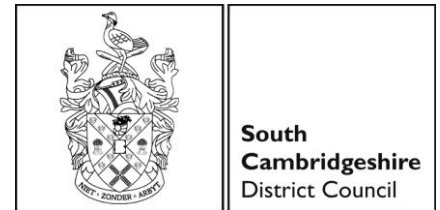


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17 August 2017

To: Councillor Robert Turner, Portfolio Holder

Anna Bradnam  
Graham Cone

Philippa Hart

Bridget Smith  
Ingrid Tregoing  
Aidan Van de Weyer

Opposition Spokesman  
Scrutiny and Overview Committee  
Monitor  
Scrutiny and Overview Committee  
Monitor  
Opposition Spokesman  
Opposition Spokesman  
Opposition Spokesman

Dear Sir / Madam

You are invited to attend the next meeting of **PLANNING PORTFOLIO HOLDER'S MEETING**, which will be held in **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **FRIDAY, 25 AUGUST 2017** at **10.00 a.m.**

Yours faithfully  
**Beverly Agass**  
Chief Executive

**Requests for a large print agenda must be received at least 48 hours before the meeting.**

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<b>AGENDA</b>		<b>PAGES</b>
<b>1.</b>	<b>Declarations of Interest</b>	
<b>2.</b>	<b>Minutes of Previous meeting</b>	<b>1 - 4</b>
<b>3.</b>	<b>Central Bedfordshire Local Plan Consultation</b>	<b>5 - 12</b>
<b>4.</b>	<b>Huntingdonshire Local Plan Consultation</b>	<b>13 - 16</b>
<b>5.</b>	<b>Uttlesford Local Plan Consultation</b>	<b>17 - 34</b>
<b>6.</b>	<b>Neighbourhood Plans: Thriplow Neighbourhood Area designation</b>	<b>35 - 44</b>
<b>7.</b>	<b>Heritage Guardianship Sites: Landbeach Tithe Barn, East Hatley Church and Sawston Tannery Drying Shed</b>	<b>45 - 54</b>
<b>8.</b>	<b>Work Programme</b>	<b>55 - 58</b>
<b>9.</b>	<b>Date of Next Meeting</b> Members are asked to bring their diaries.	

## **OUR LONG-TERM VISION**

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

## **OUR VALUES**

We will demonstrate our corporate values in all our actions. These are:

- Working Together
- Integrity
- Dynamism
- Innovation

## **GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL**

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- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

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#### **Disturbance by Public**

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

#### **Smoking**

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# Agenda Item 2

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of the Planning Portfolio Holder's Meeting held on  
Wednesday, 26 July 2017 at 2.00 p.m.

Portfolio Holder: Robert Turner

### **Councillors in attendance:**

Scrutiny and Overview Committee monitors: Philippa Hart

Opposition spokesmen: Anna Bradnam, Ingrid Tregoin and  
Aidan Van de Weyer

Also in attendance: David Bard, Nigel Cathcart, Graham Cone,  
Tony Orgee and John Williams

### **Officers:**

Jonathan Dixon	Principal Planning Policy Officer (Transport)
Caroline Hunt	Planning Policy Manager
Jennifer Nuttycombe	Senior Planning Policy Officer
Ian Senior	Democratic Services Officer
Claire Spencer	Senior Planning Officer (Transport Policy)

## **1. DECLARATIONS OF INTEREST**

Regarding Minute 3 (South Cambridgeshire Local Plan – Review of Local Green Space), Councillor Nigel Cathcart declared a non-pecuniary interest because he lived in close proximity to the site at.....

## **2. MINUTES OF MEETING HELD ON 13 DECEMBER 2016**

The Planning Portfolio Holder signed, as a correct record, the Minutes of the meeting held on 13 December 2016.

## **3. SOUTH CAMBRIDGESHIRE LOCAL PLAN - REVIEW OF LOCAL GREEN SPACE FOLLOWING THE INSPECTORS' INTERIM FINDINGS**

The Planning Portfolio Holder considered a report on proposed modifications to the submitted South Cambridgeshire Local Plan relating to Local Green Spaces. The report addressed the Local Plan Inspectors' Interim Findings of March 2017. The Principal Planning Policy Officer summarised the main differences between Protected Village Amenity Areas (PVAA) and Local Green Space. PVAAs had been adopted as part of local planning policy to give some protection to areas within defined village frameworks. However, the National Planning Policy Framework (NPPF) (2012) had introduced a new designation – Local Green Space (LGS) - which allowed councils to designate green areas (inside or outside a village framework) of particular importance to local communities, and rule out development of those areas except in very special circumstances. Local Green Space therefore provided protection like the Green Belt. The Planning Policy Manager added that both types of designation afforded significant protection, but that the main difference was evidential – the comparative weight that could be given to each policy.

The Principal Planning Policy Officer referred those present to paragraph 20 of the report, which referred both to the original criteria required to be met for defining an area as Local Green Space, and the criteria as reviewed. Key elements were evidence of “value” and

“particular local significance”. There was disappointment with the Local Plan Inspector’s interpretation of the criteria to be met.

Those present discussed several aspects relating to PVAAs and Local Green Space, particularly in Bassingbourn (Policy NH/12). The Planning Portfolio Holder referred Members to a letter dated 16 March 2017 from the Local Plan Programme Officer to South Cambridgeshire District Council, setting out the Inspector’s interim finding in respect of Local Green Space.

The Planning Policy Manager drew Members’ attention to the list of potential candidates for Local Green Space designation, set out in paragraph 14 of the report. She emphasised how important it was to recognise the Inspector’s decision in the interests of securing adoption of the emerging Local Plan. The Planning Policy Manager told Members that, once the Council could demonstrate a five-year supply of housing land, it would be easier to protect those sites outside village frameworks that currently attract speculative planning applications.

Officers undertook to reconsider and redraft the pro forma relating to Glebe Field in Orwell.

The *delivery* of new housing was crucial. The Portfolio Holder emphasised that Neighbourhood Plans, when adopted, carried weight as local planning policy, and would further support communities: however, all of this depended on evidence of a five-year supply of housing land, and getting the new Local Plan in place.

The Planning Policy Manager told Members that no PVAAs had been removed. In fact, the significant number of new PVAAs meant that more areas than ever now enjoyed protection.

While there was satisfaction with how the review had dealt with Great Abington, Councillor David Bard expressed disappointment that [Deal Green?} in Sawston had been afforded only PVAA status.

With regard to Fen Ditton, the Principal Planning Policy Officer said that a ‘frontage’ had value. There was some debate as to where the frontage was in fact. The Planning Policy Manager assured Members that the removal of Local Green Space designation did not automatically render a site suitable for development.

The Planning Portfolio Holder

- i) **Agreed** to submit to the Local Plan Examination Inspectors the ‘Further work on Policy NH/12: Local Green Space responding to the Inspectors’ Interim Findings’ document in **Appendix A** in response to their Interim Findings;
- ii) **Agreed** to Proposed Modifications to the submitted South Cambridgeshire Local Plan that relate to sites identified as Local Green Space in the Submission Local Plan set out in **Appendix B** be submitted to the Inspectors examining the Local Plan; and
- iii) **Agreed** that delegated authority be given to the Joint Director of Planning and Economic Development to make any subsequent minor amendments (particularly relating to sites in Bassingbourn, Fulbourn and Orwell) and editing changes, in consultation with the Planning Portfolio Holder.

#### 4. **SOUTH CAMBRIDGESHIRE LOCAL PLAN - MODIFICATIONS TO MONITORING INDICATORS**

The Planning Portfolio Holder considered a report on proposed modifications to the submitted South Cambridgeshire Local Plan relating to Policy S/12 (Phasing, Delivery and Monitoring and its supporting text, including Figure 4: Monitoring Indicators). This Policy was an essential element in making the Local Plan sound. The report had been prompted by a request from the Inspectors examining the Local Plan, who had asked the Council to review the monitoring framework and requirements set out in its Local Plan.

Cambridge City Council would be considering proposed modifications to its own Local Plan on 27 July 2017. In doing so, the City Council was likely to bear in mind the outcome of today's meeting, given the two Councils' joint approach to steering their respective Local Plans successfully through the Local Plan Examination process.

Officers and Members discussed the proposed modification relating to Gypsy and Traveller pitches. The Portfolio Holder said that he and his officers were aware of the situation and would do whatever was necessary.

The Planning Portfolio Holder

- (a) agreed the proposed modifications to the submitted South Cambridgeshire Local Plan (as set out in Appendix A of this report) that relate to Policy S/12: Phasing, Delivery and Monitoring and its supporting text, including Figure 4: Monitoring Indicators, be submitted to the Inspectors examining the Local Plan in response to their request, along with the 'audit trail' for the changes to monitoring indicators in Appendix B; and
- (b) **agreed** that delegated authority be given to the Joint Director for Planning and Economic Development to make any subsequent minor amendments and editing changes, in consultation with the Planning Portfolio Holder.

#### 5. **LAND NORTH OF CHERRY HINTON - DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

The Planning Portfolio Holder considered a report providing an update on the preparation and next steps for the Supplementary Planning Document (SPD) for Land North of Cherry Hinton (LNCH).

Stephen Miles and Sharon Brown were in attendance from Cambridge City Council, as was Ed Durrant (South Cambridgeshire District Council). The Principal Planning Policy Officer explained how the two Councils had been working together in drafting the SPD,, and the SPD's significance in relation to the two emerging Local Plans. Stephen Miles referred to the report and, in particular, to the two options for the spine road through the development. Public Consultation would begin on 7 August, and extend to 2 October 2017 in recognition of the Summer period. He said that the SPD had to be adopted before the Local Plan, and would be considered by the City Council on 27 July 2017. The Planning Portfolio Holder emphasised the importance of that process.

Referring to paragraph 10 of the report, Councillor John Williams urged officers to consider carefully the development's impact on safety at the road junction near Cherry

Hinton Church. Provision should be made for a bus route through the development. Councillor Williams pointed out that the planned secondary school would generate a lot of additional car movements. He also emphasised the importance of taking into account the impact on the openness of the surrounding area when finalising permitted building heights. Additional traffic would be generated by people accessing the Biomedical campus at Addenbrookes Hospital. Sarah Brown said that Cambridgeshire County Council would be considering the spine road in September, and agreed that bus provision was essential. An assessment of cumulative impact and transport was underway. Feedback on the issue of building heights would be sought as part of the public consultation exercise.

A planning application was expected in early 2018, subject to progress being made at local authority level, and especially by the County Council in relation to the spine road, and bus and cycle routes.

The Planning Portfolio Holder **agreed**

- a) The content of the draft Land North of Cherry Hinton Supplementary Planning Document (SPD) (Appendix A to the report);
- b) That any amendments which may arise from consideration of the SPD by Cambridge City Council can be agreed by the Joint Director of Planning and Economic Development in consultation with the Planning Portfolio Holder.
- c) To approve the draft SPD for public consultation to commence in August 2017;
- d) To approve the consultation arrangements as set out in paragraphs 16 and 17 of the report from the Joint Director for Planning and Economic Development, and the proposed schedule of consultees in Appendix B.

## 6. WORK PROGRAMME

The Planning Portfolio Holder, and those present, noted the Work Programme attached to the agenda.

## 7. DATE OF NEXT MEETING

The Planning Portfolio Holder, and those present, noted that the next Planning Portfolio Holder meeting was scheduled to take place on Friday 25 August 2017, starting at 10.00am.

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**The Meeting ended at 3.40 p.m.**

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# Agenda Item 3



South  
Cambridgeshire  
District Council

**Report To:** Planning Portfolio Holder

25 August 2017

**Lead Officer:** Joint Director for Planning and Economic Development

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## Central Bedfordshire Local Plan Consultation

### Purpose

1. To consider the contents of a draft Central Bedfordshire Local Plan (Regulation 18) consultation from Central Bedfordshire District Council and agree an appropriate response.
2. This is not a key decision.

### Recommendations

3. It is recommended that Planning Portfolio Holder agree that a consultation response be submitted based upon paragraphs 18-24 of this report.

### Reasons for Recommendations

4. To respond to the consultation from Central Bedfordshire having regard to the content of the emerging Local Plan and the planning context set out below under 'Background'.

### Background

5. Central Bedfordshire is a large mixed urban and rural district located to the south and west of South Cambridgeshire adjoining Milton Keynes in the west, Bedford in the north, Luton and Stevenage in the south. The eastern part of Central Bedfordshire includes Sandy and Biggleswade, close to South Cambridgeshire. It sits astride a number of key north-south communication routes including the M1, A5, A1 and the east coast main line. Its rural eastern fringe borders the South Cambridgeshire Parishes of Gamlingay, Hatley, Tadlow and Guilden Morden.
6. Preparation of the Central Bedfordshire Local Plan commenced in February 2016 and previous stages have included a high level leaflet consultation style on broad themes and challenges. Their current draft Local Plan consultation (Regulation 18) commenced on 4 July and will close at 5pm on 29 August 2017. It concentrates on strategic matters and does not include small scale site allocations. They intend to consult again on a Proposed Submission Local Plan in March/April 2018 (Regulation 19), which is required to be a complete Local Plan including all the site allocations and policies they consider to be required for a sound plan.
7. A number of key considerations have influenced the emerging plan including development pressures radiating out from Stevenage, Luton, Milton Keynes and Bedford, and the constraints and opportunities associated with new planned transport infrastructure including the A1 upgrade, and the planned east-west rail and road schemes linking Oxford, Milton Keynes and Cambridge. A key item of interest for this district concerns a proposed new market town near Tempsford for 7,000 plus homes

and a new science and technology/business park at Tempsford Airfield located between Sandy and the Black Cat roundabout, close to the A1 and adjacent to the east coast main line, and lies to the west of Gamlingay.

8. Highways England consulted on route options for a new dual carriageway linking Caxton Gibbet on the A428 to the Black Cat roundabout on the A1 in Spring 2017 which will run to the north of the proposed Tempsford new market town development and form part of the Oxford to Cambridge Expressway. The road is intended to relieve local congestion, support Local Plans in an area of high housing and economic growth and form part of a planned expressway linking Cambridge with Milton Keynes and Oxford. The preferred route announcement is expected in late September 2017, a public examination will follow and if confirmed construction could start in Spring 2020.
9. The Department of Transport and Highways England are considering options for improvements to the A1 between the M25 and Peterborough. The option packages are being tested and refined with a view to developing a preferred package of works for possible inclusion in the Government's next Roads Investment Strategy (RIS2) for the post 2020 period. No decisions have yet been made on what schemes will be included in RIS2 from across all of England. The evidence base for the Central Bedfordshire Local Plan recognises that improvements to the A1 are required to enable the delivery of the Tempsford new settlement.
10. In Summer 2016 Network Rail announced that the preferred geographic corridor for the Bedford - Cambridge section of the Oxford – Cambridge new rail link (East – West Rail) would pass via Sandy. Network Rail currently consider that a preferred route for this section will be selected in 2018 following public consultation, with construction possibly starting in the mid 2020's and trains operating from the early 2030's.
11. In March 2016 the National Infrastructure Commission (NIC) was asked to make recommendations to government to maximise the potential of the Cambridge, Milton Keynes, Oxford corridor. It issued an Interim Report in November 2016 whose message was that to succeed in the global economy, Britain must build on its strengths. The corridor connecting Cambridge, Milton Keynes and Oxford could be the UK's Silicon Valley – a world renowned centre for science, technology and innovation. But its future success is not guaranteed - a lack of sufficient and suitable housing presents a fundamental risk to the success of the area. New east-west transport links were found to be necessary to secure the area's future success.
12. The Tempsford new market town proposal is potentially well located in regard to new and upgraded transport infrastructure and to contribute the future growth of the Cambridge, Milton Keynes, Oxford corridor.
13. The evidence base for the Central Bedfordshire Local Plan includes site assessment forms for each potential site including for Tempsford (the Central Bedfordshire Council - North Central Bedfordshire Growth Options Study, July 2017, Appendix 5 part 1, location N10, described as Sandy North East). The assessment correctly identifies that the delivery of this key enabling infrastructure is not confirmed. It rates the likelihood of its delivery by 2035 at 50% (for each of the A428 Caxton Gibbet to the Black Cat, A1 upgrade and the Bedford to Cambridge section of East/West rail projects).
14. The Central Bedfordshire Local Plan states that objectively assessed housing needs will be met in full (which requires a minimum of 20,000 new homes) but plans for a

range of 20,000 to 30,000 new homes, with the exact housing 'target' within this range to be identified in the Proposed Submission Local Plan in March/April 2018.

15. Policy SP1 and its supporting text set out a spatial growth strategy which provides for strategic growth in multiple locations to address growth pressures and opportunities across Central Bedfordshire, including new settlements and large scale urban expansions. The policy states that subject to further assessment of sustainability and deliverability, that new housing development will be planned for a 'selection' of the following locations:
- Urban extensions north and west of Luton
  - Green Belt inset villages
  - Tempsford new settlement
  - East of Biggleswade (new villages)
  - East of Arsley (town extension)
  - Marston Vale (new villages)
  - Aspley Guise (new villages)
  - Wixams Southern Extension (town extension)

It is noted that there is no specific policy in the current draft plan concerning the Tempsford site. It is assumed that such a policy will be included in the next version of the Local Plan for consultation.

16. The Tempsford assessment identifies a number of constraints and impacts. Regarding transport it states that significant upgrades will be required for the A1 as well a new bridge over the East Coast Mainline. The assessment records that until the routing of East-West Rail and any A1 upgrade is known there is a risk that development of the site could form a barrier to delivery and would prevent the master planning of the site. Concerns are noted about the lack of vehicular access to Sandy without use of the A1. Further assessment is required in regard to flood risk. The site includes a scheduled monument and a number of listed buildings, and the assessment states that development of the site could cause substantial harm to these designated heritage assets, but goes on to say that the degree of harm could be mitigated and that the site has the potential to provide benefits that could in combination outweigh the identified substantial harm.
17. The plan identifies a need for new Gypsy and Traveller and Travelling Showpeople pitches and plots but does not identify new site allocations in this consultation (new sites will be included for part of their identified need in their next consultation, the remainder of their need will be provided for through a criteria based policy).

### **Considerations**

18. The National Planning Policy Framework (NPPF) says that to be 'sound' a Local Plan should be positively prepared (meeting development needs and infrastructure requirements), justified (the most appropriate strategy compared to reasonable alternatives), effective (the plan is deliverable over the plan period based on effective cross-boundary working on strategic priorities), and consistent with national policy (it will deliver sustainable development as defined in the NPPF).
19. The NPPF requires Local Planning Authorities to work collaboratively to ensure that strategic priorities across local boundaries are properly co-ordinated to meet development requirements. Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. These duties apply to both Central Bedfordshire and to this Council. The adequacy of this 'duty to

cooperate' engagement will be a matter for the Inspector conducting the examination of the Local Plan based upon the nature of the engagement and its outcomes.

20. The emerging Central Bedfordshire Local Plan is positively prepared in that it seeks to more than meet objectively assessed development and infrastructure requirements responding to growth pressures in a positive way. The plan also seems to be broadly consistent with national policy subject to the caveats set out below. However there are reasons to question at this stage, based on the information available, whether a plan which allocates the site at Tempsford for a new market town could be considered to be effective. The evidence base for the plan has identified that crucial enabling infrastructure (the A1 upgrade) has only a 50% chance of being completed by 2035, and that other important infrastructure which will also help to enable the new town and which may actually impinge upon the site of the new town will also only have a 50% chance of delivery by 2035 (although it potentially seems reasonable to consider that the likelihood of the Caxton-Gibbet to the Black Cat roundabout scheme being delivered by then are higher than 50%). The feasibility and cost of a new bridge over the East Coast Mainline and its timing also call into question the deliverability of the new town. It is not possible to comment on whether the plan as a whole will be justified as the current consultation plan only includes strategic allocations and we are told that only a selection of these will be required which may or may not include Tempsford. The site assessment of the Tempsford new town has identified important heritage concerns and the views of Historic England on the balancing exercise undertaken by Central Bedfordshire to justify its possible allocation are not yet known. There is also no draft policy for the new town to give any certainty about how the new town will come forward or the mitigation measures it would be required to provide.
21. The Local Plan evidence base does not provide much information on the possible impacts of the town at Tempsford on South Cambridgeshire and on Gamlingay in particular as our nearest village. Their North Central Bedfordshire Growth Options Study Appendix 5 part 1 says that only 5% of traffic generated in the Tempsford area presently uses eastern routes to South Cambridgeshire and Cambridge. But if the Caxton-Gibbet to Black cat scheme were not to be built but the new town was, one could expect much more village rat running to avoid the existing congestion on the A428. Their Stage 1a Transport Modelling and their Growth Options Study Appendix 5 part 1 does show some future congestion in Potton and Gamlingay and the narrow roads in central Gamlingay make it particularly vulnerable to congestion. If the site were to be allocated for development in the Local Plan the policy should make appropriate provision for the mitigation of traffic impacts on local villages including villages in South Cambridgeshire.
22. It is not clear whether the transport modelling which supports the plan takes account of the levels of new development being planned in South Cambridgeshire in our new Local Plan. Neither is it clear whether it takes account of the proposed 4,000 dwelling new settlement at Wyboston close to the Black Cat roundabout on the A1, included in the emerging Bedford Borough Local Plan.
23. Overall given the identified deliverability concerns regarding the Tempsford market town, based on the information currently available its inclusion in their Proposed Submission Local Plan would lead to concerns that the plan was not effective or justified. The location may be an appropriate location for future growth but it seems clear that it is not needed to ensure that objectively assessed development needs are met in the plan period to 2035. As the routes of the enabling new transport infrastructure become clearer and if the likelihood of its delivery become more certain it may then be appropriate to allocate the site, but at this stage it is not clear that the

new settlement could be delivered in an appropriate way with the necessary supporting infrastructure, and there are concerns that if it were relied on to meet housing needs/targets there could be pressure to bring it forward without the appropriate supporting infrastructure, which would be likely to have unacceptable negative impacts on South Cambridgeshire. In many respects its inclusion could be considered to be premature. If however it is included the Central Bedfordshire Local Plan must be clear that its delivery must only proceed if enabling transport infrastructure is provided and in step with its provision.

24. Although the plan does not currently include a draft Tempsford policy there are South Cambridgeshire related matters which such a policy should address in addition to village traffic mitigation measures. These are reference to footpath links to the Greensand Ridge from the new settlement, and the provision of cycle links to any new station at Tempsford from surrounding villages including from Gamlingay.
25. Finally it can be noted that to be effective a plan must be based on effective joint working on cross-boundary issues. Whilst there have been meetings between Central Bedfordshire and this Council in 2014 and 2016 these have not included any mention of a new town at Tempsford.

#### **Next Steps**

26. Representations to the Local Plan will be submitted as agreed by the Portfolio Holder.

#### **Options**

27. The Planning Portfolio Holder has the following options:
  - (a) Agree the proposed response; or
  - (b) Agree the proposed response with amendments; or
  - (c) Not to agree the proposed response.

#### **Implications**

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

##### ***Financial***

29. There are no direct financial implications arising from this report.

##### ***Legal***

30. There are no direct legal implications arising from this report.

##### ***Staffing***

31. There are no direct staffing implications arising from this report.

##### ***Risk Management***

32. No direct risks to this Council or to South Cambridgeshire residents and businesses have been identified.

##### ***Equality and Diversity***

33. There are no direct equality and diversity implications arising from this report

##### ***Climate Change***

34. There are no direct climate change implications arising from this report.

### **Consultation responses**

35. Officers have worked with Cambridgeshire County Council officers in the preparation of this report.

### **Effect on Strategic Aims**

#### **B. HOMES FOR OUR FUTURE**

##### **Secure the delivery of a wide range of housing to meet the needs of existing and future communities**

36. The provision of sufficient homes in Central Bedfordshire to at least meet their objectively assessed housing need will contribute to meeting housing needs across south-east England and so help contain development pressures on South Cambridgeshire. It could also help to justify the provision of strategic transport infrastructure of general benefit.

### **Appendices**

A – Satellite image of North East ‘Central Bedfordshire’

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

Central Bedfordshire Consultation Draft Local Plan:

<https://centralbedfordshire.jdi-consult.net/localplan/>

Central Bedfordshire Local Plan evidence base:

<https://centralbedfordshire.jdi-consult.net/localplan/>

**Report Author:** David Roberts – Principal Planning Policy Officer  
Telephone: (01954) 713348 [David.roberts@scambs.gov.uk](mailto:David.roberts@scambs.gov.uk)

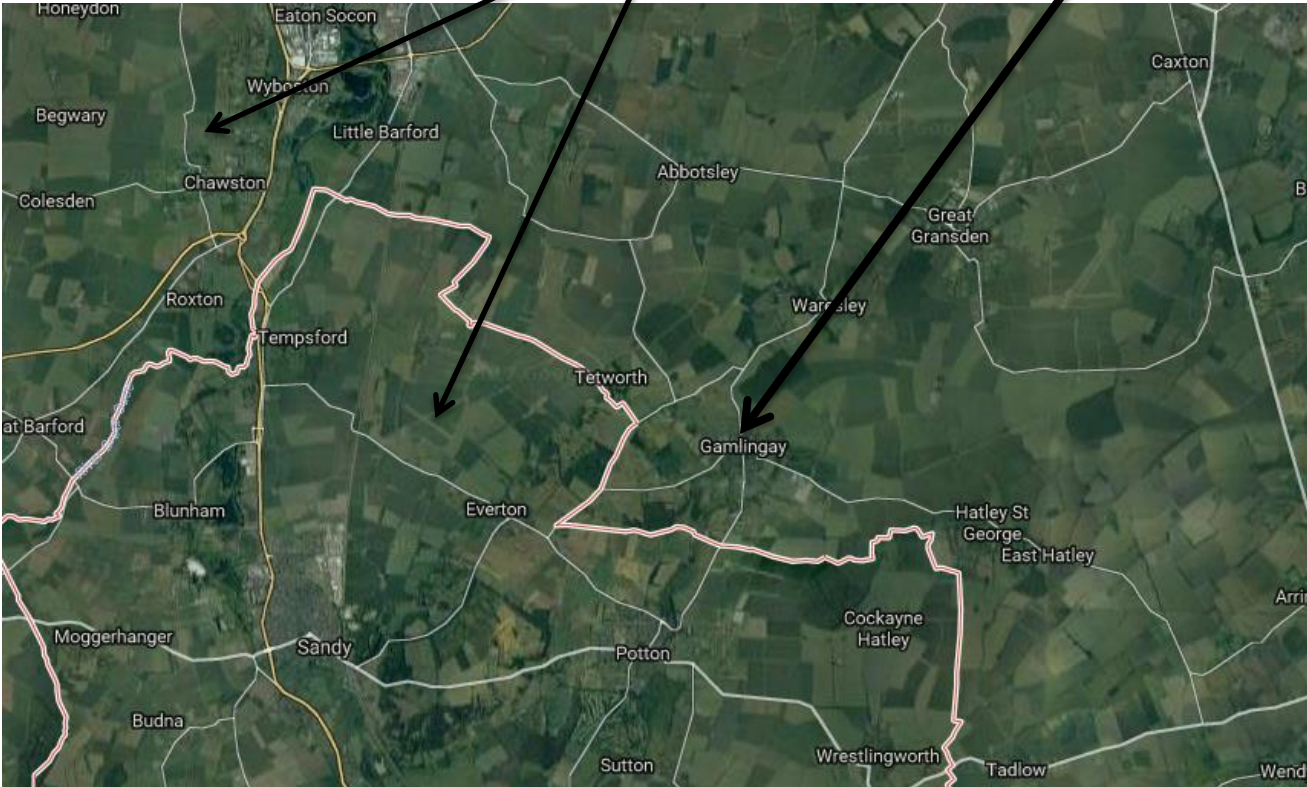
**Appendix A**

Satellite image of North East Central Bedfordshire. Showing CBC boundary.

Approximate site of the Tempsford new market town

Approximate Wyboston new settlement site

Gamlingay



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# Agenda Item 4



South  
Cambridgeshire  
District Council

**Report To:** Planning Portfolio Holder

25 August 2017

**Lead Officer:** Joint Director for Planning and Economic Development

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## Huntingdonshire Local Plan Consultation

### Purpose

1. To consider the contents of a draft Huntingdonshire Local Plan (Regulation 18) consultation from Huntingdonshire District Council and agree an appropriate response.
2. This is not a key decision.

### Recommendations

3. It is recommended that the Planning Portfolio Holder agree that a consultation response be submitted based upon paragraph 9 of this report.

### Reasons for Recommendations

4. To respond to the consultation from Huntingdonshire having regard to the content of the emerging Local Plan and the planning context set out below under 'Background'.

### Background

5. The Huntingdonshire Local Plan has been in preparation since February 2012 and has been consulted upon at various times including in 2012 and 2013. It provides for 21,000 new homes between 2011 and 2036 and 14,900 jobs with growth focussed in their most sustainable settlements (Huntingdon, St Neots, St Ives, Ramsey, other larger villages, and the new settlement at Alconbury (6,680 homes and 8,000 jobs). One of the key growth locations included in the Local Plan over this period has been a strategic urban expansion at St Neots East for 3,820 homes. This location was first allocated for strategic growth in the Huntingdonshire Core Strategy adopted in 2009.
6. In 2013 all of the local planning authorities in Cambridgeshire and Peterborough agreed a Memorandum of Co-operation to support the development of a coherent and comprehensive growth strategy across the area, including the apportionment of objectively assessed housing need to each district. Huntingdonshire District Council confirmed it would fully meet its objectively assessed need. This was followed up by a further document agreed by all the local planning authorities in 2014 setting out Strategic Spatial Priorities to address the duty to cooperate across the area. Both documents assume the implementation of the strategic urban expansion to the East of St Neots.
7. The Cambridgeshire Local Transport Plan 2011-2031 November 2014 takes account of committed and planned growth across the County and identifies appropriate transport mitigations including in regard to growth along the A428 Corridor including the urban expansion to the east of St Neots, at Cambourne and at Bourn Airfield.

Many of the identified mitigations along the A428 corridor are being taken forward by the Greater Cambridge Partnership Cambourne to Cambridge project.

8. The transport modelling undertaken to underpin our own Local Plan took account of planned development in Huntingdonshire including the urban expansion planned to the east of St Neots.
9. Highways England consulted on route options for a new dual carriageway linking Caxton Gibbet on the A428 to the Black Cat roundabout on the A1 in Spring 2017 which will run to the south of the proposed St Neots East development. The road is intended to relieve local congestion, support Local Plans in an area of high housing and economic growth and form part of a planned expressway linking Cambridge with Milton Keynes and Oxford. The preferred route announcement is expected in late September 2017, a public examination will follow and construction could start in Spring 2020.

### **Considerations**

10. Huntingdonshire are consulting on their draft Local Plan between the 4<sup>th</sup> July and 4.30pm on the 25<sup>th</sup> August. They intend to consult again in late 2017 on a Proposed Submission Local Plan and submit their plan for examination in March 2018. The plan includes strategic scale developments at Alconbury to the north of Huntingdon and at St Neots East. The plan proposes sites to meet all of the objectively assessed housing need in the district. Overall its draft policies and proposals are considered to be an appropriate response to the planning challenges affecting Huntingdonshire insofar as it affects South Cambridgeshire. The plan is also considered to be consistent with the agreed duty to cooperate documents relating to the Cambridgeshire and Peterborough area.
11. St Neots East is proposed for 3,820 homes, 22 hectares of employment development, a local centre, a neighbourhood centre, open space and appropriate schools and green spaces. Two planning two applications for the development of the site are currently being considered, one for land north of Cambridge Road (Loves Farm Phase 2), and one for the land to the south of Cambridge Road (Wintringham Park).
12. Policy SEL2 states that successful development of the site will require the satisfactory resolution of the impact of additional traffic on the A428 having regard to a transport assessment and travel plan. The supporting text to the policy also states that in order to off-set the impact of introducing new access points on the A428 and to mitigate the impact of development on other off-site junctions on the route, improvements are anticipated at the roundabouts at Wyboston, Cambridge Road and Caxton Gibbet to address likely capacity issues.
13. The main potential implications of the Local Plan on South Cambridgeshire is in relation to transport impacts arising from the allocation at St Neots East. However, it is noted that Cambridgeshire County Council as Highway Authority have confirmed that the sites have been subject to extensive negotiation since 2009 and mitigation packages for both the local and strategic road networks have been agreed.

### **Next Steps**

14. Representations to the Local Plan will be submitted as agreed by the Portfolio Holder.

### **Options**

15. The Planning Portfolio Holder has the following options:
  - (a) Agree the proposed response; or
  - (b) Agree the proposed response with amendments; or
  - (c) Not to agree the proposed response.

### **Implications**

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

#### ***Financial***

17. There are no direct financial implications arising from this report.

#### ***Legal***

18. There are no direct legal implications arising from this report.

#### ***Staffing***

19. There are no direct staffing implications arising from this report.

#### ***Risk Management***

20. No direct risks to this Council or to South Cambridgeshire residents and businesses have been identified.

#### ***Equality and Diversity***

21. There are no direct equality and diversity implications arising from this report.

#### ***Climate Change***

22. There are no direct climate change implications arising from this report.

### **Consultation responses**

23. Officers have worked with Cambridgeshire County Council officers in the preparation of this report.

### **Effect on Strategic Aims**

#### **B. HOMES FOR OUR FUTURE**

##### **Secure the delivery of a wide range of housing to meet the needs of existing and future communities**

24. The provision of sufficient homes in Huntingdonshire to meet their objectively assessed housing need will contribute to meeting needs within the wider Housing Market Area centred on Cambridge which includes South Cambridgeshire.

### **Appendices**

None.

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

Huntingdonshire Consultation draft Local Plan:

<http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/cd2017/cd2017>

Huntingdonshire Local Plan evidence base:

<http://www.huntingdonshire.gov.uk/planning/new-local-plan-to-2036/monitoring-research-and-evidence-base/>

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# Agenda Item 5



South  
Cambridgeshire  
District Council

**Report To:** Planning Portfolio Holder

25 August 2017

**Lead Officer:** Joint Director for Planning and Economic Development

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## Uttlesford Local Plan Consultation

### Purpose

1. To consider the contents of a draft Uttlesford Local Plan (Regulation 18) consultation from Uttlesford District Council and agree an appropriate response.
2. This is not a key decision.

### Recommendations

3. It is recommended that the Planning Portfolio Holder agree that a consultation response be submitted on the draft Uttlesford Local Plan based upon paragraphs 14-34 of this report.

### Reasons for Recommendations

4. To respond to the consultation from Uttlesford District Council having regard to the content of the emerging Local Plan and the planning context set out below under 'Background'.

### Executive Summary

5. Uttlesford District Council is consulting on a draft Local Plan (Regulation 18) until 5.00pm on the 4<sup>th</sup> September. The plan proposes a new North Uttlesford Garden Community (NUGC) of up to 5,000 dwellings on land north east of Great Chesterford immediately adjoining South Cambridgeshire. This report sets out the background to the Local Plan, identifies a number of concerns with its proposals and proposes that this Council submit representations in response to the consultation setting out its preliminary views and outstanding questions arising from the consultation. This reflects the tight timetable to respond to the consultation including reviewing evidence supporting the Local Plan, particularly over the holiday period

### Background

6. Uttlesford is a large mostly rural district located in north Essex immediately adjoining a number of South Cambridgeshire parishes between Great and Little Chishill and Castle Camps (see the map at Appendix C). Three nationally and internationally significant research institutes and Science Parks are located nearby in South Cambridgeshire – the Wellcome Genome Campus in Hinxton, Granta Park in Great Abington and the Babraham Research Campus in Babraham. The chief urban areas in Uttlesford are Saffron Walden in the north with a 2011 population of 14,313 and Great Dunmow in the south with a population of 8,830. Nearby towns in adjoining districts to the west include Royston, Bishops Stortford and Harlow, and to the east Braintree and Haverhill. Its southern edge contains part of the London Green Belt which also extends around Bishops Stortford and Stansted Airport.

7. The main transport infrastructure in the district are the north south routes between London and Cambridge (M11 and rail), and the east-west A120 which connects Bishops Stortford, Stansted, Great Dunmow and Braintree. Three junctions on the M11 serve Uttlesford. Junction 8 with the A120 supports all movements. Junction 9 with the A11 on the border between Uttlesford and South Cambridgeshire does not allow southbound traffic on the M11 to join the northbound traffic on the A11 or southbound traffic on the A11 to join northbound traffic on the M11. These missing movements are provided for at the all movements Junction 10 with the A505 in South Cambridgeshire. The A11 skirts part of the northern boundary of Uttlesford.
8. Preparation of the Uttlesford Local Plan commenced in December 2014 when their previous emerging plan was found to be unsound by a Planning Inspector following a number of examination hearings. There were two main reasons given, first that their housing target was too low, and second that their Elsenham Strategic allocation of 3,000 homes was not justified. It was not justified because there had not been an adequate consideration of alternative sites, the site had access only to inadequate rural roads, there was insufficient capacity at junction 8 on the M11 and no certainty that funding would be available to fund improvements, and only a small proportion of the residents would use Elsenham Railway station for work journeys.
9. Work on their new Local Plan started immediately and Uttlesford consulted on Local Plan Issues and Options between October and December 2015. This included numerous areas of search for new settlements and urban extensions including a location to the north of Great Chesterford. At that time their housing need was thought to be no higher than 11,750 dwellings and that two new settlements may be required to help them achieve this scale of growth. This Council submitted representations on the Issues and Options following consideration of a report by the Planning Portfolio Holder at his December 2015 meeting. A copy of the submitted representations is attached to this report as Appendix A.

### **Consultation Draft Local Plan**

10. The current draft Uttlesford Local Plan consultation (Regulation 18) commenced on 12 July and will close at 5:00pm on Monday 4 September. The consultation covers: the Core Strategic Policies (the overarching plan for how the district will develop), locations and numbers of new houses and employment sites' and development management policies (how planning applications should be decided. Their published plan preparation programme states that they intend to consult on a Proposed Submission Local Plan (Regulation 19) in Winter 2017/2018, submit the plan for examination in Spring 2018, have the plan examined in Summer 2018 and adopt the plan by Spring 2019.
11. A number of key considerations have influenced the emerging Uttlesford Local Plan. These include: a housing need target which increased from 12,500 dwellings (2011-2033) to 14,100 dwellings during the course of its preparation to take account of new national household projections; the constrained transport infrastructure of the district including at Saffron Walden; the fact that many of its residents look to the Cambridge area and London for employment as well as to Stansted Airport; and Green Belt constraints around Stansted and in the south of the district. Whilst Uttlesford forms part of the Cambridge Travel to Work Area it is located within a different Housing Market Area (HMA) with East Hertfordshire, Epping Forest and Harlow District Councils, although it is recognised that because HMA boundaries follow administrative boundaries they cannot provide a perfect fit with market behaviours.

Uttlesford is proposing to meet all of its housing need target within its own administrative area.

12. A key item of interest for this district concerns a proposed 'North Uttlesford Garden Community' (NUGC) new settlement for 5,000 homes to the north east of Great Chesterford south of the A11 on the boundary between Uttlesford and South Cambridgeshire. The new settlement is addressed by policy SP7 of the emerging Uttlesford Local Plan (attached as Appendix B for information). The policy requires the delivery of 1,900 dwellings on site by 2033 and 5,000 in total. The housing trajectory of the plan assumes that first completions can be delivered on site in 2021/2022, building up to an ongoing completion rate of 175 dwellings per year by 2025/26.
13. The plan includes two further new garden communities: Easton Park west of Great Dunmow on the A120 close to Stansted for 10,000 dwellings (1,800 by 2033), and on land West of Braintree on the A120 for 3,500 dwellings (970 by 2033) which forms part of a larger new settlement of 10,000 dwellings the majority of which being in Braintree District. Easton Park is also scheduled to have first completions in 2021/2022 but takes longer to reach the ongoing 175 dwellings per year maximum completion rate. First completions in Uttlesford on Land West of Braintree are scheduled for 2025/2026.
14. The Local Plan in general and the NUGC in particular are supported by a number of evidence documents which include:
  - A Landscape and Visual Impact Assessment of the NUGC site, which identifies that it is of a high landscape and visual sensitivity being on an elevated sloping site visible in long distance views. Assessments of the two other new settlement locations conclude that the sites are less sensitive being of medium to high sensitivity.
  - A district wide Transport study and an addendum which support the provision of the three new garden communities. The addendum refers to the provision of mitigation measures to address the issue of village rat-running.
  - A Saffron Walden Transport Study which identifies that town centre road constraints limit the scope for further peripheral development.
  - South Cambridgeshire Junction Study. This looks at junctions on the A505 in South Cambridgeshire including with the M11 Junction 10, A1301, A11 and the A1307. The study concludes that the A505 is currently operating close to/at capacity during peak periods. Mitigation measures to Junction 10 of the M11 and to the A1301/A505 junctions are required at an initial estimated cost of between £7.5m and £11m which are stated to ensure 'nil-detriment' or better based on existing conditions plus identified growth in Cambridge, South Cambridgeshire, Uttlesford, Braintree, Chelmsford, East Hertfordshire, Epping Forest, and Harlow.
  - Traffic Assignment Evidence concerning the NUGC submitted by the promoter to Uttlesford shows that 32% of work commutes would be to Cambridge, 17% to London, 4.79% to Granta Park and 2.75% to the Babraham Research Campus. It also identifies that the A11 and the A1307 would be the preferred routes for northbound traffic with 28% of car trips from the site following this route.
  - A Economic Viability Study regarding the new settlements concludes that they are viable but in regard to the NUGC it appears to only have taken account of £1m of road transport mitigations compared to the £7.5m to £11m of mitigations identified in the South Cambridgeshire Junctions Study.

- Whilst no specific evidence supporting the housing delivery rates set out in the Housing Trajectory of the Local Plan have been identified, Uttlesford have confirmed that they are assuming no more than an average of 175 dwelling completions in each new garden community (and no more than 150 completions on Land West of Braintree).

### Considerations

15. The National Planning Policy Framework (NPPF) says that to be 'sound' a Local Plan should be positively prepared (meeting development needs and infrastructure requirements), justified (the most appropriate strategy compared to reasonable alternatives), effective (the plan is deliverable over the plan period based on effective cross-boundary working on strategic priorities), and consistent with national policy (it will deliver sustainable development as defined in the NPPF).
16. The NPPF requires Local Planning Authorities to work collaboratively to ensure that strategic priorities across local boundaries are properly co-ordinated to meet development requirements. Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. These duties apply to both Uttlesford and to this Council. The adequacy of this 'duty to cooperate' engagement will be a matter for the Inspector conducting the examination of the Uttlesford Local Plan based upon the nature of the engagement and its outcomes. Engagement has taken place between officers and Members of the two Councils and with Cambridgeshire County Council to seek to understand emerging proposals with potential impacts for South Cambridgeshire and their supporting evidence. No view has been expressed to date on the emerging proposals
17. A key consideration for South Cambridgeshire in considering whether the Uttlesford Local Plan is soundly based, is whether it is 'sustainable' in terms of its environmental, social and economic impacts as required by national policy guidance in the NPPF and whether it is supported by robust evidence. Part of this consideration includes taking a strategic view on whether there are potential advantages for this district arising from the NUGC proposal as well as any potential disadvantages, and also considering the local impacts and implications of the proposal.
18. The NUGC would provide new homes close to existing and planned jobs in regard to the three nearby research institutes and science parks in South Cambridgeshire and we are aware that they have plans for continued growth. The life sciences cluster extending south from the Cambridge Biomedical Campus is widely recognised as being of international importance and appropriate continued sustainable growth (which the provision of nearby homes could assist), is considered to be important for both the local and national economy, notwithstanding that some emerging proposals are yet to be considered through the planning process. These new homes have potential to meet housing needs in the area, providing local supply of market housing and providing choice. The NUGC could also potentially help to reduce pressures for strategic growth south of Cambridge in the context of our next Local Plan for Greater Cambridge, work on which is due to commence by 2019 as promised in the City Deal agreement.
19. Alternatively, the NUGC could constrain the future growth of the three nearby research institutes and science parks in South Cambridgeshire by overloading local transport infrastructure, taking up additional capacity that could be created in the local road network in South Cambridgeshire through more local mitigation measures (as opposed to strategic improvements, particularly to the A505 for which there is



currently no scheme of committed funding). It could also prevent or reduce potential for consideration of whether there are better alternative housing-led options to support the growth of the life sciences cluster south of Cambridge.

20. Even if the NUGC were demonstrated to have considerable advantages for both districts, it should not be allocated for development unless it can be demonstrated that its allocation in the Uttlesford Local Plan would be both sound and sustainable.

Is the draft Uttlesford Local Plan and the NUGC proposal sound and sustainable?

21. National policy considerations place considerable emphasis on the three components of sustainable development (social, environmental and economic). The emerging Local Plan is positively prepared in the sense that it seeks to meet objectively assessed development needs, but particular questions remain over the transport and landscape implications and impacts of the proposal.
22. There are outstanding concerns that the NUGC proposal may not be able to deliver all the necessary transport infrastructure to enable its development, both in relation to the complete 5,000 dwelling garden community or for the 1,900 dwellings proposed for delivery by 2033.
23. It is particularly important that any new settlement is supported by appropriate transport infrastructure and that the impacts of development can be adequately and appropriately mitigated. However a number of concerns have been identified with the transport evidence supporting the NUGC which call into question whether its inclusion in the Local Plan would be justified or effective. There are ongoing discussions with Uttlesford District Council, and including Cambridgeshire County Council, to fully understand the assumptions made and their potential implications for understanding the transport impacts on South Cambridgeshire.
24. The highway network in this area of South Cambridgeshire already experiences severely congested conditions at peak times, with the A505 between Royston and the A11 one of the most heavily trafficked routes in Cambridgeshire. In addition many of the junctions in the area are already extremely congested at peak times, particularly around the junction with the A505 and A1301 and at Junction 10 of the M11.
25. It currently appears that neither the district wide Transport study or the South Cambridgeshire Junction Study have taken any account of planned growth in West Suffolk at Haverhill on the A1307 for 5,000 homes over the plan period, much of which will rely on the A1307 to access jobs in the Greater Cambridge area and especially at the Cambridge Biomedical Campus. The importance of this link and its inadequate capacity explains its inclusion in the Greater Cambridge Partnership's A1307 project. This is important because the NUGC is also stated to rely on the A1307 for the majority of vehicle journeys to the north towards Cambridge.
26. It also seems that this transport evidence has not taken account of the full extent of planned employment growth in Cambridge and South Cambridgeshire. The junction study states that it has taken account of only 24,042 new jobs across our districts, whereas our two Local Plans are planning to provide for the 44,100 jobs required by our economic evidence. This means that their transport studies appear not to have taken account of 20,058 planned extra jobs in Cambridge and South Cambridgeshire which is a potentially a significant flaw, especially in the context of the growth aspirations of the three research institutes and Science Parks in the south of our district. It can also be noted that the junction study fails to take any account of planned growth around Royston in North Hertfordshire when it does take account of

distant growth in Harlow, Chelmsford and Epping Forest. There are therefore a number of technical queries that need to be followed up with Uttlesford District Council, which could have implications for the soundness of the evidence and our other comments.

27. The NPPF requires Local Plan proposals to be deliverable and viable. The South Cambridgeshire Junction Study states that road mitigations exist to support the delivery of 3,300 homes at the NUGC site, for which it provides initial costings of £7.5m to £11m. No mitigations for the full 5,000 home site have been identified which calls into question its deliverability and the effectiveness of the Local Plan. Furthermore it is clear that the viability evidence supporting the NUGC site has not taken account of up to £10m of mitigation measures. Setting aside questions about the robustness of these figures, it appears that the viability study has not taken account of a considerable additional expense and on this basis there is no robust evidence to show that the NUGC is deliverable and that the plan including the NUGC is effective.
28. One knock-on effect of this omission is that the delivery of these 3,300 homes would remove any 'spare' capacity on the Cambridgeshire highway network close to the Uttlesford border, with implications for future growth in this successful and dynamic part of South Cambridgeshire, ahead of considerations of the development strategy looking beyond the current emerging South Cambridgeshire Local Plan time horizon of 2031. The Mayor of the new Greater Cambridge and Greater Peterborough Combined Authority has identified as a priority preparation of a non statutory spatial plan for the area and Cambridge City and South Cambridgeshire District Councils have committed to starting work on a joint Greater Cambridge Local Plan by 2019.
29. However, the evidence raises doubts about the delivery of even the local mitigation measures identified as necessary to deliver the first 3,300 homes at NUGC. Uttlesford recognise that for the full NUGC development to come forward it is likely to require a major upgrade to the A505. Upgrading of the A505 is recognised as being an important scheme for the southern part of South Cambridgeshire, but there is currently no scheme of identified funding and therefore no certainty that major improvements will come forward in the time frame to delivery the full NUGC. Under these circumstances there are questions about the sustainability of a smaller settlement, including whether it would support a secondary school, which this council regards as a fundamental requirement of achieving a sustainable new settlement.
30. The development of the NUGC, according to the evidence supporting the draft Uttlesford Local Plan, would have significant negative impacts on landscape. It has not been demonstrated at this stage that these can be appropriately mitigated or that it is possible to develop the new community avoiding ridgelines and elevated valley sides. Major development on the site could appear to be an alien and intrusive element in the local landscape which would be visible in long distance views. It has not been demonstrated that reasonable alternatives do not exist which would have a reduced impact on the landscape. These points call in question whether a Local Plan including the NUGC would be justified.
31. Turning to other infrastructure issues. There are known downstream flood risks below the NUGC site and potential impacts on the aquifer which underlies the site. Both are matters which are the statutory responsibility of the Environment Agency who will consider both matters in their comments on the Local Plan. The consistency of the NUGC proposal with the environmental policies of the NPPF has not yet been demonstrated.

32. A sustainable garden community would have a secondary school at its heart and yet it is unclear whether a development capped at 3,300 homes by the capacity of the local roads would be large enough to support a secondary school or that its provision would be viable and so deliverable. It follows that the consistency of the NUGC proposal with the social and place making policies of the NPPF has not yet been demonstrated. The timing of delivery and implications for existing secondary schools in the area, including on South Cambridgeshire is not clear.
33. The Uttlesford Local Plan Housing Trajectory assumes that no more than 175 dwellings a year can be delivered at the NUGC and Easton Park Garden Communities and 150 dwellings on Land West of Bedford. However, being located in a desirable location it is questionable whether assuming such annual completion rates are justified. The site developers state that they can deliver homes at higher annual rates. Our own evidence from Cambourne shows that average rates of around 220 homes a year are justified over several economic cycles. This evidence was accepted by objectors at our own Local Plan Examination who proposed that 250 dwellings a year would be a reasonable assumption in relation to Northstowe, Waterbeach and Bourn Airfield new settlements. It is also evident that the emerging Braintree Local Plan itself allows for 250 completions per year on its portion of the Land West of Braintree garden community site.
34. A reasonable alternative option which does not appear to have been considered would be to increase the delivery rate at Easton Park to 250 homes a year which could boost delivery by 675 homes by 2033 which in combination with other alternative sites could mean that the NUGC site would not be needed. This may not prove to be the most appropriate strategy for the Uttlesford Local Plan but this has not yet been demonstrated. It could also potentially allow for first completions on one or both of the new settlements proposed for first completions in 2021/2022 to be set back by a number of years to be more realistic and in alignment with evidence from elsewhere on the time taken to get first completions at major new settlements.
35. Appendix B contains a copy of policy SP7 for the NUGC development. If the NUGC allocation is to be retained in the Local Plan the following changes should be considered to Policy SP7:
- (a) Paragraph 4 should include a requirement for 'reliable' public transport services and make explicit mention of Granta Park, the Babraham Research Campus and Whittlesford Parkway Station as destinations and employment parks.
  - (b) Paragraph 5 should make explicit reference to junction improvements at junction 10 on the M11, and also to improvements to the junction of the A1307 and A505 that may be required once proper consideration has been given to growth at Haverhill and job growth in Cambridge and South Cambridgeshire. The wording that transport contributions 'will be sought' is also not a clear requirement and should be strengthened. The policy should commit to the development mitigating its impact on these junctions, and also to the provision of mitigation measures in villages all around the site. Paragraph 5 should also be clear it is referring to Babraham Park & Ride.
  - (c) Paragraph 7 should commit to providing sustainable drainage systems which limit downstream runoff to existing greenfield rates as a minimum and to providing appropriate betterment as a planning gain for communities downstream.
  - (d) Given that the NUGC proposal is not supported by evidence which demonstrates that it would have an acceptable impact on the local landscape

paragraph 11 should include a policy requirement to prevent the development of ridgelines and elevated valley sides.

### **Next Steps**

36. Representations to the draft Uttlesford Local Plan will be submitted as agreed by the Portfolio Holder.

### **Options**

37. The Planning Portfolio Holder has the following options:
- (a) Agree the proposed response; or
  - (b) Agree the proposed response with amendments; or
  - (c) Not to agree the proposed response.

### **Implications**

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

#### ***Financial***

39. There are no direct financial implications arising from this report.

#### ***Legal***

40. There are no direct legal implications arising from this report.

#### ***Staffing***

41. There are no direct staffing implications arising from this report.

#### ***Risk Management***

42. No direct risks to this Council or to South Cambridgeshire residents and businesses have been identified.

#### ***Equality and Diversity***

43. There are no direct equality and diversity implications arising from this report

#### ***Climate Change***

44. There are no direct climate change implications arising from this report.

### **Consultation responses**

45. Officers have worked with Cambridgeshire County Council officers in the preparation of this report.

### **Effect on Strategic Aims**

#### **A. LIVING WELL Support our communities to remain in good health whilst continuing to protect the natural and built environment**

46. This report has identified potential impacts on the landscape affecting this district.

#### **B. HOMES FOR OUR FUTURE**

#### **Secure the delivery of a wide range of housing to meet the needs of existing and future communities**

47. The provision of sufficient homes in Uttlesford to meet their objectively assessed housing need will contribute to meeting housing needs across south-east England and so help contain development pressures on South Cambridgeshire.

### **C. CONNECTED COMMUNITIES**

**Work with partners to ensure new transport and digital infrastructure supports and strengthens communities and that our approach to growth sustains prosperity**

48. This report has identified potential impacts on the transport infrastructure affecting the southern part of South Cambridgeshire.

### **Appendices**

Appendix A: SCDC response to the Uttlesford Local Plan Issues and Options consultation 2015

Appendix B – Policy SP7 – North Uttlesford Garden Community

Appendix C – Location Map

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

Link to the Uttlesford Local Plan: [http://uttlesford-consult.limehouse.co.uk/portal/planning\\_policy/lp2017/udc\\_reg\\_18](http://uttlesford-consult.limehouse.co.uk/portal/planning_policy/lp2017/udc_reg_18)

Link to the Local Plan evidence base: <https://www.uttlesford.gov.uk/localplanevidence>

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**Appendix A - Response to the Uttlesford Local Plan Issues and Options consultation 2015**

Question	Proposed Response
<p><b>Question 1: Vision and Development Strategy</b> What do you think the Council should include in its Local Plan vision and development strategy for the District in 2033?</p>	<p>No comment.</p>
<p><b>Question 2: Cross-boundary strategic planning</b> Are there any specific cross-boundary planning issues that the District Council should consider in putting together its Local Plan? Please provide details.</p>	<p>Two areas of search for development lie very close to the administrative boundary. If either is taken forward into the Local Plan, Uttlesford should engage positively with this Council and neighbouring Parish Councils in South Cambridgeshire. There are a number of key issues that would need to be considered, including transport, and the relationship with the major business parks in this part of South Cambridgeshire, including the Wellcome Trust Genome Campus and Granta Park. We are aware of potential employment-led proposals being worked up to the north of Uttlesford in South Cambridgeshire. If they come forward they will be relevant considerations for the Uttlesford Local Plan.</p>
<p><b>Question 3: Settlement Hierarchy</b> Do you agree with the Planning Inspector that the settlement hierarchy is “generally soundly set out” and represents a pragmatic way forward for the Local Plan? The Council is particularly interested to know</p> <ul style="list-style-type: none"> <li>• If there has been any significant changes in the services and facilities in any settlement which should lead to its reclassification?</li> <li>• Is the proposed function for each type of settlement is appropriate?</li> <li>• Are there other relevant factors which suggest that a greater or lesser amount of development should be directed to a settlement</li> </ul>	<p>If the Local Plan includes any new settlements it should be clear about their place in the settlement hierarchy.</p>

<p>than would reflect its strict place in the settlement hierarchy?</p> <ul style="list-style-type: none"> <li>• Whether you think an additional tier should be added to the hierarchy to indicate the potential for one or more new settlements? (see also Question 10)</li> </ul>	
<p><b>Question 4: Infrastructure planning</b> Please provide details of any particular infrastructure issues which you feel the Council needs to consider, if possible providing evidence.</p>	<p>The emerging Uttlesford Local Plan will need to give careful consideration to the appropriateness of a new settlement close to the boundary with South Cambridgeshire and its impacts on and relationship to the southern part of South Cambridgeshire. The A1301 and A1307 are heavily used towards Cambridge and the transport impacts of new developments in the northern part of Uttlesford need to be fully understood to inform future decision making. The viability assessment of the emerging Local Plan and its policies should take account of the need to mitigate transport impacts outside Uttlesford along the corridor towards Cambridge. Consideration should be given to the outcome of the emerging City Deal A1307 study.</p>
<p><b>Question 5: Employment</b> What should be the main influences on the employment strategy? Are there any locations which you feel would be particularly suitable for employment?</p>	<p>If the Local Plan includes any new settlements they should include appropriate provision for employment, the scale and nature of which will depend on the location of the new settlement.</p>
<p><b>Question 6: Housing Tenure Mix and Affordability</b> What are the main issues relating to housing tenure mix, and affordability which the Council should consider?</p>	<p>No comment.</p>
<p><b>Question 7: Leisure, Recreation, and Open Space</b> What do you think are the main issues the Council should consider in relation to Leisure, Recreation, and Open Space?</p>	<p>No comment.</p>
<p><b>Question 8: Natural Environment and Historic Environment</b></p>	<p>No comment.</p>

<p>What do you think are the main issues the Council should consider in relation to the natural environment and the historic environment?</p>	
<p><b>Question 9: Other Areas of Search</b> Are there any other potential Areas of Search not shown in Figure 1 which should be assessed by the Council?</p>	<p>No comment.</p>
<p><b>Question 10: New Settlements</b> What do you think about the principle of one or more new settlements in providing for the future development needs of the District?</p>	<p>This Council considers that new settlements can make a sustainable contribution to meeting objectively assessed housing and employment needs in appropriate circumstances and in appropriate locations.</p> <p>The emerging Uttlesford Local Plan will need to give careful consideration to the appropriateness of a new settlement close to the boundary with South Cambridgeshire and its impacts on and relationship to the southern part of South Cambridgeshire. The A1301 and A1307 are heavily used towards Cambridge and the transport impacts of new developments in the northern part of Uttlesford need to be fully understood to inform future decision making. The viability assessment of the emerging Local Plan and its policies should take account of the need to mitigate transport impacts outside Uttlesford along the corridor towards Cambridge. Consideration should be given to the outcome of the emerging City Deal A1307 study.</p> <p>Two areas of search for development lie very close to the administrative boundary. If either are taken forward into the Local Plan, Uttlesford should engage positively with this Council and neighbouring Parish Councils in South Cambridgeshire. There are a number of key issues that would need to be considered, including transport, Green Belt and relationship with the major business parks in this part of South Cambridgeshire, including the Wellcome Trust Genome Campus and Granta Park. We are aware of potential employment-led proposals being worked up to the north of Uttlesford in South Cambridgeshire. If they come forward they will be relevant considerations for the Uttlesford Local Plan.</p> <p>This Council has considerable experience of planning for and delivering new settlements and sustainable urban extensions - on the Cambridge fringe, at Cambourne and Northstowe and more recently at Waterbeach and Bourn Airfield. A key consideration in planning any new settlement is the scale of development and the</p>



	<p>need to ensure that it will have sufficient critical mass to provide all key services and facilities within the new settlement. A key factor that has influenced this Council's view is to have sufficient dwellings to support a new secondary school. Innovative approaches must be explored to ensure timely delivery of key services, including up front provision of infrastructure if necessary. For example, at Northstowe, the secondary school is being provided early due to capacity issues in local schools. Ensuring that there will be sustainable transport options is also a key consideration for any new settlement and early transport modelling to understand issues and potential requirements is essential.</p> <p>Whilst each Council should meet its own objectively assessed development needs, there will be a relationship across the administrative boundary and if a new settlement is provided close to South Cambridgeshire, some residents will inevitably look for work in jobs in the southern part of the district and sustainable transport links will be important. The railway line provides a positive opportunity in this regard. Transport planning should be coordinated across the district border for major residential and employment schemes.</p> <p>Early transport modelling will be important to consider the impacts of any new settlement and should also have regard to emerging employment and housing proposals in the corridor to Cambridge. A corridor approach is advocated, similar to that being pursued for the A10(north) where a recently let contract is being taken forward in consultation with landowners and promoters of development in the corridor, including making financial contributions to the study. The scope of the study needs to be agreed but should include the M11, A11, A1301, A1307, A505 and the corridor to Cambridge. Early engagement with both Cambridgeshire and Essex County Councils as highway authorities will be important.</p>
<p><b>Question 11: New Settlement Areas of Search</b>  What issues and evidence should the Council consider when assessing the potential for one or more new settlements at Areas of Search 1-9? Please reference any specific Areas of Search in your response.</p>	<p>Deliverability is a key consideration with respect to the relative merits of different new settlement options. In addition to a willing landowner there must be appropriate high level evidence with regard to:</p> <ul style="list-style-type: none"> <li>• Transport,</li> <li>• Education,</li> <li>• Utilities,</li> <li>• Flooding</li> <li>• Landscape, heritage and biodiversity impacts,</li> <li>• Environmental issues such as noise, contamination and air quality</li> <li>• Viability</li> </ul>
<p><b>Question 12: Saffron Walden</b></p>	<p>No comment.</p>

<p>What issues and evidence should the Council consider when assessing the potential for urban extensions to Saffron Walden at Areas of Search 10a-g? Please reference any specific Areas of Search in your response.</p>	
<p><b>Question 13: Edge of Bishop's Stortford (within Uttlesford District)</b>  What issues and evidence should the Council consider when assessing the potential for urban extensions to Bishop's Stortford at Areas of Search 11a and b? Please reference any specific Areas of Search in your response.</p>	<p>No comment.</p>
<p><b>Question 14: Great Dunmow</b>  What issues and evidence should the Council consider when assessing the potential for urban extensions to Great Dunmow at Areas of Search 12a-f? Please reference any specific Areas of Search in your response.</p>	<p>No comment.</p>
<p><b>Question 15: Villages</b>  What issues and evidence should the Council consider when assessing the potential for development in the villages? Please reference any specific Areas of Search in your response.</p>	<p>No comment.</p>
<p><b>Question 16: Development at 580 dwellings per year</b>  What do you think the implications of development would be under scenarios A to D would be, if working to</p>	<p>It is important that Uttlesford plans to meet its full objectively assessed housing and employment needs, taking account of the need for a measure of flexibility. Close working under the duty to cooperate is necessary in regard to housing, employment and transport matters. The boundary between the two councils is also the boundary between two housing market areas and the relationship between the two should be considered.</p>

the principle of delivering 580 dwellings per year?	
<p><b>Question 17: Development at 750 dwellings per year</b>  What do you think the implications of development would be under scenarios E to G, working to the principle of delivering around 750 dwellings per year?</p>	<p>It is important that Uttlesford plans to meet its full objectively assessed housing and employment needs, taking account of the need for a measure of flexibility. Close working under the duty to cooperate is necessary in regard to housing, employment and transport matters. The boundary between the two councils is also the boundary between two housing market areas and the relationship between the two should be considered.</p>
<p><b>Question 18: Other Scenarios</b>  Are there any other potential scenarios not shown which should be assessed by the Council?</p>	<p>No comment.</p>
<p><b>Question 19: Other points</b>  Are there any other points you wish to make which do not relate directly to the questions above?</p>	<p>None.</p>

## Appendix B

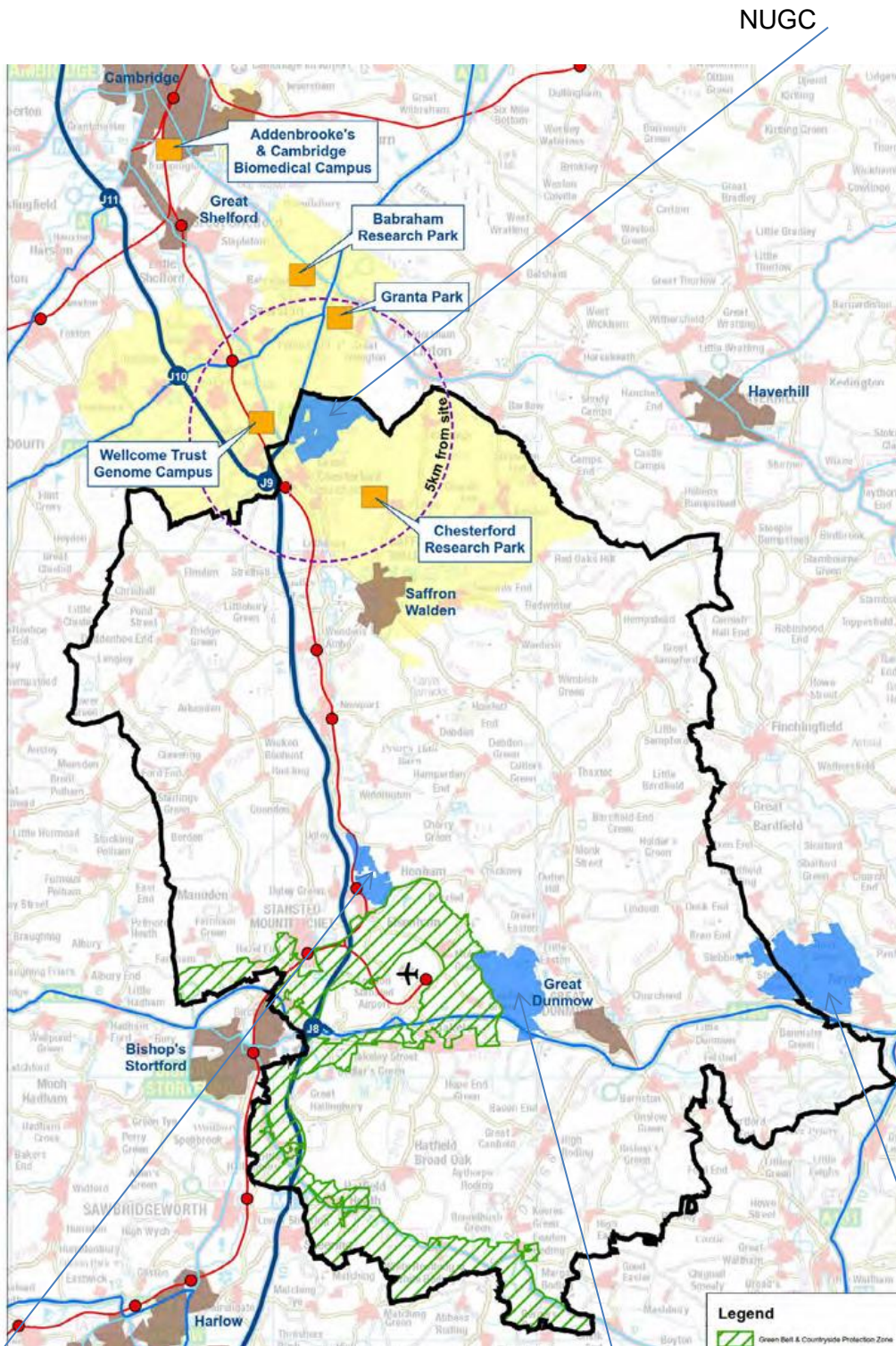
### Extract from Draft Uttlesford Local Plan Policy SP7 - North Uttlesford Garden Community

Permission will be granted for a new garden community in North Uttlesford following approval of a detailed development framework. The new garden community in North Uttlesford will:

1. Deliver 5,000 new dwellings, of which 1,900 will be delivered by 2033. A mix of housing sizes and types of housing will be delivered in accordance with housing needs including affordable homes and homes for older people. Specific provision will be made for self and custom build housing.
2. Deliver a range of local employment opportunities with a particular focus on maximising economic links to the Wellcome Genome Campus and Chesterford Research Park.
3. Include a new local centre incorporating a mix of retail, business and community uses (including A1, A2, A3, A4, A5, B1(a), D1 and D2 uses). Land and financial contributions towards four primary schools (two form entry) and one secondary school (seven form entry) will be provided. Early years and childcare facilities, health care facilities, community and youth centres will also be provided.
4. Provide transport choice, including high quality, frequent and fast public transport services to Saffron Walden, Cambridge, Great Chesterford Rail Station and nearby employment parks (including the Wellcome Genome Campus and Chesterford Research Park). A network of safe walking and cycling routes will also be provided, including cycle routes connecting with the employment parks.
5. An access strategy that connects with the A11, A1301 and the Cambridge Park & Ride (on the A1307), with the A11 being the preferred route for northbound travel. Contributions towards capacity improvements along the A505 and junction of the A505 and A1301 will be sought, requiring cross boundary discussion with South Cambridgeshire.
6. Include new network or primary substations in the medium to long term, and reinforcements to the energy network in the shorter term.
7. Enhancements to the water recycling centre at Great Chesterford, new connections, network upgrades and reinforcements to the sewerage network.
8. Provision of Sustainable Urban Drainage systems to provide water quality, amenity and ecological benefits as well as flood risk management.
9. Provide allotments, open space, play, leisure and recreation in line with standards established in the Local Plan.
10. Provision of natural, semi-natural and amenity green space in accordance with standards established in the Local Plan.
11. Positively respond to the landscape and historic value of this location, with proposals accompanied and influenced by landscape/ visual and heritage impact assessments. Careful consideration will be given to the siting and design of development, the use of building and landscaping materials, the improvement and restoration of degraded landscape features, and new woodland/ tree belt and structural planting within and around the site. The sense of tranquillity within the site should be maintained.

# Appendix C

## Location Map



Elsenham (new settlement site rejected in 2014)

Easton Park

Land west of Braintree

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**REPORT TO:** Planning Portfolio Holder

25 August 2017

**LEAD OFFICER:** Joint Director for Planning and Economic Development

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## **Neighbourhood Plans: Thriplow Neighbourhood Area designation**

### **Purpose**

1. To make a decision on the application (see Appendix A) to designate the parish of Thriplow as a Neighbourhood Area.
2. This is a not a key decision. The Planning Portfolio Holder has delegated authority to make decisions on Neighbourhood Area designations.

### **Recommendation**

3. It is recommended that the Planning Portfolio Holder approves the designation of a Neighbourhood Area for the parish of Thriplow as proposed by Thriplow Parish Council (see Appendix A).

### **Reasons for Recommendation**

4. South Cambridgeshire District Council (SCDC) has received an application from Thriplow Parish Council to designate the parish of Thriplow as a Neighbourhood Area. The Parish Council has applied to have the whole of its parish as a Neighbourhood Area. The regulations relating to such applications state that SCDC must designate the area provided that the application is valid and the area has not yet been designated.

### **Background**

5. A Neighbourhood Area must be designated before a Parish Council can prepare a Neighbourhood Plan. There are national regulations guiding how an application for the designation of a Neighbourhood Area should be considered.
6. The regulations state that a local planning authority must designate a Neighbourhood Area if it receives a valid application and some or all of the area has not yet been designated. The regulations also state that a local planning authority must designate the whole of the area applied for in certain circumstances, and this includes if a Parish Council applies for the whole of their parish to be designated as a Neighbourhood Area.
7. A valid application is considered to be one submitted by a 'relevant body', which for SCDC is a Parish Council, that includes:
  - a map identifying the area to which the Neighbourhood Area application relates;

- a statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area; and
- a statement that the organisation or body making the application for the designation of the Neighbourhood Area designation is a 'relevant body'.

## **Considerations**

### ***Application from Thriplow Parish Council***

8. Thriplow Parish Council has decided that it would like to prepare a Neighbourhood Plan for the whole of its parish. The Parish Council has applied to SCDC for the whole of the parish to be designated as a Neighbourhood Area, supplying a map of the area to be designated, and a statement explaining why the area should be designated (see Appendix A).
9. The Parish Council has undertaken consultation with its community to determine whether to prepare a Neighbourhood Plan, and has also consulted the neighbouring parishes of Duxford, Fowlmere, Foxton, Newton and Whittlesford. None of the neighbouring Parish Councils have any objections to Thriplow Parish Council's proposal. Neighbourhood Areas for Foxton and Whittlesford have already been designated.

### ***Consideration by SCDC***

10. SCDC is supportive of Thriplow Parish Council preparing a Neighbourhood Plan for its parish and is keen for the two Councils to work together in considering the future development of the area.
11. SCDC considers that the application submitted by Thriplow Parish Council is valid and none of the area has been previously designated for neighbourhood planning purposes. As the whole of the parish has been proposed as a Neighbourhood Area, SCDC must designate the Neighbourhood Area.

### ***Local Development Scheme***

12. The Local Development Scheme (LDS) sets out the planning policy documents that SCDC intends to prepare for the next three years, and tends to be updated annually. The LDS (agreed in December 2016) includes a section that lists the Neighbourhood Areas designated in South Cambridgeshire and therefore the Neighbourhood Plans that are being prepared. When the LDS is next reviewed, this section of the LDS will be updated to include the Thriplow Neighbourhood Area. In the interim, the complete list of Neighbourhood Areas designated is available to view on the Council's website: [www.scamb.gov.uk/content/neighbourhood-areas](http://www.scamb.gov.uk/content/neighbourhood-areas), and Thriplow Neighbourhood Area will be added to this list.

## **Options**

13. The Planning Portfolio Holder does not have any option but to designate the Neighbourhood Area to be compliant with Neighbourhood Planning legislation, regulations and guidance.



## **Implications**

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

### ***Financial***

15. SCDC can claim £20,000 per Neighbourhood Plan once it has been successful through the examination and a referendum date has been set.
16. The Parish Council can access funding to assist it in preparing a Neighbourhood Plan. Locality provides grants of up to £9,000 for local communities preparing Neighbourhood Plans.

### ***Legal***

17. The Planning Portfolio Holder has delegated authority to make decisions on Neighbourhood Area designations.

### ***Staffing***

18. Support for neighbourhood planning is delivered within existing resources by the Planning Policy Team and the Sustainable Communities and Partnerships Team, drawing upon the expertise of other staff as required.

### ***Equality and Diversity***

19. Equality and diversity issues will be considered during the preparation of the Neighbourhood Plan as appropriate to its content.

### ***Climate Change***

20. Climate change issues will be considered during the preparation of the Neighbourhood Plan as appropriate to its content.

## **Consultation responses**

21. None.

## **Effect on Strategic Objectives**

### **Objective 1 – Living Well: support our communities to remain in good health whilst continuing to protect the natural and built environment**

22. By preparing a Neighbourhood Plan local communities are being given the opportunity to create planning policies that will protect and enhance the character of their local surroundings and contribute to ensuring an outstanding quality of life.

### **Objective 2 – Homes for Our Future: secure the delivery of a wide range of housing to meet the needs of existing and future communities**

23. Local communities can within a Neighbourhood Plan consider the existing and future needs for housing in their area and positively plan to meet this need through a range of policies and / or allocations in their plan.

**Objective 3 – Connected Communities: work with partners to ensure new transport and digital infrastructure supports and strengthens communities and that our approach to growth sustains prosperity**

24. Neighbourhood planning is an opportunity for the local community to shape their local area, and strengthen their communities by working together.

**Objective 4 – An Innovative and Dynamic Organisation: adopt a more commercial and business-like approach to ensure we can continue to deliver the best possible services at the lowest possible cost**

25. Neighbourhood planning engages local people in the planning process by giving them a tool to guide the future development, regeneration and conservation of an area. SCDC has a duty to support Parish Councils preparing Neighbourhood Plans and is a great opportunity for the Councils to work in partnership and to develop new ways of working together.

### **Background Papers**

Planning Practice Guidance relating to the designation of neighbourhood areas:

<https://www.gov.uk/guidance/neighbourhood-planning--2#designating-a-neighbourhood-area>

Report to Cabinet on Designating a Neighbourhood Area – Updating the Process (January 2017): <http://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=293&MId=6797&Ver=4>

### **Appendices**

Appendix A: Application Form and Map to designate the parish of Thriplow as a Neighbourhood Area

**Report Author:** Jenny Nuttycombe – Senior Planning Policy Officer  
Telephone: (01954) 713184

# Neighbourhood Planning

## Application to designate a Neighbourhood Area



Town and Country Planning Act 1990  
Neighbourhood Planning (General) Regulations 2012, (Amendments)  
Regulations 2015 and 2016

**Before completing this form, please read our Frequently Asked Questions document and the guidance notes below**

Within South Cambridgeshire District only Parish Councils can apply for Neighbourhood Area designation. These will be the 'qualifying body' in this District – a term used in the regulations for Neighbourhood Planning. As the Local Planning Authority, South Cambridgeshire District Council (the Council) may need to undertake various periods of statutory consultation on your proposals.

### Data Protection and Freedom of Information

Information in this form will be used solely for statutory Neighbourhood Planning consultations. Information, including names and contact information, will be available to view on the Council's website.

By submitting this response form you are agreeing to these conditions.

If you need help to complete this form please call 01954 713182 or email [Neighbourhood.Planning@scams.gov.uk](mailto:Neighbourhood.Planning@scams.gov.uk).

### Please complete this form using information and contact details we can publish on our website

1	Name of parish (or lead parish where there is more than one). Where there is no parish council in place to make this application, please contact the Council for assistance in applying to designate a Neighbourhood Forum	THRIFLOW PARISH
2	Address	Cochranes 6 Lower Street Thriplow Royston Herts. SG8 7RJ
3	Contact name & position	David Easthope , Parish Councillor
4	Telephone number	01763 208401
5	E-mail	<a href="mailto:davideasthope@lineone.net">davideasthope@lineone.net</a>
6	Additional parish contact details If applicable, please list all parishes involved in this application and provide contact details for the clerks of each.	Thriplow Parish Council:- Chairman: Jane Gough, 55 Church St. Thriplow, SG8 7RE 01763 208992  Vice Chairman: Christopher Jackson, 2 Church St. Thriplow, SG8 7RE. 01763 208780  Parish Clerk: Martyn Corbet, 100 Kingsway, Heathfield, Duxford, CB22 4QN <a href="mailto:martyncorbet@aol.com">martyncorbet@aol.com</a>
7	Name of Neighbourhood Area In many cases this will reflect the name of the parish/es it covers	Thriplow Parish

8 Proposed Neighbourhood Area  
The parish boundary might provide a good basis for a Neighbourhood Area but this is not obligatory. You must state why you consider the boundary you have proposed appropriate for designation. Without this information, your application cannot be processed.

Also, you must provide an Ordnance Survey Map showing clearly the boundary of the proposed Neighbourhood Area. Your application cannot be processed without a map. If you need help to prepare a map please contact [Neighbourhood.Planning@scambs.gov.uk](mailto:Neighbourhood.Planning@scambs.gov.uk) or call 01954 713182

The parish council are requesting designation for the whole of the parish of Thriplow incorporating both the village of Thriplow and the settlement at Heathfield. The Neighbourhood Area will therefore be determined by the parish boundary.

The settlement at Heathfield is a relatively new one and has no facilities of its own. The church, school, village hall, pub and a very successful community run shop are all in Thriplow village, where there are also several listed buildings.

Having canvassed opinion throughout the parish, Thriplow Parish Council believe the decision to include the whole parish is the right decision.

An outline plan has been discussed by the Parish Council on a number of occasions following the passing of the Localism Act. No action was taken on this because the parish council felt that the proposals in the adopted act LDF were broadly in line with the parish councils' vision for the parish. However, with the pressure upon the District Council for more housing and the failure of the Draft Local Plan to achieve approval, concerns started to be expressed about the future of the parish and the need for a Neighbourhood Plan.

9 Local publicity about your proposal to prepare a Neighbourhood Plan  
Please tell us what you have done so far to let your local community (e.g. residents, landowners, businesses) know you are considering preparing a Neighbourhood Plan for the proposed neighbourhood area. For example have you run public events, placed articles in the local press, made efforts to reach isolated residents?

In May of this year the parish council invited Jenny Nuttycombe from the District Council to explain the purposes of a Neighbourhood Plan. This meeting was publicised and a number of parishioners attended. Following that meeting the parish council determined that it would pursue the Neighbourhood Plan and subsequently further determined that the plan should encompass the whole of the Parish of Thriplow.

Earlier this month the parish council produced a letter explaining that they wished to start the production of a Neighbourhood Plan and sought to explain in outline the purposes of the plan and what it hoped to achieve. The letter went on to suggest that anyone interested in participating in the production of the Neighbourhood Plan should arrange to come to a meeting on 19<sup>th</sup> July at the village hall or, if they were unable to attend, to contact the parish council to express their interest. Every household and business within the parish received this letter, either via e-mail or delivered by hand.

To date 30 residents from both Thriplow village and Heathfield have expressed a firm interest in becoming involved with the production of the Neighbourhood Plan. The next stage will be to hold a meeting of all those interested in participating and forming a steering group.

The Parish Council has issued a press statement to both the Cambridge News and the Royston Crow informing them of its intention to produce a Neighbourhood Plan.

The Parish Council has also contacted the neighbouring parishes of Duxford, Fowlmere, Foxton, Newton & Whittlesford, none have any objections to our proposal. Foxton and Whittlesford are in the process of producing their own Neighbourhood Plans, Duxford & Fowlmere will not be doing so and Newton have not made any decision.

The Thriplow Society, a local History group formed some 26 years ago, fully supports the production of a Neighbourhood Plan.

The parish council has decided that the Neighbourhood Plan should be an agenda item at every parish council meeting.

10 Declaration

I/we hereby declare that this parish council is a constituted parish council and is the qualifying body to act in this context. Local contact information is enclosed and/or being sent electronically

Where relevant, please ensure all other parishes involved have signed this application form.  
Continue on another sheet if necessary

Name: David Easthope

Signature: *David Easthope*

Parish (lead parish where there is more than one):  
Thriplow

Date 27.07.2017

Name:

Signature:

Parish:

Date

**Guidance Note – please read the ‘Frequently Asked Questions’ before completing this form**

**Application for Neighbourhood Area designation**

This is the first formal step in the development of a Neighbourhood Plan – a Neighbourhood Area must be designated before a Neighbourhood Plan can be developed. We recommend discussing your objectives with Council officers prior to completing this form, to ascertain whether this is the most appropriate vehicle for you and what support is available to develop your Plan. Working with neighbouring parishes with similar issues could reduce the workload and increase the pool of expertise and knowledge needed for the production of a Neighbourhood Plan.

Community engagement and consultation may need to take place before making an application to designate a Neighbourhood Area. Does the local community support the production of a Neighbourhood Plan? What are the issues as they see them? What Neighbourhood Area boundary options have they been given? Have they expressed a preference? Details of this community engagement should be detailed in Question 9.

**Qualifying Body (sometimes referred to as the ‘relevant body’)**

Applications must include a statement confirming that the parish council is the qualifying body.

**Your application is not complete without this information.**

**Areas with no parish council**

Parish meetings can either get involved with the Neighbourhood Planning in an adjoining parish or apply to the Council to be designated as a Neighbourhood Forum, which can prepare its own Plan. If you think this applies to you, please contact the Council for assistance.

**Filling out the form**

South Cambridgeshire District Council has prepared this form to make it simple to apply for Area Designation. The contact address used on this form should be the main contact for future communication on the Neighbourhood Plan. Please be aware when completing the form that the information given may need to be published online.

**Map of the Area**

If you need help to prepare a map showing the Neighbourhood Area please contact [Neighbourhood.Planning@scambs.gov.uk](mailto:Neighbourhood.Planning@scambs.gov.uk) or call 01954 713182.

**Your application is not complete without this information.**

**What happens next?**

**Please read the Frequently Asked Questions document which is on our website for the process that is followed by our Council when designating a neighbourhood area.**

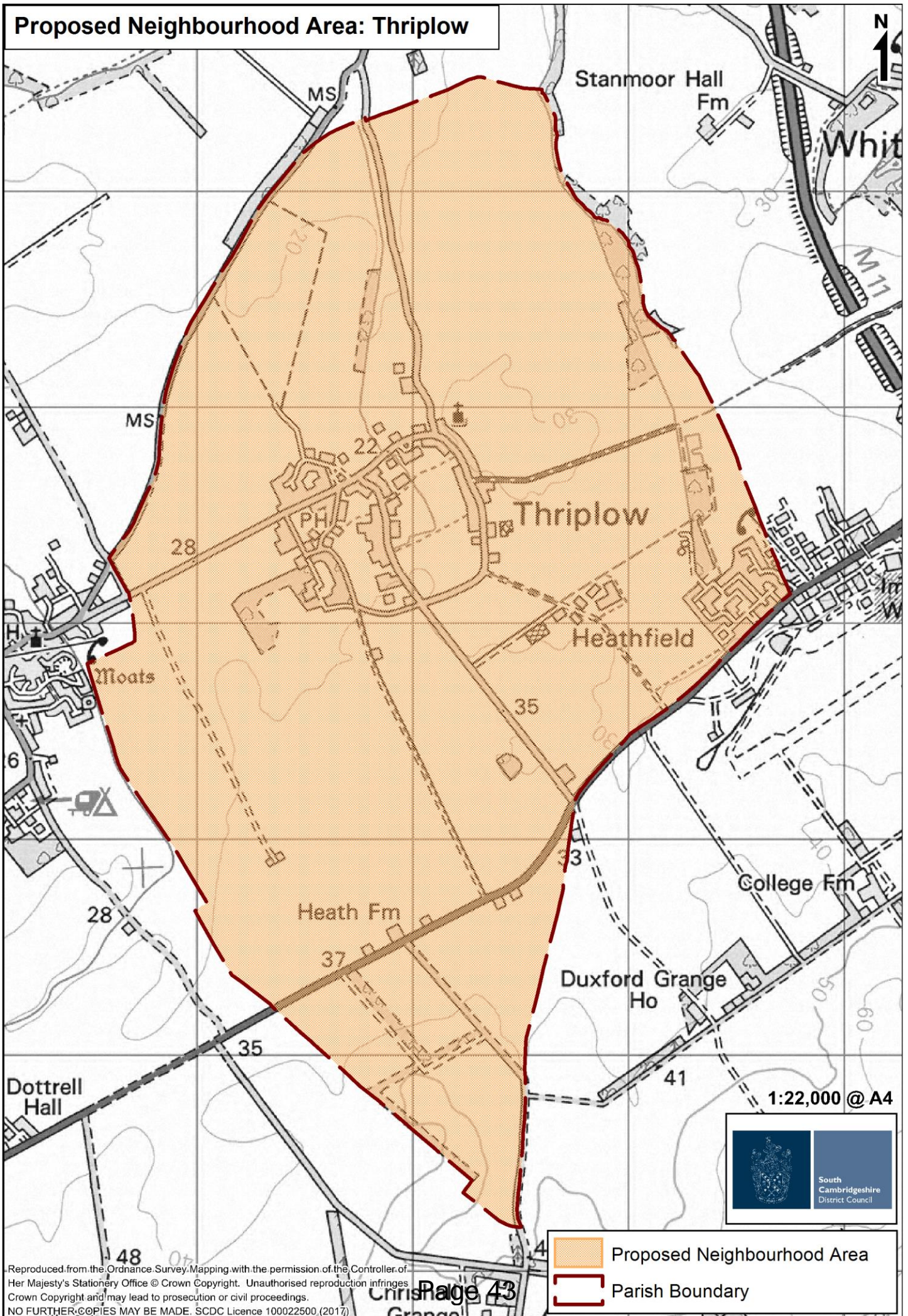
**Checklist - have you...?**

- Signed the declaration
- Included a map of the nominated Neighbourhood Area

**Completed forms should be returned to:**

Neighbourhood Planning  
Planning Policy Team  
Planning and New Communities  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridgeshire  
CB23 6EA

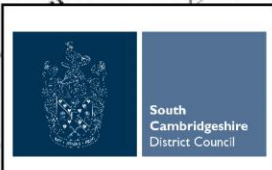
# Proposed Neighbourhood Area: Thriplow



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Legend:

- Proposed Neighbourhood Area
- Parish Boundary



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# Agenda Item 7



South  
Cambridgeshire  
District Council

**Report To:** Planning Portfolio Holder

25 August 2017

**Lead Officer:** Joint Director Planning and Economic Development

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## **Heritage Guardianship Sites:**

### **Landbeach Tithe Barn, East Hatley Church and Sawston Tannery Drying Shed**

#### **Purpose**

1. To update on the progress of the Landbeach Tithe Barn and Sawston Tannery Drying Shed Projects and report on the transfer of East Hatley Church.
2. This is not a key decision.

#### **Recommendations**

3. It is recommended that the Portfolio Holder notes the progress made.

#### **Reasons for Recommendations**

4. To keep the Portfolio Holder informed regarding Heritage sites, and enable related activities to continue.

#### **Background**

##### *Landbeach Tithe Barn*

5. Landbeach Tithe Barn is a Grade II thatched listed building owned by the Council since 1986. It was leased to the Landbeach Society in 1975. The society surrendered the lease in 2014. Since that time the Council has been working with local residents to find a local solution to support the future of the barn.
6. In 2014, local residents lead by the then Local Member and supported by Cambridge Past Present and Future commenced work to establish a Trust to take on responsibility for the barn.
7. In 2015, a shadow Landbeach Tithe Barn Trust was created, and several community events have been organised at the barn. A structural survey report, commissioned by the Council, estimated the cost of the urgent works at £80,000 and a further £40,000 of other work were recommended. The survey confirmed that the barn is not watertight, and there is some water damage to timbers. The Council arranged for a tarpaulin to be put over the thatch roof of the barn as an interim measure to safeguard the barn from further deterioration. The Shadow Trustees are keeping a watching brief over the tarpaulin particularly in times of heavy winds. It was renewed in Spring 2016.
8. In March 2016, the Economic Development Portfolio Holder endorsed a summary project timeline, noted the list of Shadow Trust members and length of the tenure, by

way of commitment to the project and agreed heads of terms for a long lease for the barn.

*Sawston Tannery Drying Shed*

9. A tannery has existed continuously on the site in Sawston for nearly 400 years.
10. The Drying Shed was constructed during a period of rapid expansion of the tannery complex comprising an arcaded brick ground floor, and three timber framed upper floors with louvered external walls below a hipped slate roof. Whilst it is in a very poor condition, the drying shed is considered to be an exceptional example of a tannery drying shed on account of its extraordinary scale. It has regional and national importance because it is the only drying shed known to be built on three floors. This is recognised with its Grade II\* listing status. In 2015 the building was on the Historic England heritage at risk register rated category 'A', which meant it was 'at immediate risk of further rapid deterioration or loss of fabric.
11. In November 2015 the Council, supported by Historic England, served an Urgent Works Notice setting out the immediate works that were necessary. The Council supported by grant funding from Historic England has since procured scaffolding and the building is now fully supported.
12. A project team has been established comprising the Owners, Historic England, Council Officer and Local members. It has a 3-year project in place to oversee a building survey, basic repairs and feasibility studies for alternative uses. The Project Team has met with the Parish Council who own a potential alternative access to the building and with the Trustees of Joh Huntingdon's Charity, a local charity which has a children's nursery adjacent the site which it is looking to expand.

### 13. Considerations and update

#### *Landbeach Tithe Barn*

14. The Tithe Barn Trust has a number of workstreams underway.
15. Financially it has banked all its charitable pledges and now has funds of £60,000, it was successful in getting a grant of £2,100 as match funding for project viability work and has received over £20,000 'pro-bono' work. This has included architectural work for surveys to inform its business case, and legal work to review the lease.
16. Unfortunately, the Trust was not successful in its bid to the Heritage Lottery Fund. It has since had a feedback meeting and is acting on the advice given so it can prepare a revised bid. It continues to look to other areas of support including exploring whether a joint project with the Farmland Museum is possible, in which both might establish strong links with, and benefit from, the Waterbeach New Town development.
17. The tarpaulin renewed in Spring 2017.
18. A pre-application submission has been made seeking advice on proposals for an access and small service building (WC/ small kitchen area).
19. The Lease has been drawn up but is yet to be finalised pending discussions with the Diocese of Ely regarding a covenant on the freehold preventing the sale of liquor. This need to be addressed given the potential future uses of the barn for community use including weddings. Discussions will also include the possibility of agreeing use of additional land to widen the existing access to the south of the barn.

20. The Council has an 'easement for repairs' across a neighbouring property which until recently has been blocked, preventing access to the barn to make necessary repairs. Following correspondence and meetings, this has now been cleared. The owner of that property has recently died and the Council will be working with the Trustees to explore the implications of this and whether there are any opportunities to slightly extend the curtilage of the barn, as it is currently severely restrained along that boundary.
21. A project team meet regularly to review progress.
22. An update from The Tithe Barn Trust is attached as **Appendix 1**.

*Sawston Tannery Drying Shed.*

23. The building recording survey and repair schedule commissioned by Historic England has taken longer than initially anticipated. This has now been received and is being reviewed initially by English Heritage, to start to understand and consider the implications of the information. The project team will be meeting in September to receive the report. This will allow the team to fully understand the condition of the building. It will inform feasibility and options appraisals, based on which the owners will be able to decide what they wish to do with their building.
24. With the receipt of this report, the project has now reached a significant milestone. The forthcoming project meetings will be important in determining what happens next to this building.
25. Earlier this year, the building was suffering from unwanted attention and visits from children, in particular. Additional measures were taken to deter this. Solid sheeting added along one corner, warning notices added to the fence and the scaffolding is now alarm and linked to the owners' security should the alarm go off. So far, these measures seem to have proved successful.

*St Denis Church, East Hatley*

26. Since the last report, all legal agreements have been completed, and the Church and endowment have been transferred to the Friends of Friendless Churches (FOFC).
27. A celebratory handover event was held last month in recognition of the hard work all parties involved.
28. The FOFC has already submitted planning and listed building applications for works to restore the floor and windows. It intends to seek grant to restore stained glass in the chancellery. The aim is to carry out the work as soon as possible so that the building can be back in community use, hopefully in 2018.

**Options**

*Landbeach Tithe Barn*

29. The recommended option is to continue to proceed with work with the Landbeach Tithe Barn Trust, to agree and sign the lease.
30. An alternative is for the barn to be sold with residential planning consent; this is being seen as a fall-back position should the transfer to the Trust not be achieved.

#### *Sawston Drying Shed*

31. All parties (SCDC, Historic England and the Owners) have committed to work together over a three year period to explore options and develop a plan for the site.
32. Alternative would be to do nothing and allow the building to deteriorate and eventually collapse, or for the owners to apply to demolish the building.

#### **Implications**

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

#### **Financial**

##### *Sawston Tannery Drying Shed*

34. A further grant application for £50K Historic England was successful to cover the cost of the weekly scaffolding inspections, insurance costs and any initial repairs. Replacing the tarpaulin came from existing budgets.

#### **Legal**

##### *Landbeach Tithe Barn*

36. Legal Officers will continue in assisting to progress a lease for Landbeach Tithe Barn.

#### **Staffing**

##### *Landbeach Tithe Barn and Sawston Drying Shed*

38. 31. Officer time from the consultancy team has, and continues to be recorded against these specific projects. In the case of the Sawston Drying Shed project SCDC Officer time forms an 'in kind' contribution towards the grant funding provided by Historic England.

#### **Risk Management**

##### *Sawston Drying Shed*

40. Works in progress' insurance has been taken for the scaffolding. The scaffolding contract also includes the weekly safety checks of the scaffolding to ensure that it is safe and correctly fixed. In addition, advice has also been taken regarding ensuring the scaffolding is protected against intruders.

#### **Equality and Diversity**

41. None

#### **Climate Change**

42. None

#### **Consultation responses (including from the Youth Council)**

43. 35. None

#### **Effect on Strategic Aims**

This report sets out the steps being taken to secure the future of an historic assets and work with the local community and owners of a local business within the district.

**Appendix I** – Update from Landbeach Tithebarn Trust (July 2017)

**Report Author:** Jane Green – Head of New Communities Telephone: (01954) 713164

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## Interim Update

Registered Charity Number 1167108

### Produced for the South Cambridgeshire District Council Planning Portfolio Holder's Meeting on 26<sup>th</sup> July 2017



#### Celebrating successes

Over £20,000's worth of pro bono work to date on the project has enabled the Tithe Barn Trust to be 'grant ready', including a Feasibility Study by Purcell Architects, a draft lease review by Eversheds Sutherland and an Interim Historic Building Report by Dr Menuge of the University of Cambridge.

Recent research suggests the Landbeach Tithe Barn should be considered for an enhanced listing to Grade II\*. The Historic Building Report highlighted the barn may date from the Medieval period and be earlier than the 16th Century listing suggests. Dr Adam Menuge, President of the Vernacular Architecture Group and Course Director of the Masters in Building History at the University of Cambridge, has commented "The survival of a medieval rectory with a roughly contemporary tithe barn is, I believe, an exceptional circumstance".

#### Tithe Barn Trust awarded grant

The Architectural Heritage Fund awarded the Tithe Barn Trust a Project Viability grant of £2,100. This was used as match funding for a Structural Condition Survey, Architect concept designs for proposed new elements and Quantity Surveyor Costings.

#### Banked private pledges

Support from the local community has been shown for the Tithe Barn Trust and Tithe Barn project through strong letters of support and we have now banked £60,000 of private donor pledges.

#### Grants applications update

We were delighted to be sent a Project Development grant award letter for £24,300 from the Architectural Heritage Fund on 22/06/17; however, this was subject to us being successful with our Heritage Lottery Fund round 1 bid. Sadly we were unsuccessful with our first submission to the HLF and are reviewing feedback and now considering a second bid. We have also now opened



discussions with the Country Houses Foundation for a £60,000 grant. It is our aim for capital works to begin in 2019, as per our brief to the Morton Partnership, Structural Engineers, who carried out the condition survey in January 2017.

### Planning Pre-application

The Tithe Barn Trust submitted a planning Pre-app, as per a grant requirement, and met with Karen Pell-Coggins on Monday 19<sup>th</sup> June. At the meeting we discussed our outline proposal which we believe is sensitive and essential to enable the retention of a unique heritage asset for the benefit of the public.

### Tithe Barn Events

The Tithe Barn Trust is delighted to announce that we are one of the Fen Edge Festival's nominated good causes for 2017 and is to receive a £600 grant from the Festival Organisers, the Fen Edge Community Association. The Tithe Barn Trust welcomed over 100 visitors as part of the festival in June.

We are taking part in Heritage Open Days 2017 and will be opening the Tithe Barn on Saturday 9<sup>th</sup> September to take advantage of the publicity this national scheme receives.

### Tithe Barn publicity

The project continues to receive wide coverage and so far this year includes Cambridge News online 15/01/17, BBC Look East Breakfast news 27/01/17, Ely Standard online 21/03/17, Cambridge Independent 29/03/17 and That's Cambridge TV 24/04/17.

### Next steps

We continue to work as per our project plan and welcome SCDC's focus on working with us and the Ely Diocesan Board of Finance concerning access to the barn from Waterbeach Road and the variation of the Covenant regarding alcohol. We look forward to signing the Lease.



## Work Programme 2017-18 – Planning Portfolio

Date of meeting	Reports to be signed off and sent to Dem Services by 5pm on:	Title of Report	Key/ Non-key	If key – reason (see below)	Purpose of report e.g. for recommendation/ decision/ monitoring	Report Author	Date added to Corporate Plan* (contact Victoria Wallace)
September 2017 date tbc		Denny Farmland Museum				Jane Green	
October 2017 Date tbc		Land North of Cherry Hinton			To consider consultation responses	Ed Durrant	

## Work Programme 2017-18 – Planning Portfolio

Date of meeting	Reports to be signed off and sent to Dem Services by 5pm on:	Title of Report	Key/ Non-key	If key – reason (see below)	Purpose of report e.g. for recommendation/ decision/ monitoring	Report Author	Date added to Corporate Plan* (contact Victoria Wallace)
		Waterbeach New Town SPD			To endorse draft SPD for consultation	Katie Parry	
		Local Plan Modification report (depending on when received from Inspector)			Decision	Caroline Hunt	
7 November 2017	Friday 27 October	Foxton Conservation Area	Non key		To endorse proposed extension and management plan for consultation	Rachel Cleminson	

## Work Programme 2017-18 – Planning Portfolio

Date of meeting	Reports to be signed off and sent to Dem Services by 5pm on:	Title of Report	Key/ Non-key	If key – reason (see below)	Purpose of report e.g. for recommendation/ decision/ monitoring	Report Author	Date added to Corporate Plan* (contact Victoria Wallace)
December 2017 Date tbc (Mid Dec preferable)		Annual monitoring report				Jenny Nuttycombe	
January 2018 Date tbc		Foxton Conservation Area	Non key		Decision	Rachel Cleminson	
February 2018 Date tbc		Waterbeach New Town SPD			Decision (resolution to adopt once Local Plan has been adopted)	Katie Parry	

Page 57

### Key Decisions

1. it is likely to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates, or
  2. it is likely to be significant in terms of its effects on communities living or working in an area of the District comprising two or more wards.
- In determining the meaning of 'significant' for the purposes of the above, the Council must have regard to any guidance for the time being issued by the Secretary of State in accordance with section 9Q of the 2000 Act (guidance)

## Work Programme 2017-18 – Planning Portfolio

Key decisions can only be made after they have been on the Corporate Forward Plan for at least 28 clear calendar days not including the day on which they first appear on the Forward Plan or the day on which the decision is to be made.