



**REPORT TO:** Scrutiny and Overview Committee  
Cabinet

18 October 2018  
7 November 2018

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

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**Implementation – Adoption of  
Completed Supplementary Planning Documents (SPDs)  
(Land North of Cherry Hinton SPD & Cambridgeshire Flood and Water SPD)**

**Purpose**

1. To adopt the Cambridgeshire Flood and Water SPD and Land North of Cherry Hinton (LNCH) SPD following the adoption of the South Cambridgeshire Local Plan, in September 2018. These SPDs were prepared in parallel with the South Cambridgeshire and Cambridge Local Plans, allowing further detail to be provided and assist with the implementation of specific proposals.
2. These are key decisions because both SPDs provide additional information in amplification of adopted Local Plan policies. The Cambridgeshire Flood and Water SPD provides detailed guidance for applicants developing proposals that are not at risk of flooding and include the use of sustainable drainage systems. The LNCH SPD provides further guidance on delivering an identified development site in the Council's emerging Local Plan.

**Recommendations**

3. It is recommended that Cabinet:
  - (a) APPROVES the adoption of the Cambridgeshire Flood and Water Supplementary Planning Document (with amendments listed in Appendix 1);
  - (b) APPROVES the adoption of the Land North of Cherry Hinton Supplementary Planning Document (with amendments listed in Appendix 1);
  - (c) DELEGATES any subsequent minor amendments and editing of the SPDs to the Joint Director for Planning and Economic Development.

**Reasons for Recommendations**

4. The Cambridgeshire Flood and Water SPD was originally adopted by the Council to support policies within the 2007 Development Control Policies DPD, but it included details regarding how it would supplement policies in the emerging Local Plan. The SPD has been amended to correct factual errors and to reflect changes made to the Council's adopted Local Plan (listed in Appendix 1). The approved SPD will provide detailed guidance for applicants developing proposals that are not at risk of flooding and include the use of sustainable drainage systems.

5. The SPD for Land North of Cherry Hinton, an allocation in both Cambridge and South Cambridgeshire, accords with the now adopted local plans of both Councils. It was approved for adoption by each Council in early 2018, in anticipation of each Local Plan being found sound and subsequently adopted. The SPD has been amended to correct factual errors and changes made to both Councils' adopted Local Plans (listed in Appendix 1). The approved SPD will guide the submission and determination of future applications for the site.

## **Background**

### Implementation - Adoption of completed Supplementary Planning Documents

6. During the Examination process, the Council took the decision to move forward with the preparation of one site specific SPD, Land North of Cherry Hinton jointly with Cambridge City Council and the development of the topic based Cambridgeshire Flood and Water SPD with five other local planning authorities in Cambridgeshire. This was a pragmatic response to the lengthy examination process, allowing further detail to be provided and assist with the implementation of specific proposals. As a result, two SPDs have been prepared in parallel with the South Cambridgeshire Local Plan. These have been prepared in accordance with the relevant regulations including public consultation. The final versions of the documents were formally agreed following debate at the Planning Portfolio Holder's meeting. A internet link to each of these meetings is provided in the 'Background Papers' section of this report. The table below sets out when each SPD was considered and agreed.

<b>Supplementary Planning Document</b>	<b>Portfolio Holder's meeting</b>
Cambridgeshire Flood and Water	8 November 2016
Land North of Cherry Hinton	20 March 2018

7. Both SPDs were also subject to Sustainability Appraisal Screening and Habitats Regulations Assessment Screening.
8. A review of these documents has been completed to ensure the SPDs remain consistent with the Local Plan (2018) as amended by the Main Modifications recommended by the Inspectors. A number of minor updates have been identified which relate to policy numbers in the final version of the Local Plan, amendments arising from the Main Modifications recommended by the Inspectors' and factual updates, however the substance of these documents remains unchanged. These proposed amendments are shown in Appendix 1.

### Cambridgeshire Flood and Water SPD

9. The Cambridgeshire Flood and Water SPD has been produced by Cambridgeshire County Council in conjunction with South Cambridgeshire District Council and the four other local planning authorities in Cambridgeshire. A county wide SPD has been produced to ensure that Cambridgeshire has a consistent, locally appropriate approach to flood risk and water management. The SPD will support a number of South Cambridgeshire Local Plan policies related to climate change, water quality, sustainable drainage systems, design principles, biodiversity, green infrastructure and land contamination.

10. The Planning Portfolio Holder approved the SPD for adoption on the 8 November 2016 to support policies within the 2007 Development Control Policies DPD, but it included details regarding how it would supplement policies in the emerging Local Plan. Members at Cambridgeshire County Council endorsed the SPD in July 2016, but will not be formally adopting the SPD. Members at Cambridge City Council are to be recommended to adopt the SPD alongside the adoption of the Cambridge Local Plan on 18 October 2018. Members at the other three local planning authorities adopted the SPD in November 2016, December 2016 and early 2017.
11. Since the preparation of The Flood and Water Management SPD, the National Planning Policy Framework has been updated by Government. While there is a strengthening of wording around development bringing flood risk betterment, the implications of the updates are not significant enough to warrant an update to the SPD at this stage. It is therefore recommended instead to carry out a joint check/review of the document in 12 months' time to enable officers to take into account the following potential information and agree whether or not a formal review is required:
- Changes to National Planning Policy Guidance which is expected to be updated over the coming year.
  - Updated peak river flow and rainfall intensity allowances are expected in April 2019 following upcoming release of the new UKCIP climate change scenarios.
  - As part of the Council's early review of their Local Plan which will need to consider the updated flood and water evidence bases that will be required to inform the preparation of a joint Local Plan for Greater Cambridge.
  - As part of the preparation of the Non Statutory Strategic Framework the Combined Authority may be looking to undertake flood and water evidence work in partnership with all of the District Councils. The aim would be to collectively review the joint flood and water management infrastructure needs of the Cambridgeshire and Peterborough area over the coming decade. This project could be expected to produce updated Strategic Flood Risk Assessment and Water Cycle Study- type outputs to build upon existing Local Plan evidence bases.
  - Any additional policy or development management needs from the emerging Local Plans that the other Cambridgeshire LPAs are currently taking through the adoption process.

If the arising information does trigger a review it is intended that this will be carried out on a county-wide basis in conjunction with the full partnership of Cambridgeshire LPAs.

#### Land North of Cherry Hinton SPD

12. This is a cross boundary development and the South Cambridgeshire Local Plan allocates the site for residential-led development under Policy SS/3: Cambridge East. Land North of Cherry Hinton is similarly allocated in the Cambridge Local Plan 2018 for residential-led development under Policy 13: Cambridge East. The site has been allocated for development since the adoption of the Cambridge East Area Action Plan in February 2008, when the site was removed from the Cambridge Green Belt.

13. The Councils, as the Local Planning Authorities, have worked in partnership with local stakeholders to prepare an SPD that looks at how this residential-led allocation can be delivered successfully. The SPD will help guide the development of the area and will provide greater certainty and detail to support delivery of the site. It outlines the aspirations for the area, as well as the key issues, constraints and opportunities that will influence how new development will take place. The Councils have since received an outline planning application for the site including 1,200 dwellings and commensurate services and facilities.

### **Next Steps**

14. In terms of status, both Councils' Local Plans are now adopted and therefore the SPDs will, subject to approval by Cabinet, have the weight of a Supplementary Planning Document in the planning decision making process. The SPDs will be published on the Council's website along with a notice to that effect.

### **Implications**

15. There are no significant financial, legal or staffing implications for the Council.

### **Equality and Diversity**

16. An Equality Impact Assessment (EIA) has been completed for both SPDs.  
Cambridgeshire Flood and Water SPD: The EIA shows the SPD will have a neutral and / or positive impact on equality and diversity.

LNCH SPD: The EIA concluded that the SPD would not have any adverse effects on the needs of disabled people, older people and other local community members and minority groups.

### **Environmental**

17. Cambridgeshire Flood and Water SPD: The SPD supports the delivery of sustainable developments and will ensure that developments are located, designed, and managed to take account of climate change.

LNCH SPD: This project has been rated as Net Low Positive; overall, it is considered that the LNCH SPD, alongside planning policy in the adopted Cambridge East Area Action Plan will have a net low positive climate change rating (rising to medium to high for some aspects). Although the precise detail is still to be developed, the SPD gives consideration to issues including water efficiency, reduction of energy demand and associated carbon emissions, climate change adaptation including designing out the risk of overheating, the use of sustainable drainage systems and the promotion of sustainable modes of transport.

### **Consultation responses**

18. Cambridgeshire Flood and Water SPD: The consultation and communication arrangements for the SPD were carried as outlined in paragraphs 33 and 35 of the Cambridgeshire Flood and Water SPD committee report for the Planning Portfolio Holder's Meeting, 8 November 2016.

LNCH SPD: The consultation and communication arrangements for the SPD were carried as outlined in paragraphs 13 and 15 of the LNCH SPD committee report for the Planning Portfolio Holder's Meeting, 20 March 2018.

Consultation Statements have been prepared for both documents, setting out the consultation that was carried out. Following consultation, representations received were considered, and reported to the Planning Portfolio Holder meetings.

### **Effect on Strategic Aims**

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

Cambridgeshire Flood and Water SPD: The SPD supports the delivery of sustainable developments and will ensure that developments are located, designed, and managed to take account of climate change and flood risk. This will ensure that developments are safe for their lifetime and the inclusion of SuDS will help to make new developments more sustainable, aesthetically pleasing and provide amenity space for local residents.

LNCH and the other strategic developments form a key part of the sustainable development strategy contained in the submitted Local Plan. Preparation of the SPD will help ensure that the site is built in a way that supports healthy lifestyles and protects and brings overall benefits to the natural and built environment.

20. **B. HOMES FOR OUR FUTURE Secure the delivery of a wide range of housing to meet the needs of existing and future communities**

LNCH and the other strategic sites are a key part of the Local Plan aim to support delivery of new homes to meet identified needs.

21. **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**

Preparing an SPD for the LNCH site means transport and digital infrastructure can be appropriately planned to accommodate growth.

22. **D. 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**

The proposed approach to preparation of the LNCH SPD reflects this strategic aim.

### **Background Papers**

These background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan (2018)  
<https://www.scambs.gov.uk/localplan>
- Report to the 8<sup>th</sup> November 2016 Planning Portfolio Holders meeting regarding the Cambridgeshire Flood and Water SPD  
<http://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=1059&MId=6771&Ver=4>
- Report to the 20<sup>th</sup> March 2018 Planning Portfolio Holders meeting regarding the Land North of Cherry Hinton SPD  
<http://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=1059&MId=7246&Ver=4>

Additional background papers for the Land North of Cherry Hinton SPD are available here: <https://www.cambridge.gov.uk/land-north-of-cherry-hinton-spd>

## **Appendices**

- Appendix 1 - Implementation – Adoption of Completed Supplementary Planning Documents (SPDs)

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