS/6 (4)	Council was minded to extend the village framework to include St Michael's Mount and identify the grounds as a PVAA. Officers were asked to consult with the Parish Council and report back to Council on 9 December.	<p>The Parish Council does not formally meet until 12th December but the Parish Councillor responsible for liaison on Northstowe has consulted his fellow councillors and advises that the Parish Council is expected to endorse the proposed extension of the Village Framework and PVAA designation.</p> <p>The following amendments are recommended:</p> <ol style="list-style-type: none"> (1) Amend the Village Framework to include St Michael's Mount and identify the grounds as a Protected Village Amenity Area, as shown on the map in Agenda Item 8. (2) Delete the first sentence of Policy NS/6 (4) which will now read: <p style="margin-left: 20px;">“The landscape character of a series of paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount.</p> (3) Delete the first sentence of paragraph C4.5 and amend the second sentence to read: <p style="margin-left: 20px;">“That part of the Green Separation which lies within Oakington Airfield will be landscaped as a series of paddocks and hedgerows as is typical of the setting of Longstanton St Michael's.”</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
276	NS/8 (1b)	<p>Members were minded to amend clause to say that the town centre should be located at least 200m to the east of Rampton Drift and no further south than buildings at Oakington Barracks. Officers to consider implications and bring back proposal to Council on 9 December.</p>	<p>Amend policy NS/8 (1) (b) concerning the location of the town centre to read:</p> <p>“Within rather than on the edge of Northstowe and at least 200 metres to the east of Rampton Drift.”</p> <p>The reasons for recommending this change and not to recommend that change concerning the southernmost buildings at Oakington Barracks are:</p> <p>(1) Locating the town centre no closer than 200 metres to Rampton Drift would still ensure that the town centre could be located in a relatively central location within the proposed new town site. It would also allow for landscaping on the edge of Rampton Drift and some intervening uses within the town to mitigate the impact of town centre uses/activity on the residents of Rampton Drift.</p> <p>(2) Locating the town centre no closer to Oakington than the southernmost building at the existing Barracks/Airfield complex would mean that the town centre would be 900 metres from the nearest house at Church View in Oakington and over a kilometre from the main body of the village. In addition to the green separation on the edge of Oakington which already includes a substantial tree belt, there would be approximately 700 metres of other intervening new town development. It is therefore unlikely that any of the town centre would be visible from any part of Oakington. In any event, the proposed site of Northstowe as a whole is only visible from less than 50 properties on the northern edge of the village which screen the site from the rest of Oakington. Restricting the location of the town centre in this way</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>does not appear to serve any planning purpose.</p> <p>(3) The requirement in policy NS/8 for a location close to the geographical centre of the town will ensure that the town centre is located well away from Oakington.</p>
304	NS/13 (2)	<p>Council agreed that officers develop a form of words to ensure that the AAP makes clear that specific requirements will be needed on the A14 for certain levels of Northstowe development to come forward. The reference to “appropriate” improvements would be revised to “necessary”.</p>	<p>On further consideration a revised wording is proposed to provide clarification on what is required in relation to the A14.</p> <p>Amend policy NS/13 (2) to read:</p> <p>“Planning permission for Northstowe will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor between Bar Hill and Cambridge throughout the development of Northstowe for the traffic forecast to be generated by each phase of new town development and ultimately for 8,000 dwellings. Such conditions (which may include ‘Grampian’ style conditions) will link the start and phased development of the new town to the opening of any necessary improvements to the A14 corridor. The improvements that will be necessary for each phase of development will be identified once the A14 improvement scheme has been agreed by Government.”</p>
330	NS/22 (8n)	<p>Members asked for the proposed change to the access standard to Local Areas of Play (LAPs) from 60m to 100m to be brought back to Council on 9 December with further explanation for the change.</p>	<p>Early joint working with the South Cambridgeshire Community Services team on a Recreation and Community SPD for the district has been undertaken to examine delivery of play spaces. It has become apparent that the 60m requirement would result in a large number of individual small LAPs. The slightly higher distance threshold proposed would provide the same amount of recreation space overall but in the form of slightly fewer but larger, more usable areas, and have consequential benefits for future management and maintenance,</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
341	NS/24 (e)	<p>The local Member advocated a preferred approach to drainage at Oakington of a two pronged attack with balancing ponds and drainage ditch bypassing the village. In addition, a pipe rather than a channel is potentially preferred because of the anticipated size of such a channel and the environmental impact it would have on the area of Green Separation.</p>	<p>whilst the impact on accessibility is limited.</p> <p>The proposed wording agreed by the local member would read:</p> <p>"e. A new channel or underground pipe between Oakington and Northstowe which will divert flood water away from Oakington Brook and Oakington village."</p> <p>Paragraph D12.5 will also need to be changed to include reference to a pipe. Replace the last sentence with the following as Council appears to have decided that it wants this channel/pipe regardless of the findings of the Environment Agency.</p> <p>"Should the environmental impact of such a channel prove unacceptable because of the depth and width of the cut through green separation, an underground pipe will be required."</p>
341	NS/24 (7) (i)	<p>Members questioned why, in connection with the managing organisation for management and maintenance of watercourses, which will be funded "in perpetuity", it was proposed to delete the clause "at the cost of the development".</p>	<p>Retain the reference in policy NS/27 (7) (i) to funding in perpetuity "at the cost of the development".</p> <p>This proposed change appears to be a mistake as there is no linking reference in the consideration of objections in the Appendix A papers. Indeed, the new Planning Obligations Circular (05/2005) makes it clear that maintenance costs may be required in perpetuity when the obligation relates to facilities which are predominantly for the benefit of the users of the associated development.</p>

Cambridge East Area Action Plan – Issues to be brought back to Council

Relates to Agenda Item 5 / Appendix B of report to Council meeting of 22 November 2005

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
310	CE/13 (2)	Council agreed that officers develop a form of words to ensure that the AAP makes clear that specific requirements will be needed on the A14 for certain levels of Northstowe development to come forward. A similar clause in Cambridge East AAP should also be considered for consistency.	<p>A technical amendment is recommended to ensure the consistency of wording between the Cambridge East and Northstowe AAPs with regards to the A14 Improvements.</p> <p>Reword CE/13(2) as follows:</p> <p>“Planning permission for Cambridge East will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor throughout the development of Cambridge East for the traffic forecast to be generated by each phase of development and ultimately for 10,000-12,000 dwellings. Such conditions (which may include ‘Grampian’ style conditions*) will link the start and phased development of the urban quarter to the opening of any necessary improvements to the A14 corridor.”</p>
318	D7.30	A Member requested the inclusion of some additional wording relating to the integration of car parking into new high density housing developments.	<p>Add a new sentence after the first sentence:</p> <p>“Development at higher densities may require more innovative design to incorporate off-street car parking, for example through integrating garages within the footprint of dwellings and underground parking.”</p>
358	CE/24 (7m)	Council asked for the proposed change to the access standard to Local Areas of Plan (LAPs) from	<p>Early joint working with the South Cambridgeshire Community Services team on a Recreation and Community SPD for the district has been undertaken to examine delivery of play spaces. It has become apparent that the 60m requirement would result in a large</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
		60m to 100m to be brought back to Council on 9 December with further explanation for the change.	number of individual small LAPs. The slightly higher distance threshold proposed would provide the same amount of recreation space overall but in the form of slightly fewer but larger, more usable areas, and have consequential benefits for future management and maintenance, whilst the impact on accessibility is limited.

Cambridge Southern Fringe Area Action Plan – Issues to be brought back to Council

Relates to Agenda Item 5 / Appendix B of report to Council meeting of 25 November 2005

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
99	CSF/9	Members requested that education be specifically listed in Policy CSF/9 and reference be made to the County Council's proposal for a single primary school at Trumpington West to serve the whole development within both South Cambs and Cambridge City.	<p>Revise Policy CSF/9 (2) to read:</p> <p>"2. The development at Trumpington West will make a proportional contribution to the provision of the full range of community services and facilities, education, health and social care facilities, leisure, art and culture identified in the strategy."</p> <p>Add new paragraph after D4.4 to read:</p> <p>"D4.4A The range of community services and facilities needed to serve Trumpington West as a whole will be determined through joint working between the two local planning authorities and the County Council as service provider. Facilities may be located in either the City or South Cambridgeshire depending on detailed masterplanning. The County Council has advised that a single primary school will be provided to serve the whole development at Trumpington West."</p>
105	CSF/10	Add new clause to ensure that no dwellings shall be occupied at Trumpington West until the Addenbrooke's access road is completed and bring back to 9 December meeting.	<p>Add new section 5 to Policy CSF/10 to read:</p> <p>"5. No dwellings at Trumpington West shall be occupied until the Addenbrooke's access road is completed. "</p>
105	CSF/10	Members asked officers to consider how best to include the issue of timing of	<p>In response to debate in Council on 25 November, officers have considered this issue further and recommend that in planning terms, the restriction of construction traffic during peak hours would be</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
		<p>development at Trumpington West and in particular concerns that construction traffic should not impact on existing residents. It is not just about the timing of granting planning permission as in Policy CSF/10(1). Members considered that potentially no construction traffic should be allowed until the Addenbrooke's access road is open. Officers suggested that restriction of construction traffic during peak hours could be sufficient to address Members concerns about traffic on Hauxton Road into Cambridge from the M11.</p>	<p>sufficient to meet members concerns and that a complete ban on construction traffic at any time of day before the Addenbrooke's access road is completed would not be commensurate with the issue. It is therefore recommended that the first approach is pursued in the AAP. However, if Members decide otherwise, a potential wording is suggested. In either event, it is considered that this issue would be better included in Policy CSF/22 relating to construction issues.</p> <p>Include a new criterion after 2 in Policy CSF/22 to read:</p> <p>2A. No construction traffic will be permitted to access the site during peak hours to avoid exacerbating existing congestion on Hauxton Road.”</p> <p>If Members decide to restrict any construction traffic before the Addenbrooke's access road is completed, the following wording could be used:</p> <p>2A. No construction traffic will be permitted to access the site until the Addenbrooke's access road is open to avoid exacerbating existing congestion on Hauxton Road.”</p>
107	D5.5	<p>Members asked Officers to confirm with the County Council that the position stated in paragraph D5.5 is still the current position and bring this back to 9 December meeting, ie. “Once the Guided Busway is developed, it will also provide direct links to</p>	<p>County Council has confirmed this is still the current position.</p>

Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
136	CSF/17 (4a)	<p>Addenbrooke's Hospital, Cambridge Railway Station and the main centres of attraction within Cambridge."</p> <p>Members asked for the proposed change to the access standard to Local Areas of Plan (LAPs) from 60m to 100m to be brought back to Council on 9 December with further explanation for the change.</p>	<p>Early joint working with the South Cambridgeshire Community Services team on a Recreation and Community SPD for the district has been undertaken to examine delivery of play spaces. It has become apparent that the 60m requirement would result in a large number of individual small LAPs. The slightly higher distance threshold proposed would provide the same amount of recreation space overall but in the form of slightly fewer but larger, more usable areas, and have consequential benefits for future management and maintenance, whilst the impact on accessibility is limited.</p>
156	CSF/22 (1)	<p>Members asked that Shelford Road be included in part 1 of the policy and that it be clarified that there should be no construction traffic through villages.</p>	<p>It is recommended that as this is a general principle relating to construction of new development it would be better to include an additional requirement in Policy DP/6 Construction Methods of the Development Control Policies DPD. (Page 632 of Agenda Item 7 / Appendix F)</p> <p>Add new paragraph to the end of Policy DP/6 of the Development Control Policies DPD to read:</p> <p>"Construction traffic for development at Northstowe, Cambridge East, Cambridge Southern Fringe, Cambridge North West, Cambridge Northern Fringe and Cambourne will be routed to avoid roads passing through villages."</p> <p>Add new sentence to the end of paragraph 3.21 of the Development Control Policies DPD to read:</p>

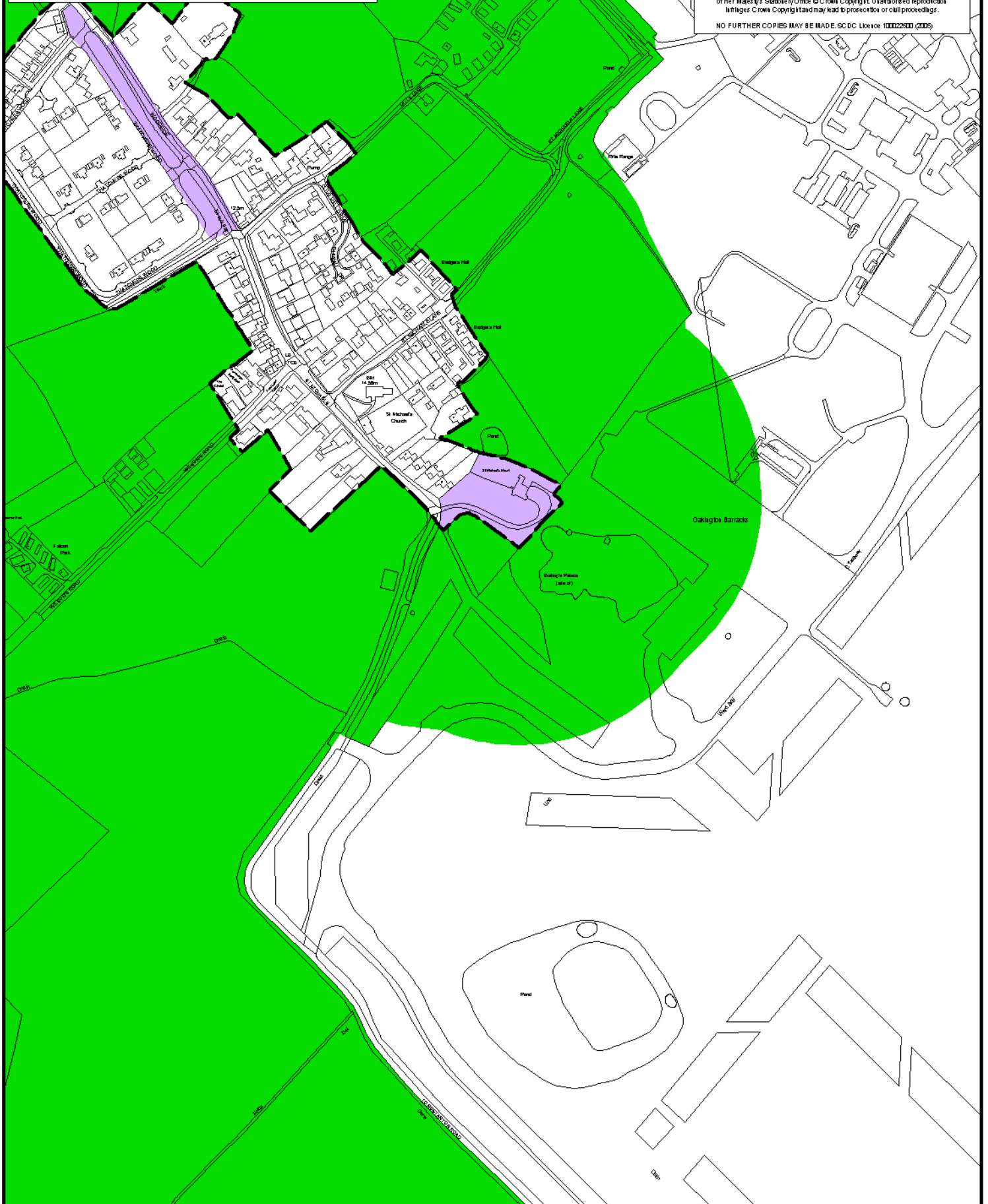
Agenda page	Policy / Para	Issue raised at Council	Officer Recommendation
			<p>“The routing of construction traffic for the major developments is particularly important because of the scale and duration of the development and frequency of vehicle movements and will be required to avoid villages to minimise impacts on existing residents.”</p> <p>Policy CSF/22 paragraph 1 relates to haul roads from Hauxton Road to serve the Trumpington West development in South Cambridgeshire. It is not appropriate or necessary to include reference to Shelford Road in this policy. The issue of construction traffic using Shelford Road would be addressed through the proposed change to the Development Control Policies in relation to routing of construction traffic.</p>

-  Proposed Green Belt (Dec 2005)
-  Proposed Village Framework (Dec 2005)
-  Proposed PVAA (Dec 2005)

**Proposed amendments
at Longstanton
December 2005**

Longstanton
Map 1 of 1
Scale 1:5000

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Proposed Green Belt (Dec 2005)

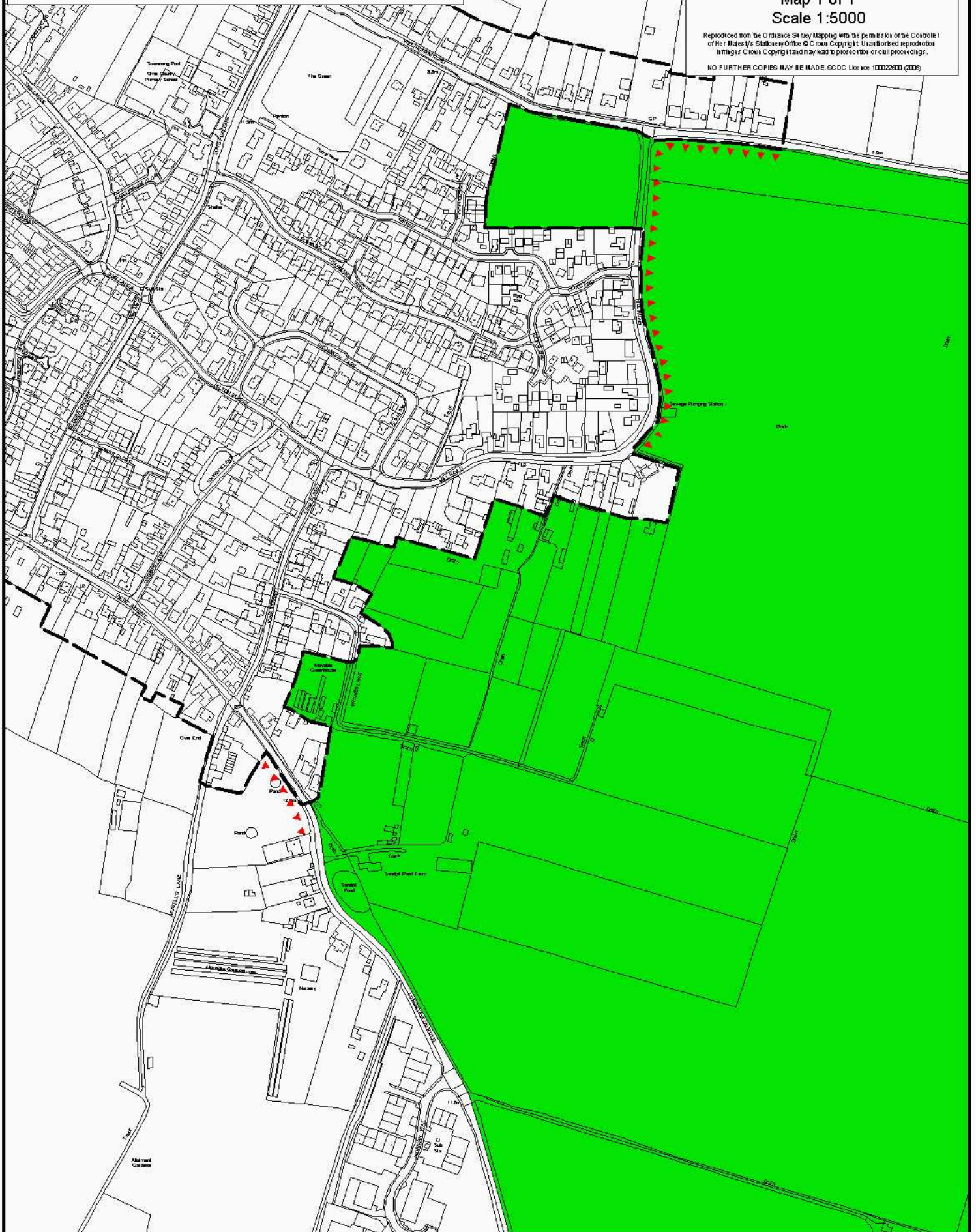
▲▲▲▲ Additional Proposed Important Countryside Frontage (Dec 2005)

**Proposed amendments
at Over
December 2005**

Over
Map 1 of 1
Scale 1:5000

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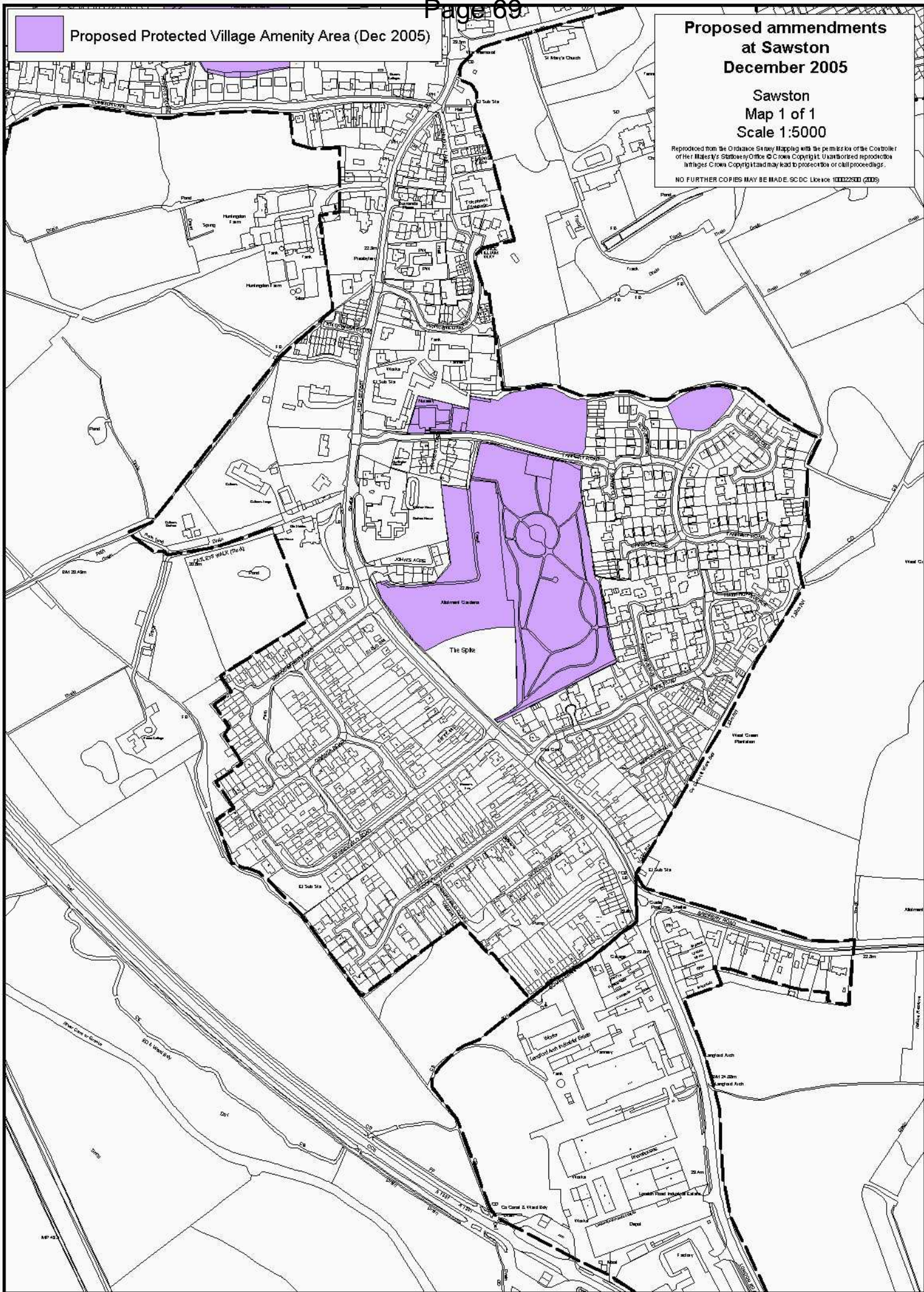
Proposed Protected Village Amenity Area (Dec 2005)

Proposed amendments
at Sawston
December 2005

Sawston
Map 1 of 1
Scale 1:5000

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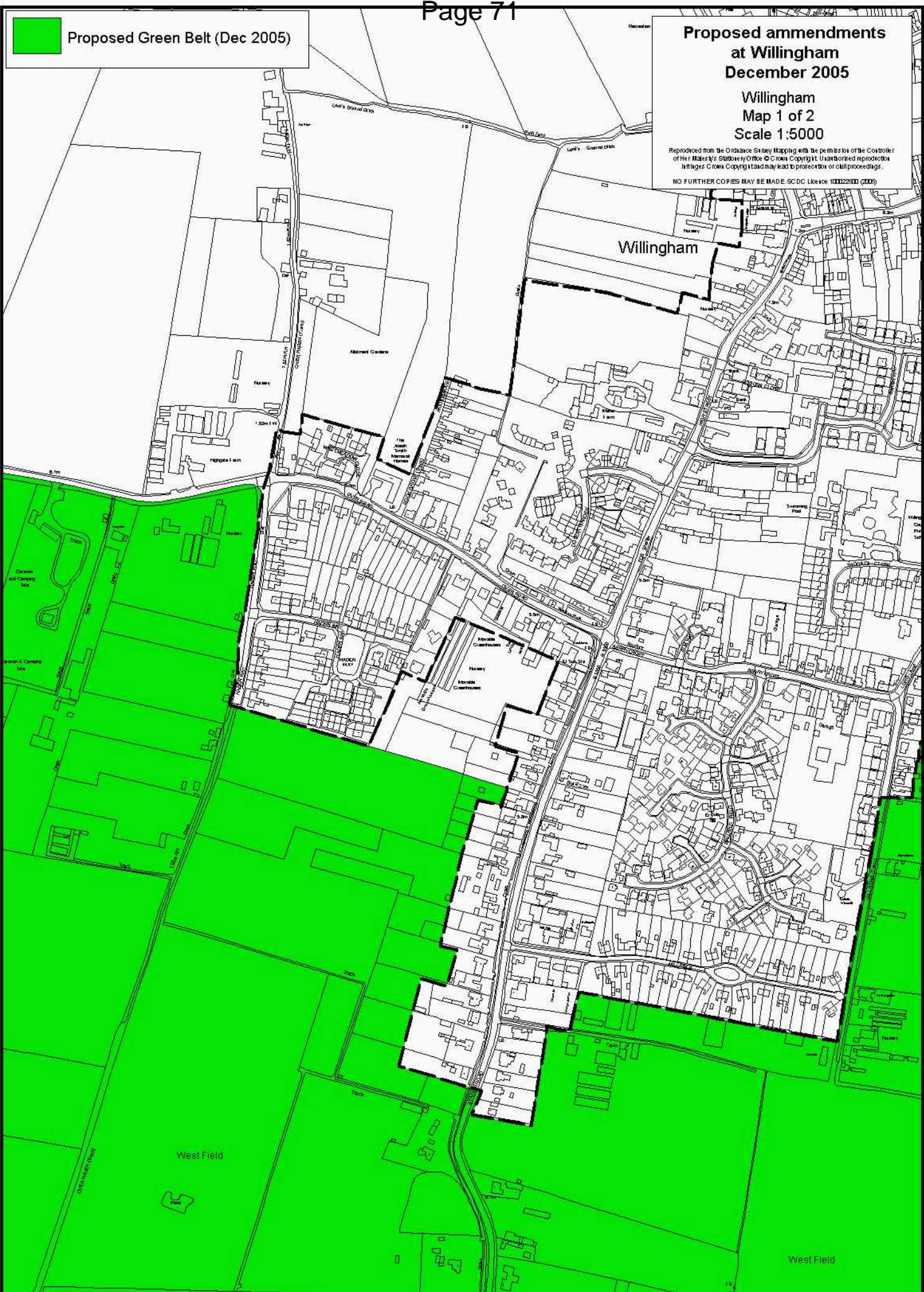
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 Proposed Green Belt (Dec 2005)

**Proposed ammendments
at Willingham
December 2005**

**Willingham
Map 1 of 2
Scale 1:5000**

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 Proposed Green Belt (Dec 2005)

**Proposed amendments
at Willingham
December 2005**

Willingham
Map 2 of 2
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