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25 November 2015

To: Councillor Robert Turner, Portfolio Holder

Henry Batchelor  
Kevin Cuffley

Aidan Van de Weyer

Opposition Spokesman  
Scrutiny and Overview Committee  
Monitor  
Opposition Spokesman

Dear Sir / Madam

You are invited to attend the next meeting of **PLANNING PORTFOLIO HOLDER'S MEETING**, which will be held in **MONKFIELD ROOM, FIRST FLOOR** at South Cambridgeshire Hall on **FRIDAY, 4 DECEMBER 2015 at 10.00 a.m.**

Yours faithfully  
**JEAN HUNTER**  
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>PROCEDURAL ITEMS</b>		
<b>1.</b>	<b>Declarations of Interest</b>	
<b>2.</b>	<b>Minutes of Previous meeting</b> The Planning Portfolio Holder is asked to sign the Minutes of the meeting held on 17 November 2015 as a correct record.	<b>1 - 8</b>
<b>DECISION ITEMS</b>		
<b>3.</b>	<b>Strategic Policies in the adopted Development Plan for South Cambridgeshire (Key)</b>	<b>9 - 30</b>
<b>4.</b>	<b>Uttlesford Local Plan - Response to Issues and Options Consultation</b>	<b>31 - 44</b>
<b>STANDING ITEMS</b>		
<b>5.</b>	<b>Work Programme</b>	<b>45 - 48</b>
<b>6.</b>	<b>Date of Next Meeting</b> Tuesday 12 January 2016 at 2.00pm	

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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

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# Agenda Item 2

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of the Planning Portfolio Holder's Meeting held on  
Tuesday, 17 November 2015 at 2.00 p.m.

Portfolio Holder: Robert Turner

### **Councillors in attendance:**

Scrutiny and Overview Committee monitors: Kevin Cuffley

Opposition spokesmen: Henry Batchelor and Aidan Van de Weyer

Also in attendance: David Bard, Anna Bradnam, Jose Hales,  
Lynda Harford, Tumi Hawkins, Peter Johnson,  
Janet Lockwood, Tony Orgee, Robin Page,  
Deborah Roberts, Ben Shelton, Bridget Smith,  
John Williams and Tim Wotherspoon

### **Officers:**

Jane Green	Head of New Communities
Caroline Hunt	Planning Policy Manager
Jo Mills	Planning and New Communities Director
Ian Senior	Democratic Services Officer
Julian Sykes	Urban Extensions Project Manager
Alison Talkington	Senior Planning Policy Officer

## **1. DECLARATIONS OF INTEREST**

In relation to Minute 5 (Neighbourhood Plans: Cottenham Area Designation), Councillor Tim Wotherspoon declared a non-pecuniary interest as a member of Cottenham Parish Council, applicant in this case.

## **2. MINUTES OF PREVIOUS MEETING**

The Planning Portfolio Holder signed, as a correct record, the Minutes of the meeting held on 8 September 2015.

## **3. LOCAL PLAN - CONSIDERATION OF FURTHER WORK AND CONSEQUENTIAL MODIFICATIONS**

The Planning Portfolio Holder considered a report setting out the further work carried out by Cambridge City Council and South Cambridgeshire District Council on the Cambridge and South Cambridgeshire Local Plans, following initial conclusions received from the Inspectors examining the Plans in a letter dated 20 May 2015. The report and attached documentation set out the Councils' response to the issues raised by the Inspectors, and modifications to the Local Plans arising from the additional evidence. The Portfolio Holder noted that the intention was that the proposed modifications should be made available for public consultation between December 2015 and January 2016.

The Planning Policy Manager summarised the background set out in paragraphs 5 to 10 of the report from the Planning and New Communities Director. The Joint Strategic Transport and Spatial Planning Group had considered a similar report on 16 November 2015, and had supported the recommendations. There had been strong support for the Green Belt, and some consideration of New Settlements.

The Planning Portfolio Holder paid tribute to the Planning Policy Manager and her Planning Policy team at South Cambridgeshire District Council, and corresponding officers at Cambridge City Council, for co-ordinating the work leading up to this meeting.

Councillor Bridget Smith referred to the modification in the South Cambridgeshire Local Plan changing the housing requirement from 19,000 to 19,500. The Planning Policy Manager explained that the extra 500 dwellings would count towards the District Council's City Deal commitment of 1,000 dwellings on rural exception sites.

Councillor Peter Johnson asked whether the option of beginning the construction of a new town at Waterbeach effectively meant more dwellings on that strategic site. The Planning and New Communities Director said there would not be more dwellings overall, but there might be more than originally planned by the end of the Local Plan period in 2031. The intention was simply to allow flexibility.

Councillor Tony Orgee was supportive of proposals to submit to district-wide consultation those sites put forward by Parish Councils.

Councillor John Williams referred to land north of Cherry Hinton Road, and asked whether the proposed new secondary school was taken into account when undertaking the traffic assessment. The Planning Policy Manager replied that the traffic assessment took account of the larger site.

Councillor Dr. Tumi Hawkins established that, should development of the Bourn Airfield be approved by the Inspector, and it was possible to advance the start date to 2021 or 2022, there would be a reduction from 250 dwellings a year to 150 dwellings a year in terms of build out.

Councillor Dr. Tumi Hawkins made a statement on behalf of the residents of Caldecote. She said that the quality of life of those residents would be affected adversely by not improving transport infrastructure other than public transport links. Measures must be taken to protect other modes of transport, and to improve roads, including the A1303 linking with the M11.

Councillor David Bard also stressed the importance of transport infrastructure improvements.

Those present discussed the independent Green Belt study, and the Councils' response to it. There was disquiet about the proposed erosion of Green Belt south of Addenbrookes.

Councillor Deborah Roberts described the revised proposals as still being detrimental to the quality of life of residents throughout South Cambridgeshire. In reply, the Portfolio Holder said that the Councils had to strike a balance in order to be able to once again demonstrate a five-year housing land supply, to put in place updated Local Plans and thereby stop the submission of further speculative planning applications.

The Planning Policy Manager commented further on the measures outlined in the report to address the shortfall in housing land supply. She referred to the relative sustainability

factors surrounding edge-of-Cambridge policies as opposed to policies focussing development on new settlements. It would be for Full Council to decide on its preferred strategy.

Councillor Tim Wotherspoon took comfort from paragraph 8 of Appendix D, which stated:

“Our analysis suggests that past housing delivery in the study area was suppressed by land supply, mainly due to the Green Belt; and development elsewhere in the HMA did not fully compensate for this. This suppression is particularly significant for Cambridge City and less so for South Cambridgeshire. This suggests that the above demographic projections underestimate housing need and should be adjusted upwards.”

The Planning Portfolio Holder

1. **recommended** that the Special meeting of Full Council on 30 November 2015:
  - (a) agrees that the consultation document with proposed modifications (Appendix A) and sustainability appraisal (Appendix B), subject to the reason for the proposed modification to PM/SC/2/G including the words “...subject to the provision of transport infrastructure improvements”, and approves it for public consultation between 2 December 2015 and 25 January 2016;
  - (b) agrees that any amendments and editing changes that need to be made to the consultation material and proposed modifications (Appendix A) and sustainability appraisal (Appendix B) be agreed in consultation with the Planning Portfolio Holder;
  - (c) notes the documents attached to this report as Appendices C to J and submits them as part of the evidence base for the Local Plan; and
  - (d) gives to the Director of Planning and New Communities delegated powers to make any subsequent minor amendments and editing changes, in consultation with the Planning Portfolio Holder; and
2. **agreed** an update to the Local Development Scheme as set out in paragraph 15 of the report from the Planning and New Communities Director.

#### 4. **CAMBRIDGE NORTHERN FRINGE EAST AREA ACTION PLAN - ISSUES AND OPTIONS CONSULTATION FEEDBACK**

The Planning Portfolio Holder considered a report summarising responses received to the Cambridge Northern Fringe East (CNFE) Area Action Plan (AAP) Issues and Options consultation, and seeking his agreement to revised redevelopment options for the potential range of development in the emerging AAP proposals.

Julian Sykes, Urban Extensions Project Manager with Cambridge City Council, summarised the report, and referring to the two new options. Option 2A and Option 4A. He also mentioned that the Joint Strategic Transport and Spatial Planning Group on the 16<sup>th</sup> November 2015 had considered this matter and agreed the same recommendations, plus an additional recommendation *(d) to investigate a phased approach from Option 2A to*

*Option 4A'*

Councillor John Williams suggested that Option 2A was the only practical approach. He focussed on the location of the Stagecoach depot, arguing that there was no suitable alternative available. The future of public transport in Cambridge could be at stake, were the depot to be moved. The Planning and New Communities Director recognised the constraints involved, and said that all opportunities for progress should be explored. Mr. Sykes pointed out that Option 4A has more space, but that Options 2A and 4A both recognised the need to resolve the Stagecoach and other existing employer issues.

Councillor Aidan Van de Weyer noted the importance of the site for employment purposes, but asked about housing. He also sought an indication as to whether future plans included a bridge over Fen Road. Mr. Sykes confirmed that the AAP was employment-led but added that an appropriately-balanced housing element would be included. He was also conscious of transport pressures. With regard to a bridge, Mr. Sykes said this could add significantly to cost which could only reasonably be funded by development on the other side of the railway line and that land is Green Belt and subject to drainage issues.

Councillor Jose Hales asked about the A10 study. The Planning and New Communities Director said that this was being undertaken by Cambridgeshire County Council, and related only to that part of the A10 leading north from Cambridge towards Ely.

The Planning and New Communities Director proposed that the additional recommendation d) (above) from the Joint Strategic Transport and Spatial Planning group be added to this recommendation.

The Planning Portfolio Holder:

1. **Noted** the summary of responses to the Area Action Plan (AAP) Issues and Options consultation (as referred to in Appendices A and B);
2. **Agreed** two revised options (Options 2A and 4A) for the potential range of development for the purposes of:
  - testing the potential environmental and infrastructure impact and the economic viability of the emerging AAP proposals; and
  - informing the preparation of other ancillary assessments required to ensure the deliverability and soundness of the draft AAP; and
  - guiding further conceptual urban design work that will inform the ultimate preferred development approach.
3. **Agreed** an additional recommendation from the Joint Strategic Transport and Spatial Planning Group meeting on 16 November 2015 to investigate a phased approach from Option 2A to Option 4A; and
4. **Agreed** an addendum to the Local Development Scheme with the revised timetable for the CNFE AAP as set out in Appendix D.

## 5. NEIGHBOURHOOD PLANS: COTTENHAM AREA DESIGNATION

The Planning Portfolio Holder considered a report on the application to designate the parish of Cottenham as a Neighbourhood Area.

Councillor Francis Morris, Chairman of Cottenham Parish Council, addressed the meeting.



He highlighted a number of challenges facing Cottenham.

Councillor Lynda Harford (a local Member) commended the Parish Council Chairman for his leadership on this topic, and said a Neighbourhood Plan would help to mitigate the impact of future development in the village.

Councillor Tim Wotherspoon (another local Member) declared a non-pecuniary interest as a member of Cottenham Parish Council, and declined the invitation to speak.

The Planning Portfolio Holder **approved**

- (a) The designation of a Neighbourhood Area for Cottenham as proposed by the Parish Council; and
- (b) An amendment to the neighbourhood area addendum of the Local Development Scheme that was approved in August 2015 so that Cottenham can be added to the list of Neighbourhood Area designated within the District.

## **6. NEIGHBOURHOOD PLANS: FOXTON AREA DESIGNATION**

The Planning Portfolio Holder considered a report on the application to designate the parish of Foxton as a Neighbourhood Area.

Councillor Deborah Roberts supported the proactive approach being taken by Parish Councillors in the village.

The Planning Portfolio Holder **approved**

- (c) The designation of a Neighbourhood Area for Foxton as proposed by the Parish Council; and
- (d) An amendment to the neighbourhood area addendum of the Local Development Scheme that was approved in August 2015 so that Foxton can be added to the list of Neighbourhood Area designated within the District.

## **7. NEIGHBOURHOOD PLANS: WEST WICKHAM AREA DESIGNATION**

The Planning Portfolio Holder considered a report on the application to designate the parish of West Wickham as a Neighbourhood Area.

The Planning Portfolio Holder **approved**

- (e) The designation of a Neighbourhood Area for West Wickham as proposed by the Parish Council; and
- (f) An amendment to the neighbourhood area addendum of the Local Development Scheme that was approved in August 2015 so that West Wickham can be added to the list of Neighbourhood Area designated within the District.

## 8. **AMENDMENTS TO THE CURRENT SCHEME OF DELEGATED POWERS AND FUNCTIONS FOR PLANNING DECISIONS**

The Planning Portfolio Holder considered a report containing responses received to the consultation on proposed changes to the Scheme of Delegation, forming part of the Council's Constitution.

The Head of New Communities summarised the proposed changes set out in paragraphs 7 to 14 of the report from the Planning and New Communities Director, and drew attention to two additional responses that had been received from Fowlmere and Great Chishill Parish Councils. Both objected to the proposed changes, as originally drafted.

Whilst objections were raised to the original proposal, a significant number of parishes supported the amended proposal, which had emerged through the consultation period and which was now being promoted as the preferred change.

The Head of New Communities acknowledged the number of helpful suggestions made by Parish Councils about how the District Council could work more effectively with them. These suggestions would all be considered carefully to see whether they could be implemented. Responses would be given to the suggestions made.

Members brought a number of points to the Portfolio Holder's attention. These included:

- The valuable contribution made by Parish Councils, because of the special knowledge they had of their local areas, should not be underestimated
- Localism.
- An inconsistent relationship between some Parish Councils and their District Councillors
- Unreasonable pressure that would be placed on the Planning Committee Chairman
- Parish Councils already feel vulnerable because of South Cambridgeshire District Council's inability to demonstrate a five-year housing supply, thus rendering some local planning policies inoperable. As such, this report was poorly timed.
- Applications deemed minor from a district point of view were often seen as major at parish level
- Parish Councils were not statutory consultees: local Members should be more alert about proposals coming forward in their wards and work more closely with them, especially smaller parish councils.
- A lack of awareness by at least one Parish Council about the proposed changes.
- A recognition that Planning Committee should focus on the more significant and contentious applications.

It was requested that the draft consultation letter to Parish Councils (Appendix C) be further amended, to encourage and welcome Parish Council attendance at Planning Committee, stressing the value of such attendance.

Clarification was sought, and confirmation given, that Parish Councils would receive written responses if requested items were not taken forward to Planning Committee, and that further planning training would be offered to Parish Councils.

The Planning and New Communities Director said that the revised proposal had been thoroughly thought through, culminating in debate at the Parish Councils Forum. Parish Councils had received four notifications / emails about the proposed changes, encouraging comments on the scheme. The Planning and New Communities Director

highlighted the current anomaly, summarised in paragraph 11, whereby Parish Councils had an automatic referral, whereas local Members, who were part of the Local Planning Authority, could only refer through designated officers and the Chairman of The Planning Committee.

Councillor Lynda Harford, speaking in her capacity of Planning Committee Chairman, expressed regret at the disquiet caused by the proposal. Councillor Harford accepted that the opportunity must be seized to communicate more effectively so as to explain the reasons for decisions, and to make Parish Councils feel a greater part of the process. She currently did this and would continue to do so. She insisted that the proposed changes had not been prompted by the need to address staffing issues within the District Council's Development Control service.

Following further discussion, the Portfolio Holder invited Councillor Morris, Chairman of Cottenham Parish Council to address those present. Councillor Morris described the proposal as a bad move at a bad time. He claimed that South Cambridgeshire District Council had demonstrated a lack of urgency in addressing issues surrounding the draft Local Plan, and that it should show more empathy with parishes.

The Portfolio Holder stressed that there was no intention to disenfranchise Parish Councils. The Head of New Communities added that the aim was to listen to, and work with, Parish Councils, hence the change to the scheme now being proposed as a result of feedback given during the consultation period. A further aim was to improve and streamline the planning process so as to improve the South Cambridgeshire District Council's performance.

Recognising the mood of the meeting, the Planning Portfolio Holder agreed to ask officers to look again at the scheme of delegation of planning decisions, and to **defer** making a recommendation to Full Council for a period of at least six months.

**9. REVIEW OF CAMBRIDGE FRINGES JOINT DEVELOPMENT CONTROL COMMITTEE TERMS OF REFERENCE TO DETERMINE CITY DEAL INFRASTRUCTURE SCHEMES**

The Planning Portfolio Holder considered a report proposing amendment of the Terms of Reference of the Fringes Joint Development Control Committee so as to include the determination of City Deal Infrastructure Schemes.

The Planning Portfolio Holder **recommended** that Full Council supports the proposed changes to the Joint Development Control Committee (Cambridge Fringes) Terms of Reference, subject to the formal approval of Cambridgeshire County and Cambridge City Councils.

**10. NORTHSTOWE JOINT DEVELOPMENT CONTROL COMMITTEE**

The Planning Portfolio Holder considered a report relating to the future of the Northstowe Joint Development Control Committee.

Councillor Tim Wotherspoon, Chairman of the Joint Development Control Committee, thanked the committee for its work, recognising its achievements in shaping and determining the strategic applications for Phase 1 and 2. He acknowledged that the Northstowe project was now moving to a delivery phase and, as such, did not need a dedicated committee. Reserved Matters applications would instead be directed to South Cambridgeshire District Council's Planning Committee. He reminded members about the workshop scheduled for 18 November 2015 to discuss how best to channel the energy and enthusiasm of County, District and Parish councils into getting the new community at

Northstowe off to the best start.

The Planning Portfolio Holder, and Councillor Lynda Harford (a member of the Northstowe Joint Development Control Committee), both thanked Councillor Wotherspoon for the manner in which he had conducted the Joint Committee's business.

The Planning Portfolio Holder **recommended** to Full Council that the Northstowe Joint Development Control Committee be decommissioned, and that further consideration be given of committee arrangements for the new settlements when there is more clarity about the timing of the relevant strategic decisions.

**11. WORK PROGRAMME**

The Planning Portfolio Holder **received and noted** the Work Programme attached to the agenda.

**12. DATE OF NEXT MEETING**

The next Planning Portfolio Holder meeting had been scheduled for Friday 4 December 2015, starting at 10.00am.

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**The Meeting ended at 5.10 p.m.**

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# Agenda Item 3



South  
Cambridgeshire  
District Council

**Report To:** Planning Portfolio Holder's Meeting  
**Lead Officer:** Director, Planning and New Communities

4 December 2015

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## Strategic Policies in the adopted Development Plan for South Cambridgeshire

### Purpose

1. To identify the policies in the adopted development plan for South Cambridgeshire to be regarded as strategic and that a neighbourhood plan would have to comply with.
2. This is a key decision because it is significant in terms of its effects on communities living or working in an area comprising two or more wards or electoral divisions in the area of the relevant local authority and it was first published in the Corporate Forward Plan on 16 September 2015.

### Recommendations

3. It is recommended that the Planning Portfolio Holder agrees :
  - a) The policies in the adopted development plan for South Cambridgeshire that are proposed to be adopted as strategic for the purposes of neighbourhood planning as listed in Appendix B of this report
  - b) To carry out a consultation with interested parties, in particular parish councils. The results of this consultation to be reported back to a future Planning Portfolio Holder meeting.

### Reasons for Recommendations

4. It was agreed at the Planning Portfolio Holder meeting on 18 November 2014 that the strategic policies in the adopted development plan would be identified if there were delays in the adoption of the Submission Local Plan. As the examination of this plan is currently suspended until March 2016 and parish councils within the district are moving ahead with the preparation of their neighbourhood plans (NPs) there is a need to identify the currently adopted policies that are considered strategic in order not to delay the progress of these NPs. It is recommended that an opportunity be given for interested parties to comment on the policies to be considered strategic for neighbourhood planning purposes to give them weight, before they are formally adopted by the Council.

### Background

5. Neighbourhood Plans (NP) were introduced by the Localism Act 2011 to provide a planning tool for local people to use to guide the future development, regeneration and conservation of an area. Government policy and practice guidance for neighbourhood planning is set out in the National Planning Policy Framework (NPPF) and in National Planning Practice Guidance (NPPG). NPs are prepared by local communities, and in the case of parished areas it is Parish Councils (PCs) that can

prepare NP. The preparation of all such plans must follow specific legal regulations set out in the Neighbourhood Planning (General) Regulations 2012 and the Neighbourhood Planning (Referendums) Regulations 2012.

6. The NP must be in general conformity with the strategic policies of the district Local Plan including those for housing and economic development and plan positively to support local development in the local area that is outside the strategic elements of the Local Plan.
7. Neighbourhood planning is optional, but, if a NP is prepared by a parish council and adopted by the Council, it has legal force and becomes part of the statutory planning framework for the area (the development plan), and planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

### **General Conformity with Strategic Policies**

8. There is a list of basic conditions in the Town and Country Planning Act 1990 that must be met by a NP before it can be successful at independent examination and ultimately made (adopted) by a local planning authority (LPA). One of these is that any draft NP must be in “general conformity” with the strategic policies contained in the development plan for the district. According to the National Planning Policy Framework (NPPF) a LPA should set out clearly the strategic policies for their area (paragraph 184). There is guidance within both the NPPF and NPPG as to what is meant by strategic policies.
9. Outside of these strategic policies NPs can devise their own local policies for their areas. The NP only has to be in general conformity with the strategic elements of a Local Plan. Once a NP has found to be in conformity and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. (NPPF para 185)

### **Strategic policies in South Cambridgeshire**

10. At his meeting in November 2014 the Planning Portfolio Holder considered a report about the strategic policies in the Submission Local Plan for South Cambridgeshire. Each of the policies contained within this Plan were considered against the definition provided for Strategic Policies in the NPPF and NPPG. A list indicating which policies were considered to be strategic was agreed at this meeting and is included in Appendix A of this report for information. This list includes all the policies within the adopted Area Action Plans for the district as they are delivering strategic development within the district. It is intended that this list of strategic policies should be included as an appendix to the Submission Local Plan to provide clarity about the strategic policies for NP purposes and a modification would be required to be made to the Local Plan. This was to be reported to the Inspectors examining the Local Plan and is likely to require a major modification and further public consultation before the adoption of this Plan.
11. At the November 2014 meeting it was noted that *if, for whatever reason the adoption of the Local Plan is delayed it may be necessary to bring a report to a future Planning Portfolio Holder meeting to identify strategic policies elsewhere in the development plan.* The Inspectors examining the Submission Local Plan have suspended the examination until March 2016 to allow for further work to be carried out by South Cambridgeshire and Cambridge City Councils on their local plans. The examination will then resume and consequently adoption of the plan is delayed. In the meanwhile

those PCs who are preparing NPs within the district are making progress without the benefit of knowing the strategic policies in the currently adopted development plan. The general conformity of these NPs with the strategic policies in the adopted local plan is a key basic condition that must be met. According to the NPPG whilst consideration may be given to the policies in an emerging local plan it is the adopted development plan that a draft NP will be examined against. It has therefore been decided that it is necessary to identify the strategic policies contained within the adopted development plan for South Cambridgeshire otherwise those PCs preparing NPs will not be able to take into account these strategic policies whilst drafting policies for their plans. They will also not be able to progress these NPs to submission to SCDC as they must include with their draft NP a document that sets out how they have met the basic conditions. Without the strategic policies identified these communities will not be able to know whether their plans are in general conformity and therefore will not be able to demonstrate that they meet this test.

12. Appendix B includes a list of the policies contained within the adopted development plan for South Cambridgeshire and indicates which of these the Council considers to be strategic for neighbourhood planning purposes. The same methodology has been used to identify these as was done for those in November 2014 for the Submission Local Plan.
13. The identified strategic policies in the Submission Local Plan are to be considered by the Inspectors examining this plan however it would not be relevant or appropriate for these inspectors to consider this latest list of strategic policies. Advice has been sought from the Council's Legal Team and as a result officers are recommending that there should be an opportunity for interested parties such as PCs to be able to comment on the proposed list of strategic policies prior to a formal decision by the Council. The results of this consultation will be brought to an appropriate future Planning Portfolio Holder meeting for decision. This will give people an opportunity to consider whether the approach proposed to be taken by SCDC is appropriate and to comment on the policies in the adopted development plan that SCDC considers to be strategic.

### **Options**

14. The Portfolio Holder could
  - (a) Decide to carry out a consultation with interested parties, such as parish councils, on the list of strategic policies to confirm that SCDC has used an appropriate methodology and identified the correct policies – the results of which will be brought to a future Planning Portfolio Holder meeting;
  - (b) Decide to identify the strategic policies in the currently adopted development plan for South Cambridgeshire as set out in Appendix B without the benefit of interested parties having the opportunity to confirm the approach of SCDC in identifying these policies;
  - (c) Decide to delay identifying the strategic policies in the adopted development plan, making the assumption that parish councils will not progress their NP until after the Submission Local Plan is adopted. However this would lead to uncertainty for parish councils preparing plans as they would not know which policies in the Local Plan they should conform with and could introduce unnecessary delay for these local communities who wish to progress their NP towards adoption in advance of the adoption of the Local Plan.

## **Implications**

15. 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***

16. There are no direct financial implications in identifying the strategic policies.

### ***Legal***

17. The Council must identify the strategic policies to enable neighbourhood planning to progress within the district.

### ***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 each NP as appropriate to their content. An equality assessment would have to be carried out on a draft NP in order to meet the basic conditions required before it can be adopted.

### ***Climate Change***

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

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

21. Consultation has taken place with the Sustainable Communities and Partnerships Team.
22. The Legal Team's advice was sought regarding how SCDC should adopt the list of strategic policies. The advice was that it was not appropriate for the current inspectors to have to consider the list of policies as they are dealing with the emerging Local Plan and not the adopted development plan. The advice given was that it was considered appropriate to carry out a consultation to allow for comments on the list.

## **Effect on Strategic Aims**

23. **Aim 1 - Engagement: engage with residents, parishes and businesses to ensure we deliver first class services and value for money**  
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. PCs lead on the preparation of NPs and local residents and businesses are engaged throughout the process.
24. **Aim 2 – Partnerships: Work with partners to create opportunities for employment, enterprise, education and world-leading innovation.**  
By identifying the strategic policies this will assist parish councils preparing NPs, This is an opportunity for the local community to shape through neighbourhood planning their local area and to work with SCDC.



25. **Aim 3 – Wellbeing: Ensure that South Cambridgeshire continues to offer an outstanding quality of life to our residents.**

By preparing a NP local communities are being given the opportunity to create policies in their NP that will enhance the character of their local surroundings to contribute to ensuring an outstanding quality of life.

**Appendices**

A: Strategic Policies in the Local Plan agreed by the Planning Portfolio Holder in November 2014.

B: Strategic Policies in the adopted Local Development Framework

**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.

PAS – Legal Compliance Checklist – Meeting your authority's legal requirements for Neighbourhood Development Plans [http://www.pas.gov.uk/web/pas-test-site/neighbourhood-planning/-/journal\\_content/56/332612/4113731/ARTICLE](http://www.pas.gov.uk/web/pas-test-site/neighbourhood-planning/-/journal_content/56/332612/4113731/ARTICLE)

National Planning Practice Guidance - <http://planningguidance.planningportal.gov.uk/>

Neighbourhood Planning Regulations 2012 - [http://www.legislation.gov.uk/ukSI/2012/637/pdfs/uksi\\_20120637\\_en.pdf](http://www.legislation.gov.uk/ukSI/2012/637/pdfs/uksi_20120637_en.pdf)

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## Strategic policies in South Cambridgeshire

According to the National Planning Policy Framework (NPPF) a local planning authority should set out clearly the strategic policies for their area (para 184). There is guidance provided at national level for identifying strategic policies both within the National Planning Policy Framework (NPPF) – paragraph 156 and the National Planning Practice Guidance (NPPG) (paragraph 074 -077 Ref ID: 41-074-20140306). The Council has used this to identify the strategic policies in the Submission Local Plan.

### The Criteria used for identifying Strategic Policies

#### Extract from NPPF

Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

1. the homes and jobs needed in the area;
2. the provision of retail, leisure and other commercial development;
3. the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
4. the provision of health, security, community and cultural infrastructure and other local facilities; and
5. climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

#### Extract from NPPG

When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- A. whether the policy sets out an overarching direction or objective
- B. whether the policy seeks to shape the broad characteristics of development
- C. the scale at which the policy is intended to operate
- D. whether the policy sets a framework for decisions on how competing priorities should be balanced
- E. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- F. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- G. whether the Local Plan identifies the policy as being strategic

These criteria have been used to identify why a policy is considered to be strategic – for NPPF criteria from 1- 5 and for NPPG from A-G. The following table identifies the strategic policies in the Submission Local Plan.

## Table identifying Strategic Policies in the Submission Local Plan

All policies in the Submission Local Plan are listed with Strategic Policies highlighted in grey.

Policy in Proposed Submission Local Plan	NPPF Guidance (Para 156)	NPPG Defining strategic policies	Comments
<b>S/1</b> Vision		A	Overarching vision of plan
<b>S/2</b> Objectives of the Local Plan	1,2,3,4,5	A	Overarching objectives of plan
<b>S/3</b> Presumption in Favour of Sustainable Development		ABC	Policy setting out an overarching objective
<b>S/4:</b> Cambridge Green Belt		AC	Policy setting out an overarching objective. Essential to delivery of development strategy of plan
<b>S/5</b> Provision of New Jobs and Homes	1	AC	Strategic to delivery of homes and jobs
<b>S/6</b> The Development Strategy to 2031	1	ABCEF	Policy setting out an overarching objective
<b>S/7</b> Development Frameworks	1	BCE	Policy setting out an overarching objective
<b>S/8</b> Rural Centres		BCE	Strategic to deliver development strategy of Local Plan
<b>S/9</b> Minor Rural Centres		BCE	Strategic to deliver development strategy of Local Plan
<b>S/10</b> Group Villages		BCE	Strategic to deliver development strategy of Local Plan
<b>S/11</b> Infill Villages		BCE	Strategic to deliver development strategy of Local Plan
<b>S/12</b> Phasing, Delivery and Monitoring	1	A	Policy setting out an overarching objective of plan
<b>SS/1</b> Orchard Park	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SS/2</b> North West Cambridge - Land between Huntingdon Road and Histon Road	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SS/3</b> Cambridge East	1	DFG	Strategic to delivery of homes and jobs. Site allocation. Needs to be read with Cambridge East Area Action Plan.
<b>SS/4</b> Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SS/5</b> Waterbeach New Town	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SS/6</b> New Village at Bourn Airfield	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SS/7:</b> Northstowe Extension	1	DFG	Strategic to delivery of homes and

<b>Policy in Proposed Submission Local Plan</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
			jobs. Site allocation
<b>SS/8:</b> Cambourne West	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>CC/1</b> Mitigation and Adaptation to Climate Change	5	ABEG	Strategic to deliver climate change mitigation and adaption
<b>CC/2</b> Renewable and Low Carbon Energy Generation	5	BE	Strategic to deliver climate change mitigation and adaption
<b>CC/3</b> Renewable and Low Carbon Energy in New Developments	5	BE	Strategic to deliver climate change mitigation and adaption
<b>CC/4</b> Sustainable Design and Construction	3,5	ABC	Policy setting out an overarching objective. Policy seeking to shape broad characteristics of development
<b>CC/5</b> Sustainable Show Homes	5	E	Strategic to deliver climate change mitigation and adaption
<b>CC/6</b> Construction Methods		AC	Policy seeking to shape broad characteristics of development
<b>CC/7</b> Water Quality	5	ABDE	Policy setting out an overarching objective
<b>CC/8</b> Sustainable Drainage Systems	5	ABDE	Policy setting out an overarching objective
<b>CC/9</b> Managing Flood Risk	3,5	ABCDE	Policy setting out an overarching objective
<b>HQ/1</b> Design Principles		ABCE	Policy seeking to shape broad characteristics of development
<b>HQ/2</b> Public Art and New Development			Policy that local community could review to be specific for their area.
<b>NH/1:</b> Conservation Area and Green Separation at Longstanton	5	B	Strategic to the setting of new town of Northstowe
<b>NH/2</b> Protecting and enhancing Landscape Character	5	ABDE	Policy setting out an overarching objective
<b>NH/3</b> Protecting Agricultural Land	5	ADE	Policy setting out an overarching objective
<b>NH/4</b> Biodiversity	5	ADE	Policy setting out an overarching objective
<b>NH/5</b> Sites of Biodiversity or Geological Importance	5	ADE	Policy setting out an overarching objective
<b>NH/6</b> Green Infrastructure	5	ABCE	Policy setting out an overarching objective
<b>NH/7</b> Ancient Woodlands and Veteran Trees	5	ADE	Policy setting out an overarching objective
<b>NH/8</b> Mitigating the Impact of Development in and adjoining the Green Belt	5	ABDE	Policy setting out an overarching objective.

<b>Policy in Proposed Submission Local Plan</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
<b>NH/9</b> Redevelopment of Previously Developed Sites and Infilling in the Green Belt	5	ABDE	Policy setting out an overarching objective
<b>NH/10</b> Recreation in the Green Belt	5	ABDE	Policy setting out an overarching objective
<b>NH/11</b> Protected Village Amenity Areas			Local communities may have parish specific policy for protecting green spaces within their area.
<b>NH/12</b> Local Green Space			Local communities may have parish specific policy for protecting green spaces within their area.
<b>NH/13</b> Important Countryside Frontage			Local communities may have parish specific policy to protect views for their area.
<b>NH/14</b> Heritage Assets	5	AB	Policy setting out an overarching objective
<b>NH/15</b> Heritage Assets and Adapting to Climate Change	5	AB	Policy setting out an overarching objective
<b>H/1</b> Allocations for Residential Development at Villages	1	CF	Strategic to delivery of homes and jobs. Site allocation
<b>H/2</b> Bayer CropScience Site, Hauxton	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>H/3</b> Papworth Everard West Central			Local community may have parish specific aspirations for this area
<b>H/4</b> Fen Drayton Former Land Settlement Association Estate			Local community may have parish specific aspirations for this area.
<b>H/5</b> South of A1307, Linton			Local community may have parish specific aspirations for this area.
<b>H/6</b> Residential Moorings	1		Site allocation
<b>H/7</b> Housing Density	1	ABC	Policy seeking to shape broad characteristics of development
<b>H/8</b> Housing Mix	1	ABC	Policy setting out an overarching objective
<b>H/9</b> Affordable Housing	1	ACDE	Policy setting out an overarching objective
<b>H/10</b> Rural Exception Site Affordable Housing	1	ACDE	Policy setting out an overarching objective
<b>H/11</b> Residential Space Standards for Market Housing	1	ABC	Policy setting out an overarching objective
<b>H/12</b> Extensions to Dwellings in the Countryside	1	ABC	Policy setting out an overarching objective
<b>H/13</b> Replacement Dwellings in the Countryside	1	ABC	Policy setting out an overarching objective
<b>H/14</b> Countryside Dwellings of Exceptional Quality	1	ABC	Policy setting out an overarching objective

<b>Policy in Proposed Submission Local Plan</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
<b>H/15</b> Development of Residential Gardens	1	ABC	Policy setting out an overarching objective
<b>H/16</b> Re-use of Buildings in the Countryside for Residential Use	1	ABC	Policy setting out an overarching objective
<b>H/17:</b> Working at Home	1	ABC	Policy setting out an overarching objective
<b>H/18</b> Dwellings to Support a Rural-based Enterprise	1	ABC	Policy setting out an overarching objective
<b>H/19</b> Provision for Gypsies and Travellers and Travelling Showpeople	1	ACE	Policy setting out an overarching objective
<b>H/20</b> Gypsy and Traveller Provision at New Communities	1	ABE	Policy setting out an overarching objective
<b>H/21</b> Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks	1	AE	Policy setting out an overarching objective
<b>H/22</b> Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites	1	ABC	Policy setting out an overarching objective
<b>E/1</b> New Employment Provision near Cambridge – Cambridge Science Park	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>E/2</b> Fulbourn Road East (Fulbourn)	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>E/3</b> Allocations for Class B1 Employment Uses	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>E/4</b> Allocations for Class B1, B2 and B8 Employment Uses	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>E/5</b> Papworth Hospital	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>E/6</b> Imperial War Museum at Duxford	2,4,5	B	Museum as special case as nationally important.
<b>E/7</b> Fulbourn and Ida Darwin Hospitals	1,5	ABF	Strategic to delivery of homes and jobs. Site allocation
<b>E/8</b> Mixed-use development in Histon & Impington Station area			Local community may have parish specific aspirations for this area.
<b>E/9</b> Promotion of Clusters	1	ABD	Policy setting out an overarching objective
<b>E/10</b> Shared Social Spaces in Employment Areas	1	AB	Policy setting out an overarching objective
<b>E/11</b> Large Scale Warehousing and Distribution Centres	1	AB	Policy setting out an overarching objective
<b>E/12</b> New Employment	1	AB	Policy setting out an overarching objective

<b>Policy in Proposed Submission Local Plan</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
Development in Villages			objective
<b>E/13</b> New Employment Development on the Edges of Villages	1	AB	Policy setting out an overarching objective
<b>E/14</b> Loss of Employment Land to Non Employment Uses	1	AD	Policy setting out an overarching objective
<b>E/15</b> Established Employment Areas	1	AB	Policy setting out an overarching objective
<b>E/16</b> Expansion of Existing Businesses in the Countryside	1	AB	Policy setting out an overarching objective
<b>E/17</b> Conversion or Replacement of Rural Buildings for Employment	1	AB	Policy setting out an overarching objective
<b>E/18</b> Farm Diversification	1	AB	Policy setting out an overarching objective
<b>E/19:</b> Tourist Facilities and Visitor Attractions	1,2	AD	Policy setting out an overarching objective
<b>E/20</b> Tourist Accommodation	1,2	AD	Policy setting out an overarching objective
<b>E/21</b> Retail Hierarchy	1,2	A	Policy setting out an overarching objective
<b>E/22</b> Applications for New Retail Development	1	AB	Policy setting out an overarching objective
<b>E/23</b> Retailing in the Countryside	2	ACE	Policy setting out an overarching objective
<b>SC/1</b> Allocation for Open Space			Only proposed sites put forward by parish councils allocated in local plan. Did not use results of Recreation Study to allocate sites in villages where under provision of open space. Local community may have parish specific aspirations.
<b>SC/2</b> Health Impact Assessment	4	ABC	Policy setting out an overarching objective
<b>SC/3</b> Protection of Village Services and Facilities	2,4	ABD	Policy setting out an overarching objective
<b>SC/4</b> Meeting Community Needs	2,4	ABD	Policy seeking to shape broad characteristics of development
<b>SC/5</b> Hospice Provision	2,4	ABD	Policy setting out an overarching objective
<b>SC/6</b> Indoor Community Facilities	2,4	ABE	Strategic as minimum standard to ensure provision in new developments
<b>SC/7</b> Outdoor Play Space, Informal Open Space and New Developments	2,4	BCE	Strategic as minimum standard to ensure provision of open space in new developments
<b>SC/8</b> Open Space Standards	2,4	BCE	Strategic as minimum standard to



<b>Policy in Proposed Submission Local Plan</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
			ensure provision of open space in new developments
<b>SC/9</b> Protection of Existing Recreation Areas, Allotments and Community Orchards	2,4	AB	Policy setting out an overarching objective
<b>SC/10</b> Lighting Proposals	5	BD	Policy seeking to shape broad characteristics of development
<b>SC/11</b> Noise Pollution	5	BD	Policy seeking to shape broad characteristics of development
<b>SC/12</b> Contaminated Land	5	BD	Policy seeking to shape broad characteristics of development
<b>SC/13</b> Air Quality	5	BD	Policy seeking to shape broad characteristics of development
<b>SC/14</b> Hazardous Installations	5	BD	Policy seeking to shape broad characteristics of development
<b>SC/15</b> Odour and other fugitive emissions to air	5	BD	Policy seeking to shape broad characteristics of development
<b>TI/1</b> Chesterton Rail Station and Interchange	3	F	Strategic to delivery of homes and jobs. Site allocation
<b>TI/2</b> Planning for Sustainable Travel	3	ABC	Policy setting out an overarching objective
<b>TI/3</b> Parking Provision	3	ABE	Policy setting out an overarching objective
<b>TI/4</b> Rail Freight and Interchanges	3	AC	Policy setting out an overarching objective
<b>TI/5</b> Aviation-Related Development Proposals	3	AC	Policy setting out an overarching objective. Policy seeking to shape broad characteristics of development
<b>TI/6</b> Cambridge Airport Public Safety Zone	3	AC	Policy setting out an overarching objective. Essential to have public safety zone around airport
<b>TI/7</b> Lord's Bridge Radio Telescope	3	AC	Policy setting out an overarching objective. Essential to protect operation of internationally important telescope.
<b>TI/8</b> Infrastructure and New Developments	2,3,4	ABCE	Policy setting out an overarching objective. Vital for delivery of development strategy of plan.
<b>TI/9</b> Education facilities	4	ACE	Policy setting out an overarching objective
<b>TI/10</b> Broadband	3	ACE	Policy setting out an overarching objective

**Area Action Plans:**

The adopted Area Action Plans (AAP) that are part of the Local Development Framework for the district are considered to be strategic to the delivery of homes and jobs within the district and therefore all policies within them are considered strategic. The adopted AAPs are Northstowe AAP; Cambridge East AAP; Cambridge Southern Fringe AAP; and NW Cambridge AAP. Policies in any new Area Action Plans prepared and adopted will also be considered strategic.

### **Strategic policies in adopted development plan for South Cambridgeshire**

According to the National Planning Policy Framework (NPPF) a local planning authority should set out clearly the strategic policies for their area (para 184). There is guidance provided at national level for identifying strategic policies both within the National Planning Policy Framework (NPPF) – paragraph 156 and the National Planning Practice Guidance (NPPG) (paragraph 074 -077 Ref ID: 41-074-20140306). The Council has used this to identify the strategic policies in the adopted development plan for South Cambridgeshire.

### **The Criteria used for identifying Strategic Policies**

#### **Extract from NPPF**

Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

1. the homes and jobs needed in the area;
2. the provision of retail, leisure and other commercial development;
3. the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
4. the provision of health, security, community and cultural infrastructure and other local facilities; and
5. climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

#### **Extract from NPPG**

When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- A. whether the policy sets out an overarching direction or objective
- B. whether the policy seeks to shape the broad characteristics of development
- C. the scale at which the policy is intended to operate
- D. whether the policy sets a framework for decisions on how competing priorities should be balanced
- E. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- F. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- G. whether the Local Plan identifies the policy as being strategic

These criteria have been used to identify why a policy is considered to be strategic – for NPPF criteria from 1- 5 and for NPPG from A-G. The following table identifies the strategic policies in the adopted development plan for South Cambridgeshire. Some policies have already been implemented and this is noted in the comments column.

**Table identifying Strategic Policies in the adopted development plan**

All policies in the Core Strategy Development Plan Document (DPD), Development Control Policies DPD and Site Specific Policies DPD are listed with Strategic Policies highlighted in grey.

<b>Policy in Core Strategy DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
<b>ST/1</b> Green Belt		AC	Policy setting out an overarching objective. Essential to delivery of development strategy of plan
<b>ST/2</b> Housing Provision	1	AC	Strategic to delivery of homes and jobs
<b>ST/3</b> Re-Using Previously Developed Land and Buildings		ABC	Policy setting out an overarching objective
<b>ST/4</b> Rural Centres		BCE	Strategic to deliver development strategy of Local Plan
<b>ST/5</b> Minor Rural Centres		BCE	Strategic to deliver development strategy of Local Plan
<b>ST/6</b> Group Villages		BCE	Strategic to deliver development strategy of Local Plan
<b>ST/7</b> Infill Villages		BCE	Strategic to deliver development strategy of Local Plan
<b>ST/8</b> Employment Provision	1	AC	Strategic to delivery of homes and jobs
<b>ST/9</b> Retail Hierarchy	1,2	A	Policy setting out an overarching objective
<b>ST/10</b> Phasing of Housing Land	1	A	Policy setting out an overarching objective of plan
<b>ST/11</b> Plan Monitor Manage		A	Policy setting out an overarching objective of plan

<b>Policy in Development Control Policies DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
<b>DP/1</b> Sustainable Development		AB	Policy setting out an overarching objective of plan
<b>DP/2</b> Design of New Development		ABCE	Policy seeking to shape broad characteristics of development
<b>DP/3</b> Development Criteria		ABCE	Policy seeking to shape broad characteristics of development
<b>DP/4</b> Infrastructure and New Developments	2,3,4	ABCE	Policy setting out an overarching objective. Vital for delivery of development strategy of plan.
<b>DP/5</b> Cumulative Development		ABCE	Policy seeking to shape broad characteristics of development
<b>DP/6</b> Construction Methods		AC	Policy seeking to shape broad characteristics of development
<b>DP/7</b> Development Frameworks	1	BCE	Policy setting out an overarching objective
<b>GB/1</b> Development in the	5	ABDE	Policy setting out an overarching

<b>Policy in Development Control Policies DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
Green Belt			objective.
<b>GB/2</b> Mitigating the Impact of Development in the Green Belt	5	ABDE	Policy setting out an overarching objective.
<b>GB/3</b> Mitigating the Impact of Development Adjoining the Green Belt	5	ABDE	Policy setting out an overarching objective.
<b>GB/4</b> Major Developed Sites in the Green Belt	5	ABDE	Policy setting out an overarching objective.
<b>GB/5</b> Recreation in the Green Belt	5	ABDE	Policy setting out an overarching objective.
<b>HG/1</b> Housing Density	1	ABC	Policy seeking to shape broad characteristics of development
<b>HG/2</b> Housing Mix	1	ABC	Policy setting out an overarching objective.
<b>HG/3</b> Affordable Housing		ACDE	Policy setting out an overarching objective.
<b>HG/4</b> Affordable Housing Subsidy		ACDE	Policy setting out an overarching objective.
<b>HG/5</b> Exceptions Sites for Affordable Housing		ACDE	Policy setting out an overarching objective.
<b>HG/6</b> Extensions to Dwellings in the Countryside	1	ABC	Policy setting out an overarching objective.
<b>HG/7</b> Replacement Dwellings in the Countryside	1	ABC	Policy setting out an overarching objective.
<b>HG/8</b> Conversion of Buildings in the Countryside for Residential Use	1	ABC	Policy setting out an overarching objective.
<b>HG/9</b> Dwelling to Support a Rural-based Enterprise	1	ABC	Policy setting out an overarching objective.
<b>ET/1</b> Limitations on the Occupancy of New Premises in South Cambridgeshire	1	ABC	Policy setting out an overarching objective.
<b>ET/2</b> Promotion of Clusters	1	ABD	Policy setting out an overarching objective
<b>ET/3</b> Development in Established Employment Areas in the Countryside	1	AB	Policy setting out an overarching objective.
<b>ET/4</b> New Employment Development in Villages	1	AB	Policy setting out an overarching objective
<b>ET/5</b> Development for the Expansion of Firms	1	AB	Policy setting out an overarching objective
<b>ET/6</b> Loss of Rural Employment to Non-Employment Uses	1	AD	Policy setting out an overarching objective
<b>ET/7</b> Conversion of Rural Buildings for Employment	1	AB	Policy setting out an overarching objective
<b>ET/8</b> Replacement Buildings in the Countryside	1	AB	Policy setting out an overarching objective
<b>ET/9</b> Farm Diversification	1	AB	Policy setting out an overarching objective

<b>Policy in Development Control Policies DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
<b>ET/10</b> Tourist Facilities and Visitor Accommodation	1,2	AD	Policy setting out an overarching objective
<b>SF/1</b> Protection of Village Services and Facilities	2,4	ABD	Policy setting out an overarching objective
<b>SF/2</b> Applications for New Retail Development	1	AB	Policy setting out an overarching objective
<b>SF/3</b> Retail Development on Land Allocated for Other Uses	1	AB	Policy setting out an overarching objective
<b>SF/4</b> Retailing in Villages	1	AB	Policy setting out an overarching objective
<b>SF/5</b> Retailing in the Countryside	2	ACE	Policy setting out an overarching objective
<b>SF/6</b> Public Art and New Development			Policy that local community could review to be specific for their area.
<b>SF/7</b> Underground Pipes, Wires, Fibres And Cables	3	ABE	Policy setting out an overarching objective
<b>SF/8</b> Lord's Bridge Radio Telescope	3	AC	Policy setting out an overarching objective. Essential to protect operation of internationally important telescope.
<b>SF/9</b> Protection of Existing Recreation Areas	2,4	AB	Policy setting out an overarching objective
<b>SF/10</b> Outdoor Playspace, Informal Open Space, and New Developments	2,4	BCE	Strategic as minimum standard to ensure provision of open space in new developments
<b>SF/11</b> Open Space Standards	2,4	BCE	Strategic as minimum standard to ensure provision of open space in new developments
<b>SF/12</b> The River Cam	2,4	BD	Policy seeking to shape broad characteristics of development
<b>NE/1</b> Energy Efficiency		ABC	Strategic to deliver climate change mitigation and adaption. Policy seeking to shape broad characteristics of development.
<b>NE/2</b> Renewable Energy		ABC	Strategic to deliver climate change mitigation and adaption. Policy seeking to shape broad characteristics of development.
<b>NE/3</b> Renewable Energy Technologies in New Development	5	BE	Strategic to deliver climate change mitigation and adaption
<b>NE/4</b> Landscape Character Areas	5	ABDE	Policy setting out an overarching objective
<b>NE/5</b> Countryside Enhancement Areas	5	F	Policy seeking to shape broad characteristics of development.
<b>NE/6</b> Biodiversity	5	ADE	Policy setting out an overarching objective
<b>NE/7</b> Sites of Biodiversity or Geological Importance		ADE	Policy setting out an overarching objective
<b>NE/8</b> Groundwater	5	ABDE	Policy setting out an overarching

<b>Policy in Development Control Policies DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
			objective
<b>NE/9</b> Water and Drainage Infrastructure	5	ABDE	Policy setting out an overarching objective
<b>NE/10</b> Foul Drainage - Alternative Drainage Systems	5	ABDE	Policy setting out an overarching objective
<b>NE/11</b> Flood Risk	3,5	ABCDE	Policy setting out an overarching objective
<b>NE/12</b> Water Conservation	3,5	ABC	Policy setting out an overarching objective. Policy seeking to shape broad characteristics of development
<b>NE/13</b> Hazardous Installations	5	BD	Policy seeking to shape broad characteristics of development
<b>NE/14</b> Lighting Proposals	5	BD	Policy seeking to shape broad characteristics of development
<b>NE/15</b> Noise Pollution	5	BD	Policy seeking to shape broad characteristics of development
<b>NE/16</b> Emissions	5	BD	Policy seeking to shape broad characteristics of development
<b>NE/17</b> Protecting High Quality Agricultural Land	5	ADE	Policy setting out an overarching objective
<b>CH/1</b> Historic Landscapes	5	AB	Policy setting out an overarching objective
<b>CH/2</b> Archaeological Sites	5	AB	Policy setting out an overarching objective
<b>CH/3</b> Listed Buildings	5	AB	Policy setting out an overarching objective
<b>CH/4</b> Development Within the Curtilage or Setting of a Listed Building	5	AB	Policy setting out an overarching objective
<b>CH/5</b> Conservation Areas	5	AB	Policy setting out an overarching objective
<b>CH/6</b> Protected Village Amenity Areas			Local communities may have parish specific policy for protecting green spaces within their area.
<b>CH/7</b> Important Countryside Frontages			Local communities may have parish specific policy to protect views for their area.
<b>CH/8</b> Advertisements	5	AB	Policy setting out an overarching objective
<b>CH/9</b> Shop Fronts	5	AB	Policy seeking to shape broad characteristics of development
<b>CH/10</b> Linton Special Policy Area			Local community may have parish specific aspirations for this area.
<b>CH/11</b> Duxford Imperial War Museum	2,4,5	B	Museum as special case as nationally important.
<b>TR/1</b> Planning for More Sustainable Travel	3	ABC	Policy setting out an overarching objective
<b>TR/2</b> Car and Cycle Parking Standards	3	ABE	Policy setting out an overarching objective
<b>TR/3</b> Mitigating Travel Impact	3	ABC	Policy setting out an overarching

<b>Policy in Development Control Policies DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
			objective
<b>TR/4</b> Non-motorised Modes	3	ABC	Policy setting out an overarching objective
<b>TR/5</b> Rail Freight Interchanges	3	AC	Policy setting out an overarching objective
<b>TR/6</b> Aviation-Related Development Proposals	3	AC	Policy setting out an overarching objective. Policy seeking to shape broad characteristics of development
<b>M/1</b> Plan Monitor Manage		A	Policy setting out an overarching objective of plan

<b>Policy in Site Specific Policies DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
<b>SP/1</b> Cambridge Northern Fringe West (Orchard Park)	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SP/2</b> North West Cambridge Huntingdon Road to Histon Road	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SP/3</b> Cambourne	1,2,3,4,5	DFG	Implemented. Strategic to delivery of homes and jobs. Site allocation
<b>SP/4</b> Cambourne Approved Masterplan and Design Guide	1,2,3,4,5	DFG	Implemented. Strategic to delivery of homes and jobs. Site allocation
<b>SP/5</b> Cambourne School Lane Special Policy Area	1,2,3,4,5	DFG	Implemented. Strategic to delivery of homes and jobs. Site allocation
<b>SP/6</b> North of Impington Lane, Impington	1	F	Implemented. Strategic to delivery of homes and jobs. Site allocation
<b>SP/7</b> Powell's Garage, Woollards Lane, Great Shelford	1	F	Implemented. Strategic to delivery of homes and jobs. Site allocation
<b>SP/8</b> Bayer CropScience, Hauxton	1	F	Implemented. Strategic to delivery of homes and jobs. Site allocation
<b>SP/9</b> Fulbourn and Ida Darwin Hospitals	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>SP/10</b> Papworth Everard Village Development		F	Local community may have parish specific aspirations for this area
<b>SP/11</b> Fen Drayton Former Land Settlement Association Estates			Local community may have parish specific aspirations for this area.
<b>SP/12</b> Allocations for Class B1 Employment Uses	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>SP/13</b> Allocations for Class B1, B2 and B8 Employment Uses	1	F	Strategic to delivery of homes and jobs. Site allocation
<b>SP/14</b> Allocations for Open Space			Local community may have parish specific aspirations.
<b>SP/15</b> Conservation Area and Green Separation at Longstanton	5	BF	Strategic to the setting of new town of Northstowe
<b>SP/16</b> Cambridgeshire Guided	3	E	Implemented. Strategic to delivery of



<b>Policy in Site Specific Policies DPD</b>	<b>NPPF Guidance (Para 156)</b>	<b>NPPG Defining strategic policies</b>	<b>Comments</b>
Busway			homes and jobs.
<b>SP/17</b> Rail Infrastructure	1,2,3,4,5	DFG	Strategic to delivery of homes and jobs. Site allocation
<b>SP/18</b> Rail Freight	3	ACF	Policy setting out an overarching objective of plan
<b>SP/19</b> Cambridge Airport Safety Zone	3	AC	Policy setting out an overarching objective. Essential to have public safety zone around airport

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# Agenda Item 4



South  
Cambridgeshire  
District Council

**Report To:** Planning Portfolio Holder

4 December 2015

**Lead Officer:** Director of Planning & New Communities

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## **Uttlesford Local Plan Response to Issues and Options Consultation**

### **Purpose**

1. To consider the contents of a Local Plan Issues and Options consultation from Uttlesford Council and agree an appropriate response.
2. This is not a key decision.

### **Recommendation**

3. That the Planning Portfolio Holder agrees the consultation response set out in Appendix 1.

### **Background**

4. Uttlesford District abuts our southern boundary. A chiefly rural authority, its chief settlements are Saffron Walden and Great Dunmow. Stansted Airport lies within the district to the north east of Bishops Stortford (which lies within East Hertfordshire). A number of key transport routes run through the district. Those passing into South Cambridgeshire are the M11, the Cambridge to Liverpool Street railway line, and the A1301 running past Hinxton, Sawston and Great Shelford and the A1307 running close to Linton, Great and Little Abington and Babraham. The junction between the M11 and A11 is within Uttlesford, adjacent to the administrative boundary.
5. Uttlesford District Council is in the early stages of preparing a new Local Plan for the district to guide its future to 2033. This first consultation, known as Issues and Options, is an evidence-gathering exercise before the Council draws up a Local Plan next year. A consultation on a draft Local Plan will follow later in 2016, and then a further consultation will follow in 2017 before submission of the plan for examination.
6. The consultation runs between 22<sup>nd</sup> October and closes at 4.30pm on the 4<sup>th</sup> December (the date of the Portfolio Holder meeting). The proposed response will be submitted via their internet consultation portal or via email.
7. In July 2014 Uttlesford submitted its previous Local Plan for examination. In December 2014 the Inspector concluded that the plan as a whole had major soundness issues such that a suspension of the plan was not appropriate. Preparation then began on this new Local Plan taking account of the Inspector's conclusions and findings.

## Summary of Issues and Options

8. The consultation consists of 19 questions set out in the Issues and Options Consultation Document and seeks views on three main areas as follows:
- General Consultation Questions including questions on vision and development strategy, settlement hierarchy, cross-boundary strategic planning, infrastructure planning, employment, housing tenure mix and affordability, leisure, recreation, and open space, and the natural and historic environment.
  - Areas of Search including questions on a range of locations which the Council is proposing to assess before reaching a view about the suitability of potential areas for development. These include Areas of Search for new settlements, two of which are close to the boundary with South Cambridgeshire.
  - Scenarios for future growth including questions on the overall level of development, and alternative spatial packages to deliver development.
- The background papers identified below include a link to the full Uttlesford Local Plan Issues and Options Consultation Document, and to a Sustainability Appraisal Non-technical Summary.
9. It includes a question about 'Cross Boundary Strategic Planning' asking whether there are any specific cross boundary planning issues that should be considered in local plan.
10. In the settlement hierarchy, Great Chesterford is identified as a key village (in the hierarchy key villages lie just below the market towns of Saffron Walden and Great Dunmow). The function of key villages is described as: 'Major focus for development in the rural area – suitable for a scale of development that would reinforce role as provider of services to a wide rural area'. In the employment section it is recognised that Stansted Airport is central to a major employment cluster which attracts in-commuters, that Chesterford Research Park provides high tech jobs, and that there are limited employment opportunities within the two market towns and villages in Uttlesford.
11. The consultation identifies a large number of areas of search for development, both for sustainable urban extensions to existing settlements and for new settlements. Five high-level criteria were used to inform the development of 'areas of search'. Further technical work is taking place to narrow down the range of options concerning such matters as highways and flooding. These five assumptions were as follows:
- Potential to contribute to effective cross-boundary strategic planning priorities.
  - Potential to minimise the need to travel by car, for example by locating residential development near to jobs, shops, leisure opportunities, and other facilities.
  - Potential access to the strategic highways and rail network.
  - Exclusion of areas with special protection, for example Registered Parks and Gardens and Sites of Special Scientific Interest.
  - Focus on key villages and "villages with a primary school and with some local services: e.g. village hall/pub/shop suitable for a scale of development that would reinforce its role as a local service centre" (known as Type A rural settlements in the 2014 submission Local Plan).

12. This evidence will be used to decide on areas to be taken forward in the local plan. The areas of search are illustrated in a map extract from the consultation document at Appendix 2. Two new settlement options lie close to the boundary with South Cambridgeshire around Great Chesterford. The South Cambridgeshire Parishes on this boundary are Ickleton, Hinxton, Gt Abington, Hildersham and Linton.
13. Area of Search 1 is located to the east of M11 Junction 9a. Area of Search 2 is located to the west of M11 Junction 9. The document states that close working with South Cambridgeshire District Council will be necessary in the assessment of these areas to ensure that the requirements of the Duty to Co-Operate are met.
14. The document includes a number of scenarios to look at alternative spatial options to provide for the development of between 8,750 new homes (580 dwellings per year) and 11,750 new homes (750 dwellings per year). Existing permissions and windfalls provide for 5,750 homes in all the scenarios. Up to two new settlements are provided for. Depending on when their development starts scenarios including new settlements could provide between 500 and 6,000 homes in the plan period and provide for ongoing development after the plan period.

### **Proposed Response**

15. 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.
16. 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.
17. 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.
18. 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.

19. 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 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.
20. 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.
21. 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.

### **Options**

22. 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**

23. 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**

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

**Legal**

25. There are no direct legal implications of this report.

**Staffing**

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

**Equality and Diversity**

27. The Uttlesford Local Plan will be subject to an Equalities Impact Assessment to demonstrate how potential equalities issues have been, and will be addressed.

**Climate Change**

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

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

29. Informal discussions have been held with Uttlesford District Council which have helped to inform this report.

**Effect on Strategic Aims**

**Aim 3: We will ensure that South Cambridgeshire continues to offer an outstanding quality of life for our residents.**

30. The proposed response to consultation set out at Appendix 1 is intended to help secure a continued high quality of life for South Cambridgeshire residents.

**Background Papers**

Uttlesford Local Plan Issues and Options Consultation Document.  
Sustainability Appraisal Non-technical Summary.  
<http://www.uttlesford.gov.uk/lpconsult>

**Appendices**

- |            |  |
|------------|--|
| Appendix 1 | Proposed response to the Uttlesford Local Plan Issues and Options consultation |
| Appendix 2 | Map extract from the consultation document                                     |

**Report Author:**

**Caroline Hunt - Planning Policy Manager**  
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[caroline.hunt@scambs.gov.uk](mailto:caroline.hunt@scambs.gov.uk)

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# Appendix 1

## Proposed response to the Uttlesford Local Plan Issues and Options consultation

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 than would reflect its strict place in the settlement hierarchy?</li> </ul>	<p>If the Local Plan includes any new settlements it should be clear about their place in the settlement hierarchy.</p>

## Appendix 1

<p>• 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)</p>	
<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> What do you think are the main issues the Council should consider in relation to the natural environment and the historic environment?</p>	<p>No comment.</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</p>	<p>No comment.</p>

## Appendix 1

<p>assessed by the Council?</p> <p><b>Question 10: New Settlements</b></p> <p>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 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</p>
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## Appendix 1

	<p>the southern part of the district and sustainable transport links will be important. The railway line provides a positive opportunity in this regard.</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> 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>No comment.</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</p>	<p>No comment.</p>

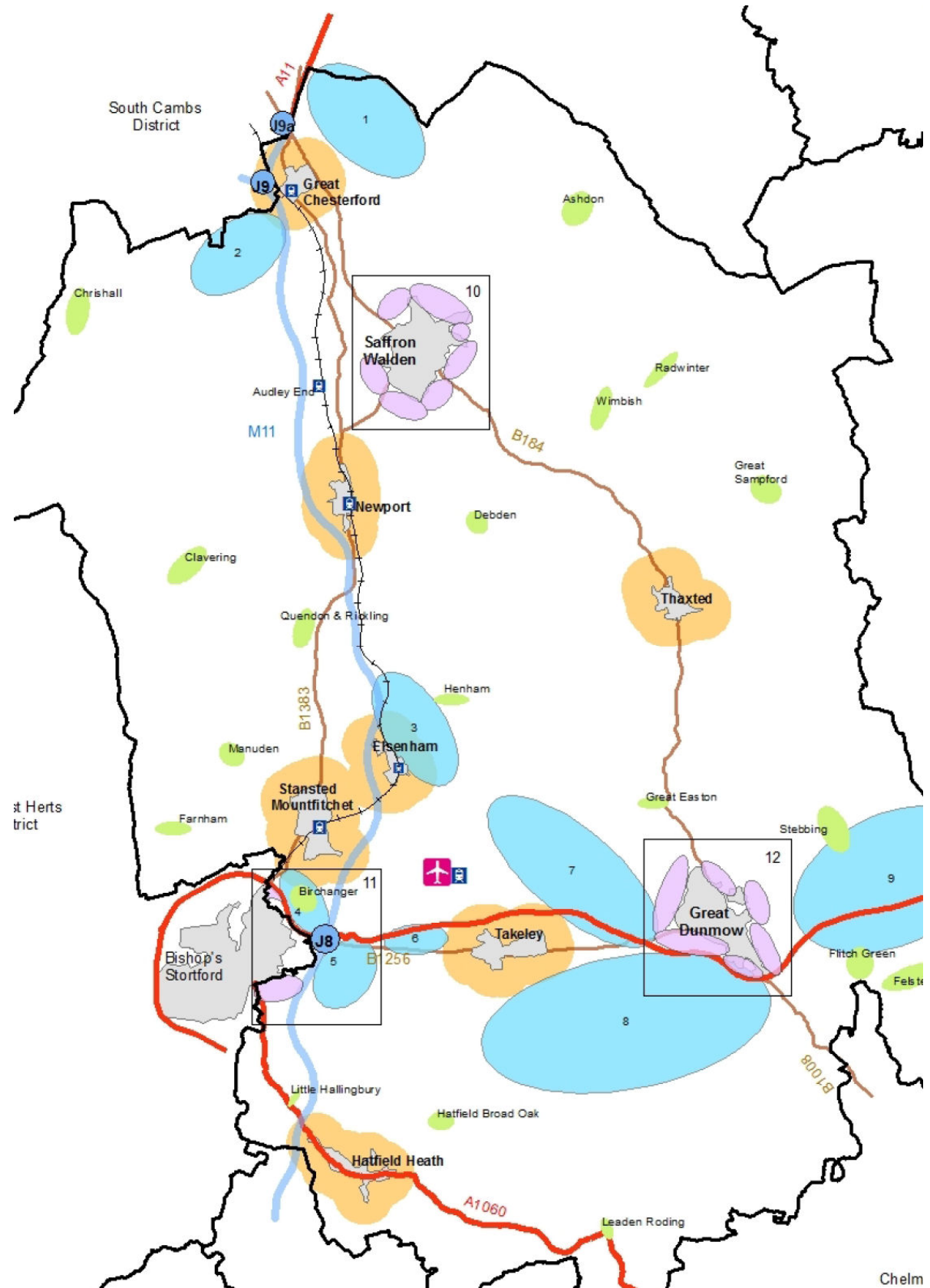
## Appendix 1

<p>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><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 the principle of delivering 580 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 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>

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## Appendix 2

**Key**  
 Purple oval – area of search for extension to an existing town  
 Blue oval – new settlement area of search  
 Tan oval – area of search for extension to key village  
 Green oval – area of search for extension to type A village



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## Planning Portfolio Holder – Work Programme 2015-16

1	2	3	4	5	6	7	8
Date of meeting	Reports to be signed off and sent to Democratic Services by 5.00pm on	Title of Report	Key or Non-Key?	Reason Key Specify no(s) listed below	Purpose of Report, ie For Recommendation / Decision / Monitoring	Lead Officer / Report Author	Date added to Corporate Forward Plan (contact: Victoria Wallace) *
To be scheduled		Affordable Housing Supplementary Planning Document – Consultation– Timing will depend on examination	Key	2	Decision	Jo Mills / David Roberts	10 September 2014
12 January 2016	Weds. 30 December	AMR	Non-key		Monitoring	Jenny Nuttycombe	

	<b>Weds. 30 December</b>	Towards a Paperless Planning Service (working title)				Julie Baird	
	<b>Weds. 30 December</b>	Review of Pre-app service & fees				John Koch	
	<b>Weds. 30 December</b>	Review of scheme of delegation :next steps				Jane Green	
<b>10 February 2016</b>	<b>2 February 2016</b>						
<b>14 March 2016</b>	<b>Fri 4 March 2016</b>	Local Plan	Key	2	Decision	Caroline Hunt	
	<b>Fri 4 March 2016</b>	Flood and Water SPD	Non-key probably			Jenny Nuttycombe / Jon Dixon	10 September 2014

## 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).
  - 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.

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